

I. INTRODUCTION

Purpose

This Napa City-Wide Historic Context Statement was prepared for Heritage Napa, a program administered by the City of Napa and the Napa Community Redevelopment Agency and funded by a grant from the California Office of Historic Preservation. The historic context statement was prepared in conjunction with a windshield architectural survey of the City of Napa. Through survey, areas with high concentrations of historic properties were identified and assigned priority levels. Priority levels corresponded to each area's potential to yield historic resources significant to the history and development of Napa, and indicated which areas should be further documented. Together, the prioritization mapping and historic context statement will inform planning decisions and encourage preservation of Napa's rich heritage.

The historic context statement covers Napa's built environment from pre-history to the present. The purpose of this document is to support and guide survey and identification of historic properties throughout the city. The context statement includes a chronological history of the city's development and identifies important periods, events, themes and patterns of development. The statement provides a foundation by which to assess and evaluate individual properties and neighborhoods. Historic property types are also identified and described in the historic context statement, and significance and integrity considerations are included for each.

Definition of Geographical Area

The Napa City-Wide Historic Context Statement addresses the geographical area within the current city limits. However, by default it also draws on the history of the larger Napa Valley and northern San Francisco Bay region, since influences from these wider areas shaped the City of Napa and, conversely, the development of Napa affected the surrounding region.

The City of Napa is located at the north end of the San Francisco Bay and is connected to the Bay by the Napa River, which runs south from the southwest slope of Mount St. Helena in the Mayacamas Mountains, through Napa Valley, to San Pablo Bay and then San Francisco Bay. The City of Napa is located at the south end of Napa Valley. Outside of the city, the environment consists of the relatively flat valley floor flanked on either side by rolling hills. The landscape is primarily rural and agricultural, supporting the numerous vineyards that contribute to the region's famed wine production.

The City of Napa covers approximately 18 square miles with the Napa River running generally north-south through the eastern portion of the city. The downtown core is located on the west bank of the river, near a large meandering oxbow in the river's course. Though modern retail establishments have been established outside of the downtown core, the area still represents the traditional commercial center of the city and features a variety of commercial and retail functions, as well as civic uses. Historically industrial functions were situated in proximity to the river, and these industries remain in this location today. Modern industries are also located on the outskirts of the current city limits. Residential neighborhoods traversed by commercial corridors expand outward from the city center and comprise the majority of Napa's geographic area. Major transportation routes through the city include the St. Helena Highway (State Route 29) and Silverado Trail (State Route 121), both of which run north-south and link Napa with other areas of the valley. Major local thoroughfares include Soscol Avenue and Jefferson Street running north-south, and Trancas Street, Lincoln Avenue, and

West Imola Avenue running east-west. First and Second streets, running west and east respectively, represent the major routes through Napa's downtown. Bridges at First and Third streets and Soscol Avenue provide access across the Napa River near downtown, while additional bridges on Trancas, Lincoln, and West Imola avenues provide river crossings in the outlying areas of the city.

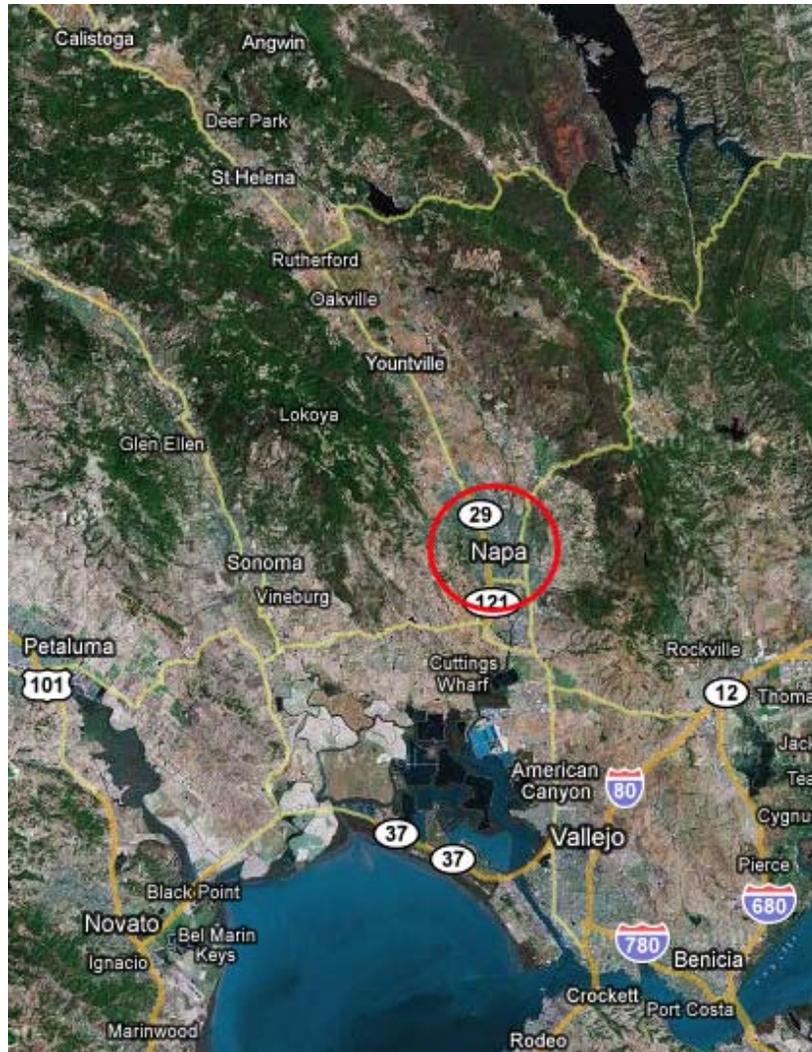


Figure 1. Napa Valley; location of City of Napa circled.

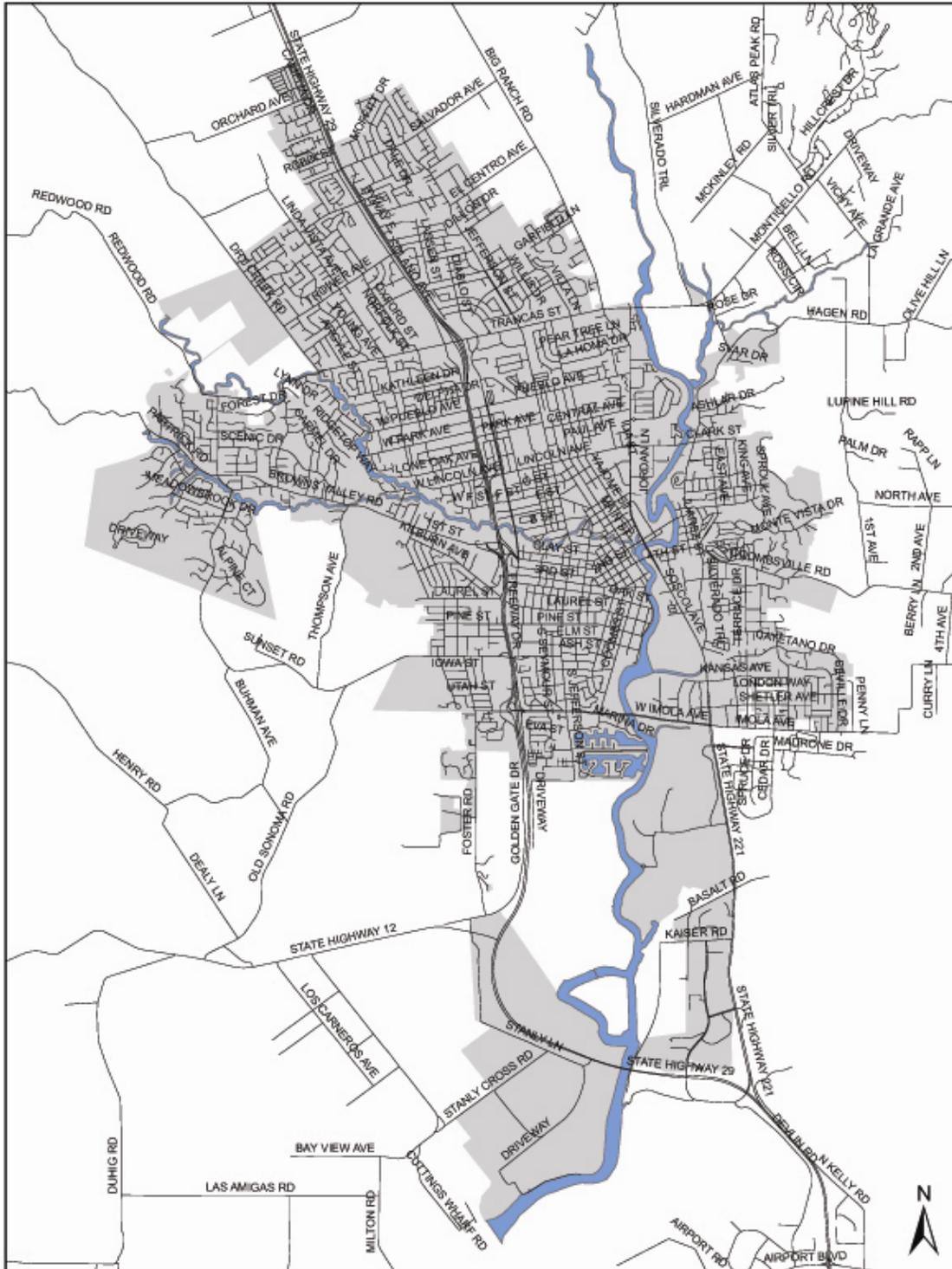


Figure 2. City of Napa; city limits shown in gray.

Methodology

The Napa City-Wide Historic Context Statement is organized chronologically, with sections corresponding to the major periods in Napa's history, from pre-history to the present. Its content and organization 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*¹, and *Instructions for Recording Historical Resources* published by the California Office of Historic Preservation.²

Research for the Napa City-Wide Historic Context Statement was gathered at local and regional repositories. Primary sources, or those from or directly related to the past, included Sanborn Fire Insurance Maps, newspaper articles, and historic photographs. Secondary sources, modern accounts that synthesize historic information, included books and publications (listed in the bibliography at the end of this document), GIS maps (see Appendix), previous historical reports and survey documentation (see Section II), and internet sources. The context statement was also informed by the city-wide windshield architectural survey, which provided insight into property types, neighborhood development and use patterns, and architectural styles and characteristics present throughout Napa. Information gathered from the public during a community workshop was also integrated into the context statement.

CITY-WIDE SURVEY METHODOLOGY

Through the city-wide windshield architectural survey, property types associated with significant historical themes were identified and prioritization levels signifying areas with the potential to yield historic properties were assigned. The term "windshield" signifies that the survey was conducted by vehicle and on foot to photograph and record basic information about properties within the survey area. GIS maps were produced from parcel data received from the City of Napa to analyze the surveyed properties. The maps illustrated concentrations of historic properties, neighborhoods of homogenous construction dates (indicating tract developments), and general patterns of city growth and expansion.

Survey field work was conducted on November 21 and December 9, 2008, by Caitlin Harvey and Rebecca Fogel, Architectural Historians for Page & Turnbull, who meet the Secretary of the Interior's Professional Qualifications for Architectural History. They were assisted by City of Napa Planning Department intern, Kara Brunzell. Preliminary research was conducted at the Napa Planning Department for information about local history, city development trends, prior survey undertakings and existing documentation of historic properties, which included survey districts established by the 1978 Survey and the Historic Resources Planning Areas established by the 1995 Napa City-Wide Survey. The historic development patterns identified in the Historic Context Statement also informed the architectural survey.

The surveyors drove the extent of the city and documented the general character of neighborhoods, traffic corridors, and areas of particular use with the goal of identifying concentrations of historic properties with the potential for further historic resource evaluation work in the future. The surveyors used Napa's known historic contexts to look for demonstration of historical trends, examples of high architectural style, similar architectural character, and other notable features throughout the city. In areas exhibiting a high concentration of historic properties, the surveyors

¹ National Register Bulletins can be found at: <http://www.nps.gov/history/nr/publications/bulletins.htm>

² Found at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

walked select streets in order to more thoroughly capture the variety and details of resources present. Survey documentation included taking representative photographs of historic properties; noting qualities like age, style, use and distribution; and making rough boundary maps. Boundary maps were drawn around areas that appeared to have a cohesive character, and are used to denote areas for further study. The boundaries were further determined by: obvious transitions in the physical fabric; use; the overall age of the neighborhood; tangible borders like major traffic corridors; known historic development boundaries (information gleaned from historical research); or previously established neighborhood boundaries (some well-established neighborhoods and previously surveyed areas have commonly accepted boundaries).

The results of the survey are located in section **V. Recommendations** of this document, which is accompanied by GIS maps that illustrate sub-area boundaries and neighborhood characteristics. Each of the 33 identified sub-areas has been described and representative photos of historic properties are included. Each area is assigned a priority ranking (described in more detail below) that indicates its potential to yield additional historic information. The Recommendations section also addresses previously surveyed neighborhoods and their potential for historic district designation. Although other historic properties suitable for survey and documentation may be located outside of the boundaries of these identified sub-areas, the concentration of these properties was not considered high enough to warrant a sub-area. It is recommended that the survey and documentation of these properties be approached on an individual basis.

Page & Turnbull consulted with City Staff from the Napa Planning and Redevelopment departments and members of the Napa Cultural Heritage Commission (CHC) to finalize the contents of this report. This consultation process ensured the accuracy of information presented and confirmed that Page & Turnbull's recommendations for future survey and designation undertakings were in line with the intentions and expectations of local government and preservation organizations. In cases where a sub-area may be impacted by development proposals, potential projects, or other planning issues, City Staff and the CHC were consulted to ensure that such areas were accurately prioritized. However, please note that recommendations resulting from the city-wide survey are intended for planning purposes only, and do not represent an intensive historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

How to Use This Document

The Napa City-Wide Historic Context Statement identifies development patterns that shaped the city's built form. The document is organized as follows:

- Section **II. Existing Surveys, Studies and Reports** summarizes previous historic resource survey work in Napa.
- Section **III. Guidelines for Evaluation** provides a definition of each of the major property types found in Napa (residential, commercial, civic/institutional, industrial, and agricultural), and guidelines to evaluate the significance and integrity of these properties.
- Section **IV. Historic Context** includes a narrative of the city's developmental history. This history is broken into eight periods which are defined by events, themes, and development trends. Property types associated with each of the eight periods are identified and analyzed. Analysis includes an architectural description, a list of character-defining features, an evaluation of historic significance, and a summary of integrity considerations.
- Section **V. Recommendations** includes the results of the city-wide survey, and prioritizes future historic resource survey efforts. This section identifies 33 neighborhoods and

presents information about what types of resources are present in each neighborhood. The recommendations section includes GIS maps which show the distribution of age-eligible properties, and gives recommendations for future surveys, design guidelines, historic nominations, and other treatments of historic properties.

II. EXISTING SURVEYS, STUDIES AND REPORTS

A number of prior survey efforts have occurred in the city of Napa, within the City-Wide Survey boundaries. In some cases, these surveys have resulted in the designation of historic districts; other areas remain unlisted, though individual property records and evaluations are on file with the City of Napa Planning Department. The following section outlines past survey and inventory undertakings and their results.

While the following areas have been previously studied, they should be regarded as pertinent elements of the city-wide scope for the purposes of this historic context statement and city-wide reconnaissance survey. In many cases, the areas studied lie near the city center and represent clusters of Napa's oldest resources. They are widely recognized as significant neighborhoods and resources and therefore contribute to Napa's historic context.

Historic Resources Inventory (HRI)

The Historic Resources Inventory (HRI) is the City of Napa's official list of locally-designated historic resources. The current HRI was adopted by the Napa City Council in 1997; it 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). The first historic resource inventory was conducted within the City of Napa in 1969. Subsequent surveys of varying scopes and methodologies were conducted in 1978, 1988, 1994, 1995, and 1998. These surveys covered Napa's central historic core either via a windshield analysis (more comprehensive, but less in-depth), or through an intensive-level inventory of specific neighborhoods (i.e. St. John's and Napa Abajo/Fuller Park). Creating and maintaining the HRI has been an ongoing process, as the accuracy of older surveys diminishes with time and uncharted areas have not been documented. The CHC has continued to update the HRI, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa.³

Over 2,800 individual properties 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 and discussed later in this chapter), properties listed on the HRI are subject to varying levels of design review by the CHC and staff.⁴

³ Napa City Council, "Resolution No. 97-015" (7 January 1997), in City of Napa Planning Department Archives. City of Napa, "Historic Resources Inventory," www.cityofnapa.org (accessed 2 January 2009). "Napa Municipal Code: Title 15. Chapter 15.52: Historic Preservation and Neighborhood Conservation," http://www.cityofnapa.org/index.php?option=com_content&task=view&id=259&Itemid=350#fifteen52 (accessed 2 January 2009).

⁴ City of Napa, "Historic Resources Inventory," www.cityofnapa.org (accessed 2 January 2009). City of Napa, "Certificates of Appropriateness," www.cityofnapa.org (accessed 2 January 2009).

1978 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 with the clearance 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. Since its conception, it has been the organization's mission to protect historic buildings and sites for posterity by promoting educational programs, public policy advocacy, research and technical assistance that supports preservation.

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 undertaken during the early years of Napa's preservation movement, and also included recommendations for strengthening the local preservation planning process within Napa County.⁵ The 1978 Survey has been updated a number of times—both formally and informally—by City Staff and has become the foundation for the city's Historic Resources Inventory as well as subsequent survey work.

Napa City-Wide Survey (1995)

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. A 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.⁶

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 that 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. To measure visual quality, 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." The VES score was then compared with the date of construction according to a matrix to generate each property's final Map Score, although integrity was also taken into consideration.⁷

⁵ Napa Landmarks, Inc., "Final Report: Napa County Historic Resources Inventory" (Napa: unpublished report, 1 December 1978), in City of Napa Planning Department Archives, 1-11.

⁶ San Buenaventura Research Associates, "Napa City-Wide Historic Resources Survey: Methodology and Results Report" (Napa: unpublished report, March 1995), in City of Napa Planning Department Archives, 1-3.

⁷ *Ibid.*, 4-7.

Of the 6,014 properties evaluated in the City-Wide Survey, 2,206 properties were identified as contributors to potential 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.⁸ 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.⁹

Napa Abajo/Fuller Park Historic District

Fuller Park was first documented in 1994 through the “Fuller Park Historic Resources Inventory,” which was one of the city’s first intensive-level surveys. The goal of the survey was to document the Fuller Park neighborhood and establish a local historic district. The inventory included 130 California Historic Resources Inventory forms (DPR 523A forms which documented architectural resources), a historic context statement for Fuller Park, maps of the area, and an evaluation of a historic district and evaluations of the eligibility of individual properties for listing in the National Register of Historic Places.¹⁰

The “Napa Abajo/Fuller Park Historic District” was listed in the National Register of Historic Places in 1996. The district is comprised of 23 blocks between Fuller Park and the Napa River, and includes 297 contributing and 308 non-contributing resources. The district was determined to be significant as a residential area of Napa during the period before the end of World War I, and contains a high concentration of historic resources.¹¹

In 1998, the “Napa Abajo/Fuller Park Design Guidelines” were completed to regulate alterations to buildings within the district and preserve the integrity of the district. The guidelines cover a variety of construction and repair work, including the rehabilitation of historic buildings, alterations to non-contributing properties, new construction, and landscape and site design. The guidelines are used by property owners and architects as advisory information for planning potential projects, and by the Cultural Heritage Commission for formal project review of city landmarks, properties with Historic Preservation Zoning Overlay, and other historic resources.¹² While still entitled “Design Guidelines for the Napa Abajo/Fuller Park Historic District,” the guidelines presented in the document are now applicable in all of the city’s historic districts.¹³

⁸ *Ibid.*, 9.

⁹ Napa City Council, “Resolution No. 97-015” (7 January 1997), in City of Napa Planning Department Archives.

¹⁰ City of Napa Planning Department, “Fuller Park Historic Resources Inventory: Final Report” (Napa: unpublished report, 6 July 1994), in City of Napa Planning Department Archives, 5-7.

¹¹ Donald Napoli, *Napa Abajo/Fuller Park Historic District* (National Register Nomination Form, 30 September 1996), 1-4.

¹² Winter & Company and Racestudio, “Design Guidelines for the Napa Abajo/Fuller Park Historic District” (Napa, unpublished report, April 1998), 3-4. Also at www.cityofnapa.org (accessed 2 January 2009).

¹³ City of Napa, “Preservation Guidelines,” www.cityofnapa.org (accessed 2 January 2009).

Fuller Park SURVEY MAP

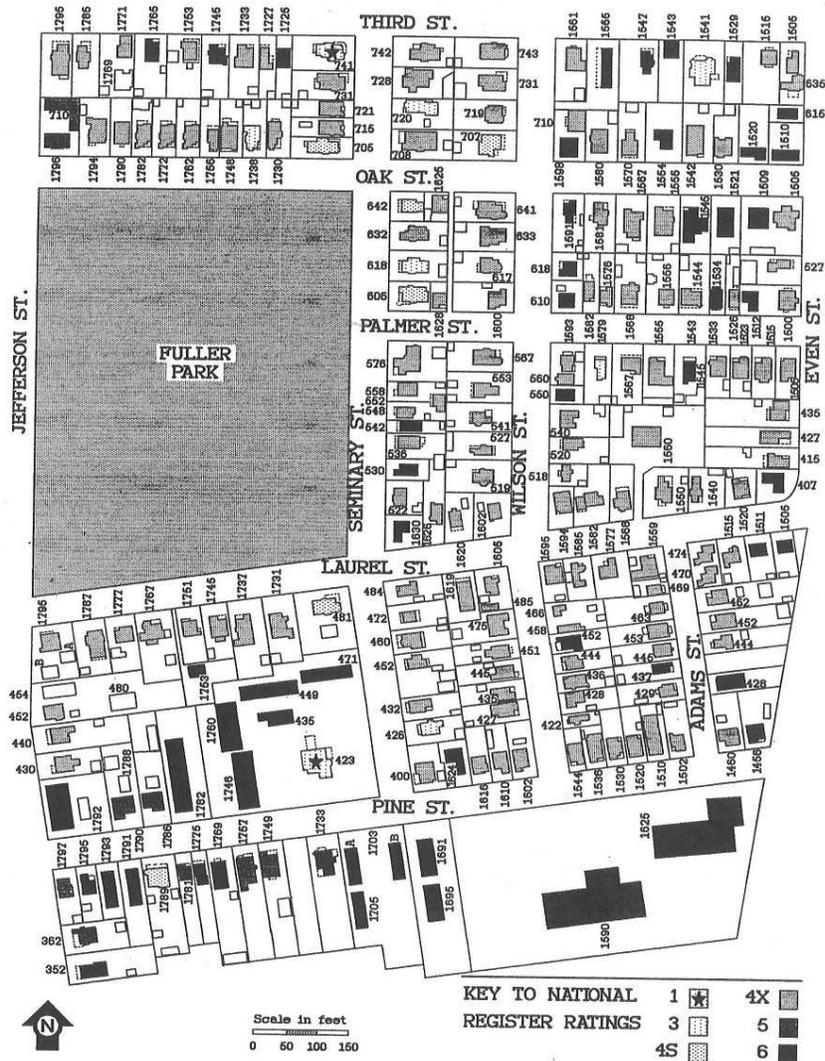


Figure 3. Fuller Park Survey Map.
 (City of Napa, Planning Department. *Fuller Park Historic Resources Inventory Final Report*. 6 July 1994.)

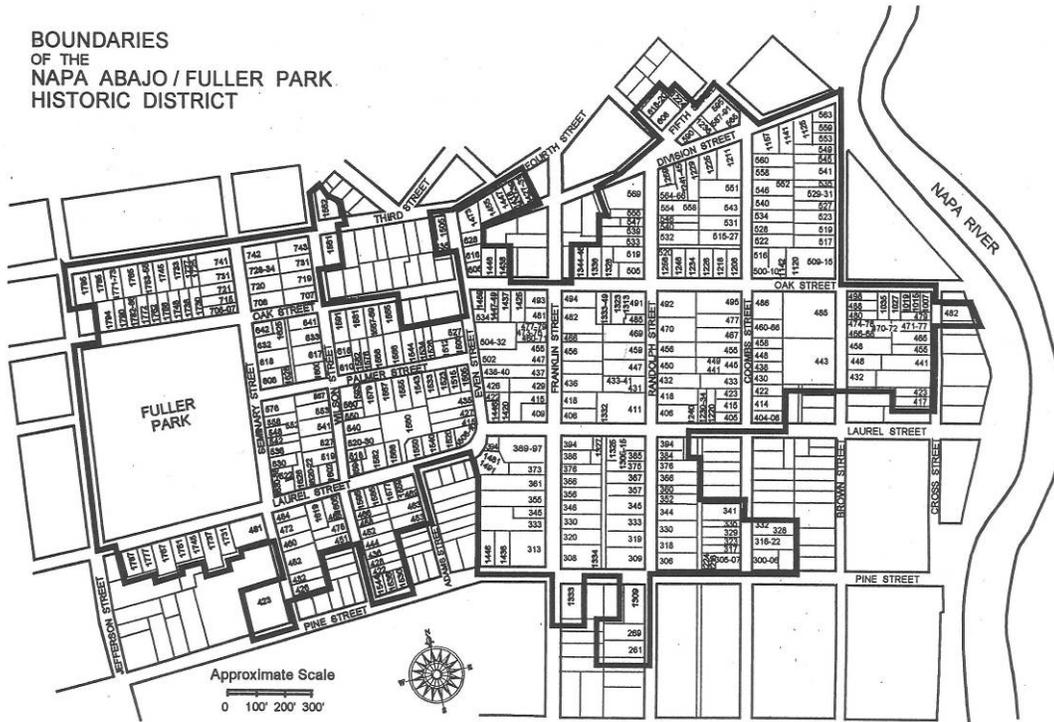


Figure 4. The Napa Abajo/Fuller Park National Register historic district.
 (City of Napa, Planning Department. *Fuller Park Historic Resources Inventory Final Report*. 6 July 1994.)

St. John’s Historic Resources Inventory

An intensive-level survey of the St. John’s neighborhood was completed by the City of Napa in 1995. The survey documented residential buildings from the 1880s through the early 1950s in St. John’s, which is roughly bounded by Lincoln Avenue, Yajome Street, Clinton Street, Brown Street, Hayes Street, and Jefferson Street. The survey also suggested several potential historic districts in the area. The St. John’s Historic Resources Inventory included 230 State Historic Resources Inventory forms (DPR 523A forms which documented architectural resources), maps of the area, preliminary evaluations of historic districts, evaluations of individual properties for eligibility for listing in the National Register of Historic Places, and an evaluation of the comprehensiveness of the 1995 City-Wide Survey.¹⁴ The survey found St. John’s to be eligible for listing in the National Register as a historic district; however, a formal nomination has not been completed.

¹⁴ City of Napa Planning Department, “St. John’s Historic Resources Inventory Final Report” (31 August 1995).



Figure 5. St. John's Survey Map.
(City of Napa Planning Department, "St. John's Historic Resources Inventory Final Report," 31 August 1995.)

Calistoga Avenue Historic District

The Calistoga Avenue Historic District is the only locally-designated historic district in the City of Napa. Centered on Calistoga Avenue, the district primarily features residential buildings from the late nineteenth and early twentieth centuries, and was strongly influenced by the development of the electric railway in 1905. The Calistoga Avenue Historic District was surveyed and designated as a local landmark district in 1988. Alterations and demolitions within the district are subject to design review by the Cultural Heritage Commission.¹⁵ The district is not listed in the National Register of Historic Places.

¹⁵ Napa County Historical Society, "Calistoga Avenue Historic Landmark District," <http://sites.google.com/site/calistogaavchistory/> (accessed 2 January 2009). Winter & Company and Racestudio, "Design Guidelines for the Napa Abajo/Fuller Park Historic District, 4. Also at www.cityofnapa.org (accessed 2 January 2009).

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 (as identified in the 1978 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.¹⁶

In 1999, an area centered on First Street, just west of Jefferson Street, was identified as a potentially eligible National Register historic district by historic preservation planning consultant Donald Napoli. Though the boundaries were not fully outlined, it was thought that approximately twenty to twenty-five resources contributed to a proposed middle-class, residentially themed district with a period of significance spanning from circa 1875 to circa 1915. Input from the California Office of Historic Preservation favored the designation of a First Street historic district; however, a formal nomination for the district was never completed.¹⁷

Numerous individual resources in Napa have also been documented by the Napa Historic Resources Inventory, City Landmarks Nominations, National Register Nomination Forms, DPR 523 Forms, and various Historic Resource Evaluations; these documents can be found in the City of Napa Planning Department archives.

¹⁶ Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 1.

¹⁷ Letter from Donald S. Napoli, historic preservation planning consultant, to Julianna Inman, City of Napa, re: First Street Historic District. 3 March 1999.

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to Napa's developmental history and defines major property types which are representative of these themes. For each property type, the forms, styles, construction types, and significance are described. The section concludes with general guidelines for evaluating each property type for the national, state, and local register.

Summary of Significant Themes

This document 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, the following themes are discussed relative to the growth and evolution of Napa's built environment:

- Residential Development
- Commercial Development
- Industry & Manufacturing
- Agriculture & Viticulture
- Transportation
- Ethnic & Cultural Diversity
- Local Architects & Builders

Definition of Property Types

The city's eighteen square mile area is dominated by residential development primarily comprised of single-family dwellings, and to a lesser extent multiple-family dwellings and apartment buildings. In addition to residences, the city features commercial uses found in the downtown core and oriented along major thoroughfares, and clusters of light industrial properties near the Napa River and in east Napa. Civic, religious, community, and institutional properties are scattered throughout Napa that generally serve the neighborhoods surrounding them. A variety of other property types are also present, including agricultural properties complete with barns, water towers and other outbuildings. Though these agricultural properties are fewer in number and tend to be located on the outskirts of the city, they fit with the general scale and character of Napa's built environment.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

Napa was primarily founded in the Victorian era, and because of the comparatively low cost of land and construction and high social value placed on family life starting in the city's early years, buildings designed as single-family dwellings are the most prevalent property type in Napa. Single-family homes are represented in a vast array of sizes, architectural styles, materials, and construction dates. Single-family residences are most easily distinguished by their single primary entrance. This may consist of one door, or double doors, but will serve only a single entryway. 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.

FLATS & DUPLEXES

Though far less common than single-family residences, a few residential structures in Napa were purpose-built as multiple-family residences, such as flats and duplexes. Their relative scarcity is likely due to the rural nature and relatively slow growth of the city up to the latter half of the twentieth century. The definition of a flat is a single residential unit that occupies an entire floor in a building. This results in multiple story buildings, where each story represents one residential unit. A two-story building will thus contain two flats, and a three-story building, three flats. Double-flats may also exist, where two "stacks" of flats are arranged side-by-side. These will always be distinguishable from apartment buildings, however, by the number of entry doors. Both flats and duplexes feature individual entrances for each residential unit within the building. This results in multiple doors, typically grouped together, on the first story of a building.

Whereas flats are divided into residential units horizontally, duplexes are divided vertically. 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.) A duplex can be one or more stories in height, with one residential unit occupying all of the stories on each side of the building.

APARTMENT BUILDINGS

Like other multiple-family dwellings, historic apartment buildings are not common in Napa due to the rural nature and relatively slow growth of the city up to the latter half of the twentieth century. As a building type, apartments can be defined as multiple-family residential structures with access provided by a single entrance that often leads into a lobby, which in turn provides access, via stairs or elevator, to the various floors where each residential unit has a dedicated entry. 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.

SIGNIFICANCE OF RESIDENTIAL BUILDINGS

Residential buildings are a prevalent building type in Napa and reflect almost every period in the city's history; therefore, residential buildings are significant because they convey Napa's continuous growth and development patterns. Residential properties can be significant as individual resources or as a district. A significant residence or residential district must be associated with an important event or trend; represent the life of an important person; embody the distinctive characteristics of a type, period, or method of construction; or exemplify the work of a master. For additional information about significant residential properties in 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

Historic commercial buildings in Napa are typically small to medium-scale, individual buildings, though some commercial complexes exist. A variety of commercial buildings can be found throughout the city, though they tend to be concentrated in the downtown core, along major traffic arteries, and in small clusters within predominantly residential neighborhoods.

Historic commercial buildings in Napa are typically one- to three-story structures with commercial space on all floors or businesses with retail storefronts on the ground floor and offices, services, or utilitarian spaces that serve the retail establishment, on the upper floors. Commercial buildings also include mixed-use buildings, which combine commercial and residential uses. These buildings are typically two to three stories with commercial space on the first floor—often dominated by a storefront—and residential units on the upper floors that are accessed by a first-story entrance. Upper-story residential units are typically flats in small scale mixed-use buildings, or apartments in larger mixed-use buildings.

The architectural style and detailing of commercial buildings and complexes vary greatly, as commercial buildings have been constructed in Napa since the city's earliest days. Commercial architectural styles, however, tend to be substantial and/or showy to attract attention and business. Buildings in the downtown core are commonly constructed in brick masonry, stone, or wood, while modest outlying commercial properties are typically of wood-frame construction.

Storefronts on many commercial buildings have been altered as a result of use by many commercial tenants over the years. The plate glass window assemblies, clerestories, and entries are the features most frequently altered, removed and reconfigured. Older commercial buildings are also often heavily remodeled, resulting in the removal of original decorative features and a stripped down, utilitarian appearance. Remodeling was an attempt during the later part of the twentieth century to update the detail-oriented aesthetic of earlier years with the clean lines appreciated in Modern and Contemporary styles.

Residential buildings converted to commercial use, such as housing which has been converted to small service-oriented businesses, is common in Napa, particularly along the Jefferson Street corridor and thoroughfares with a commercial emphasis. However, as these properties were originally designed and functioned as residences and largely maintain their residential design and forms, they should be evaluated as residential properties, using the guidelines presented in the residential properties section, rather than those pertaining to commercial properties.



A residential building converted to commercial use at 2450 Jefferson Street.
(Source: Page & Turnbull)

SIGNIFICANCE OF COMMERCIAL BUILDINGS

Commercial buildings are significant for their role providing goods and services to growing communities in Napa. These properties are the point of interface between individual residents and citywide trade and economics. Historic commercial properties reflect almost every period in the city's history, and as a property type convey Napa's continuous growth and development.

CIVIC & INSTITUTIONAL PROPERTIES

Civic and institutional properties include a wide range of uses, such as schools, government buildings, churches and religious buildings, community centers and social halls, libraries, post offices, hospitals, auditoriums, and jails. Schools and religious buildings are two particularly prevalent sub-types of historic civic and institutional properties found in Napa.

RELIGIOUS BUILDINGS

There are a number of churches and religious buildings of various affiliations and denominations located throughout the City of Napa. Churches have strong ties to the community and are typically located in residential areas in proximity to the members of their congregations. Historic churches and religious buildings in Napa date to all periods of the city's history.

SCHOOLS

Schools are located throughout Napa, primarily in residential areas to serve families in neighborhoods. Most are public institutions and the vast majority is elementary schools. The oldest extant and school in operation is the Napa Union High School (established 1897, current facility constructed in 1921), but the majority of historic schools in Napa date to the mid-twentieth century.

SOCIAL HALLS & OTHER RESOURCES

Social halls and other resources associated with ethnic, cultural, or social groups are a rare property type in Napa. For example, the Oddfellows Hall (1877, demolished 1973) and the Napa Masonic Temple (1889, demolished 1974) housed the city's major social organizations during the Victorian era, but were lost to redevelopment in the 1970s. The only known extant social hall in Napa is the Native Sons of the Golden West Parlor Hall (1914), which is now used as a commercial property. In other cities, ethnic groups constructed social halls and community centers, but in Napa, these groups held community functions in existing buildings. For example, the Brooklyn Hotel and the Depot Restaurant in East Napa were popular gathering places for the Italian-American community; Italian-Americans also used St. John's Catholic Church to serve a social as well as religious function.

SIGNIFICANCE OF CIVIC & INSTITUTIONAL PROPERTIES

Civic and community properties are very significant in Napa because they were often built or commissioned by members and groups within the community and therefore express ethnic, cultural, educational, religious, and socio-economic identities and values within the city. The buildings express the character and lifestyles of community groups, neighborhood populations, and other demographic sub-groups. Additionally, civic and community buildings often exhibit high-style architecture and it is more likely they were designed by a master architect.

INDUSTRIAL PROPERTIES

Industrial buildings are typically large structures situated on large parcels and exhibit utilitarian design and construction. Industrial buildings commonly contain expansive, undivided, double-height interior spaces, and were not architect-designed. Historic industrial properties represent only a small portion of Napa's building stock, as the decline of industry in the area during recent years has resulted in the demolition of many industrial properties. However, a number are located in areas near

the Napa River, where a supply of water and access to shipping facilitated the manufacturing of various products.

SIGNIFICANCE OF INDUSTRIAL BUILDINGS

Industrial buildings represent large and often long-standing businesses which were important to the city's economy and trade in the surrounding region. Industrial properties often represent the major industries that gave Napa its commercial identity and were significant employers of the city's population.

AGRICULTURAL PROPERTIES

Historic agricultural properties are scattered throughout Napa, but are typically located on the outer edges of the city. Some have been enveloped by more modern, suburban development and are only recognizable by the vestiges of agricultural outbuildings that remain on the property. Whether relatively isolated or located within a neighborhood, agricultural properties tend to retain larger parcel sizes and include more than one structure. Most often, a house is present, as well as a barn, water tower, or other agricultural sheds and outbuildings. One particularly notable example of an agricultural property is the J.R. Birkson property on Terrace Drive and includes a main farmhouse, four or five cottages (possibly housing for farmhands), a large barn, two smaller barns, and two stable or machine shed structures. Although few agricultural properties were identified in the reconnaissance architectural survey, the following paragraphs describe typical characteristics of this property type.

In general, houses located on agricultural properties are similar to those described in the residential section of the historic context statement. Typically they are of earlier construction (early- to mid-twentieth century) and of modest design. Vernacular cottages and Bungalows are most common. They typically do not exhibit high architectural styles with elaborate ornamentation and are modest in scale. Most properties feature wood-frame construction. Sheds and barns are utilitarian or rustic in design, often with gable or shed roofs, and wood or corrugated metal siding. They typically have few windows, but do exhibit large openings sometimes fitted with hinged or rolling doors. Ornamentation and refined finish treatments are rarely present on agricultural outbuildings.

Water towers are easily recognizable and tend to indicate that a property was originally a rural, likely agricultural, property far removed from any infrastructure that would have provided a reliable water supply. The City of Napa was first provided with water in 1881, but pipelines served only the city proper, and were expanded only as new areas became heavily developed and populated. Even as late as the mid-twentieth century, outlying agricultural properties would have relied on individual wells, with the water pumped out and stored in water towers. Water towers are typically tall (two to four stories), four-sided, wood-frame structures with flat or hip roofs. They are wider at the base, tapering toward the top, with either an exposed water tank on top or an enclosed room containing the tank. They are most often covered with wood siding and sometimes feature fenestration at various levels. Like other agricultural outbuildings, they seldom exhibit ornamentation or refined finish treatments. They can be integral to or detached from the farmhouse, but are usually located in close proximity to a residence or other structure. Today, many remaining water towers have been altered, since they are no longer needed for water storage. Common changes include truncation, additions, and adaptive use as storage or residential space.

SIGNIFICANCE OF AGRICULTURAL BUILDINGS

Agricultural buildings represent Napa's agricultural history, which began with the Mexican ranchos in the early nineteenth century. Agricultural buildings are a relatively rare property type in the City of Napa, as most have been enveloped by denser development.

Evaluation Criteria

The following discussion of significance and integrity of the identified property types generally guides evaluation of buildings in the City of Napa. It is important to note that each property is unique; therefore significance and integrity evaluation must be conducted on a case-by-case basis. These guidelines should be implemented as an overlay to the particular facts and circumstances of each individual resource or district.

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

The four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National or California registers are:

Criterion A/1 (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B/2 (Person): Properties associated with the lives of persons significant in our past;

Criterion C/3 (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D/4 (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.¹⁸

A resource can be considered significant to American history, architecture, archaeology, engineering, and culture on a national, state, or local level.

Properties significant under these criteria would also likely be eligible for local listing in the City of Napa's Historic Resources Inventory (HRI). Properties listed in the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant.

¹⁸ Any archaeological artifact found on a property in Napa has the potential to yield knowledge of history and could therefore prove significant under this criterion. However, analysis under this criterion is beyond the scope of this report.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”¹⁹ The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource’s eligibility for listing in the National Register and/or the California Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property’s integrity of location.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property’s integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property’s integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property’s integrity of materials are its construction method and architectural details.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property’s integrity of workmanship are its construction method and architectural details.
- *Feeling* is the property’s expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property’s integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.
- *Association* is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property’s integrity of association are its use and its overall design quality.

Generally, a property that has exceptional integrity will retain all of its character-defining features, and will rate highly in all aspects of integrity. A property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from

¹⁹ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) .11

its original location. In the case of a property associated with a significant person, retention of the physical features that convey the property's association with that person is critical. In addition to the character-defining features listed above, a property with exceptional significance must also retain all features from the period when it was associated with a significant person (including later alterations). Properties with exceptional significance should be given high priority in preservation planning efforts.

Generally, a property that has sufficient integrity for listing in the national, state, or local historical register will retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. Which aspects are necessary depends on the reason the property is significant. Increased age and rarity of the property type may also lower the threshold required for sufficient integrity. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criterion C/3, while for properties significant under Criterion A/1 or B/2, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criterion A/1, but are typically less important for properties significant under Criterion B/2 or C/3. For properties significant under all criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable in residential districts, but not in an individual property designed by a master architect.

IV. HISTORIC CONTEXT

Pre-History & Native Peoples (pre-1800)

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group. This group consisted of three linguistically-related tribes that spoke the Yuki language. Ranging north to south, these tribes were the Mishewal (located in Alexander Valley and southern Lake County), the Mutistul (in Knights Valley and eastern Sonoma County), and the Mayakmah (in the southern portions of Sonoma and Napa counties.) The Mayakmah occupied the area where the City of Napa is now located.

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.²⁰



Figure 6. A Wappo woman weaving a basket.
(Coodley and Schmitt, 75)

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 assumed to be significant under Criterion D (Information Potential).

²⁰ Lin Weber, *Napa*, (Charleston, SC: Arcadia Publishing, 2004), 10. Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena, CA: Wine Venture Publishing, 1998), 3-15.

Spanish & Mexican Period (1800-1845)

In 1821, Mexico gained independence from Spain and two years later, an expedition lead by Ensign Jose Sanches and accompanied by Jesuit Father Altimura, ventured into Napa Valley. Their purpose was to prepare the region for Mexican settlement and to deter Russian and American parties from claiming the land.

MISSIONS

The Mexicans brought Christianity to the Sonoma-Napa region. Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823) was located in present-day Sonoma. At the mission, Native Americans were not only introduced to European religious practices, but European ways of living and working.

During the Mexican period in California, the missions that had been established primarily under Spanish rule were secularized. Intended to encourage colonization and make land more accessible to the average Californio (as Mexican citizens in California were called), the process of Secularization involved the redistribution of Church land and property. It allowed for the distribution of mission property to the Native American neophytes and released them from servitude. However, rampant corruption almost always resulted in the quick dispersal of Church lands to the most powerful local families, further strengthening the elitist rancho system. The average Californio, as well as the newly independent Native Americans, settled for work as rancho laborers.

The mission church itself continued to function, designated as a First Class Parish rather than a mission.²¹ Parish priests conducted religious services in the chapel, which remained in the Church's keeping along with the priest's quarters and the garden. All other mission buildings were put to use by a growing new pueblo, either as housing for new settlers or remaining natives, or dismantled for building materials that went to constructing new buildings. Largely due to the influence of General Vallejo, the latter occurred at Mission San Francisco de Solano and by 1839, the mission buildings were unused and in ruins.

RANCHOS

Outside of Mission San Francisco de Solano, Californio society in Napa Valley was dominated by the landowning Vallejo family. Californios not claiming such prestigious lineage primarily worked in the employ of such rancheros and were responsible for tasks like cattle herding, slaughtering, and the preparation of hide and tallow. These products were the foundation of the economy in Mexican California and made the rancheros ever wealthier.

Mexican General Mariano Guadalupe Vallejo was an honored military leader due to his campaigns against the Native Americans. His clearance of the native population in the Napa Valley left him and his family in control of vast tracts of land, which he subsequently awarded to his loyal soldiers and friends. It was through this distribution of Vallejo land that the first grant was settled in Napa Valley by George Yount, an American who had come to California in 1833. Yount's grant consisted of the land just north of the present-day City of Napa, the location of the current town of Yountville.

²¹ California Department of Parks and Recreation, "Sonoma State Historic Park: Mission San Francisco Solano," <<http://www.napanet.net/~sshpa/mission.htm>> (accessed 29 October 2008).



**Figure 7. The Cayetano Juarez adobe on the Rancho Tulocay, n.d. The building on the left still stands at the intersection of Soscol Avenue and Silverado Trail, and is used as a restaurant.
(Weber, *Napa*, 12)**

Another grant bestowed by Vallejo was to Cayetano Juarez, who established Tulocay Rancho on the eastern side of the Napa River. The rancho covered approximately 8,800 acres and was operated by over 400 native laborers.²² Other grants parceled out by Vallejo included the Yajome Rancho given to the Rodriguez family, the Las Putas Rancho to Jose Santos Berryessa, the Napa Rancho to Salvador Vallejo, and Entre-Napa Rancho to Nicholas Higuera. The Vallejo rancho remained the focal point of the region, hosting social events like rodeos and bear fighting. The owners of the surrounding rancheros gave their loyalty to Vallejo and assisted him in many of his continuing military assaults against the local Native Americans.

²² Lauren Coodley and Paula Amen Schmitt, *Napa: The Transformation of an American Town* (Charleston, SC: Arcadia Publishing, 2007), 25.

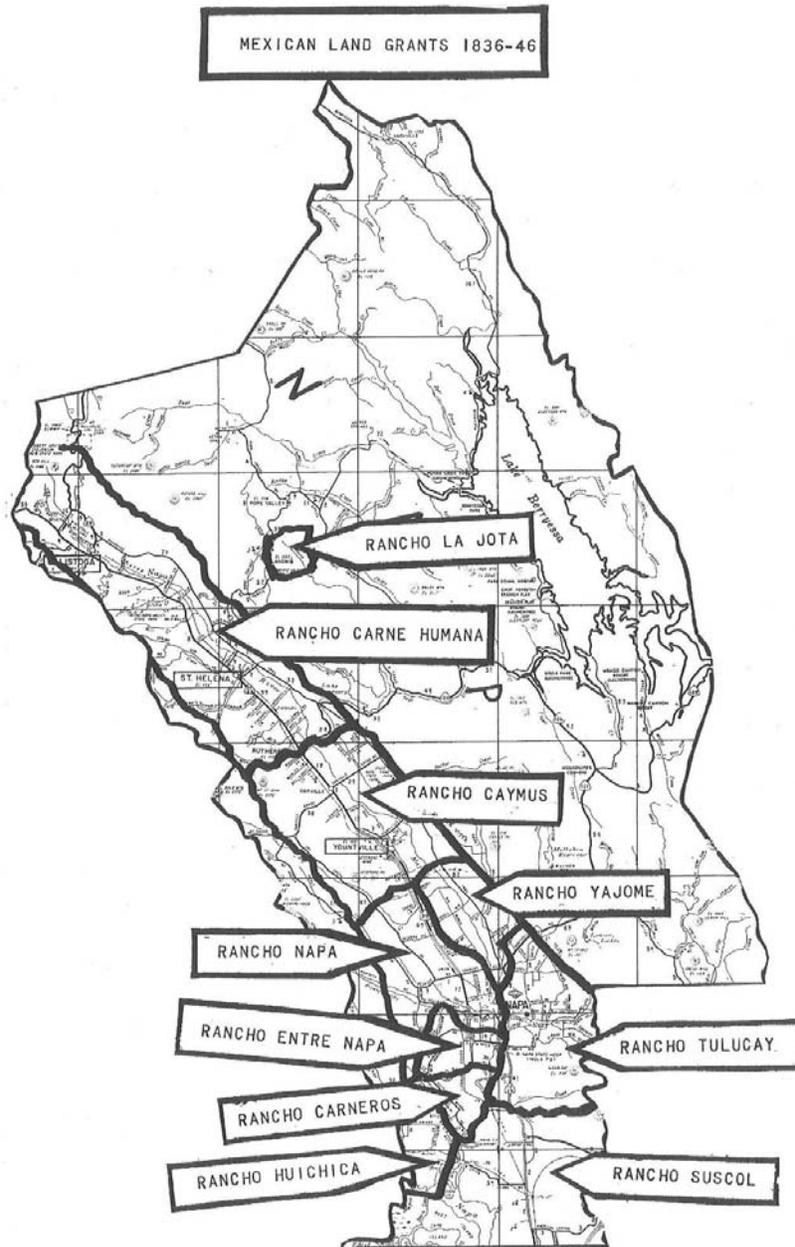


Figure 8. A map of Napa Valley ranchos.
(King, plate IV)

ASSOCIATED PROPERTY TYPES

Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823), is located in present-day Sonoma. 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 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. Buildings during the Spanish and Mexican periods were primarily of adobe or wood-frame construction, and included residential, agricultural, and religious properties. Little physical evidence remains of this era in the city of Napa, though; the only known building extant from this period is the Cayetano Juarez adobe, a residence from the Juarez rancho that is now used as a restaurant located on Silverado Trail.

RESIDENTIAL PROPERTIES

Residential buildings were constructed on the ranchos. The residences were associated with the agricultural uses of the region, and thus development in Napa was very sparse. The only known building extant from this period within the city limits is the Cayetano Juarez adobe, a residence from the Juarez rancho that is now used as a restaurant located on Silverado Trail.



Cayetano Juarez Adobe, now used as a restaurant, on Silverado Trail.
(Source: Page & Turnbull)

Architectural Description

Residential buildings during this era were primarily one-story buildings of adobe or wood-frame construction, and were commonly rendered in the Spanish Colonial style or simply finished in a traditional or vernacular style. However, no physical evidence of this property type besides the Cayetano Juarez Adobe remains in the city of Napa today.

Character-Defining Features

The only known residential property from the Spanish & Mexican period is the Cayetano Juarez Adobe on Silverado Trail. Its character-defining features are:

- Location on former rancho lands
- Adobe (or wood-frame) construction
- Spanish Colonial (or vernacular) architectural style and form
- One story height
- Gable roof
- Front porch
- Small window openings

Since there are no other extant residential properties and no historic photographs from this era, it is difficult to categorize this property type further. However, it can be assumed that any other properties discovered to be associated with this period would likely display features similar to those listed above.

Significance

In order to be eligible for listing in the local, state, or national historic register, residential properties from the Spanish & Mexican period must be significant under at least one of the following criteria.

Criterion A/1 (Event)

A residence from the Spanish & Mexican period may be significant under Criterion A/1 (Event) as a representation of the early European settlement of the region. Since this property type is extremely rare, any property that was associated with one of Napa's early ranchos would likely qualify.

Criterion B/2 (Person)

A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as General Mariano Vallejo, Cayetano Juarez, or one of the area's other prominent rancho landowners. Since this property type is extremely rare, any property associated with such a person will likely be the only remaining representation of the person's influence or achievements, and thus significant under this criterion.

Criterion C/3 (Design/Construction)

A residence may also be significant under Criterion C/3 (Design/Construction) as an example of a type and period of construction, and since residential resources from the Spanish and Mexican period are extremely rare, any remaining houses from this period would likely be individually significant as an example of this theme. A residence from this period may also be significant because it embodies the distinctive characteristics of a method of construction; for instance, a building constructed of adobe, such as the Cayetano Juarez Adobe, is likely to be representative of a notable local material. A residence from this period is unlikely to be significant under this criterion as the work of a master architect or builder.

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 theme of Spanish & Mexican settlement. A residential building from the Spanish & Mexican period that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type lowers the threshold required for the property to convey its connection to the theme of Spanish & Mexican settlement. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. It is unlikely that a residential property from this era will retain integrity of setting, as Napa has changed drastically since the era of the ranchos. A residential property 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. Because of the relative rarity of this property type, 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.

AGRICULTURAL PROPERTIES

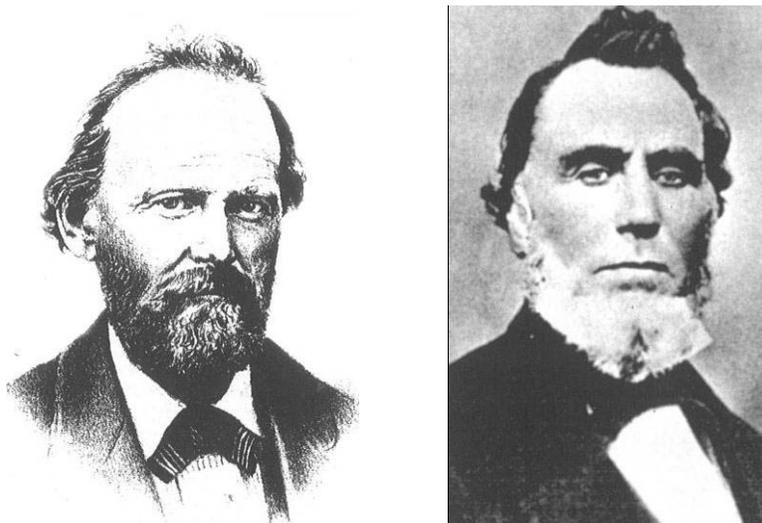
Agricultural buildings such as barns, storehouses, sheds, and other support structures, were likely numerous as part of the cattle ranching operations during the Spanish and Mexican period. However, no agricultural buildings extant from this period are known to be located within the city. If such a property were discovered, it would likely be significant for its connection to the theme of Spanish & Mexican settlement.

Early American Settlement (1846-1859)

In the years after George Yount received his grant, American settlement of Napa Valley was slow to progress, as the Mexican government insisted that each foreign immigrant be sponsored by a Mexican citizen. The land available to Americans was limited, as most of the titles had been given to Mexican citizens through earlier land grants, but Americans were able to acquire land by purchasing small parcels, exchanging services for land, or squatting.²³

BEAR FLAG REVOLT

By 1846, the Mexican government had begun to protest the arrival of so many undocumented foreigners, and rumors circulated that non-Mexican immigrants would be driven out of California and Napa Valley. Worried that they would lose their land due to confusing titles, a band of area residents—including John C. Fremont and future Napa City founders John Grigsby and Nathan Coombs—organized as the Bear Flag Party to lead a revolt against Mexican rule in Alta California. In early June, 1846, the Bear Flaggers initiated the overthrow of the Mexican government by capturing the town of Sonoma, arresting General Mariano Vallejo, and raising the Bear Flag as a symbol of an independent California.²⁴ The revolt established the California Republic as a new state, which remained independent for only 25 days; it was annexed by the United States as official news of the Mexican-American War (1846-1848) reached California. In 1850, California was admitted to the Union as a free state through Kentucky Senator Henry Clay's Omnibus Bill. In Napa, a new street parallel to First Street was named in honor of Senator Clay shortly thereafter.²⁵



Figures 9. Nathan Coombs (left) and John Grigsby (right), founders of Napa.
(Weber, *Napa*, 18-19)

FOUNDING OF NAPA CITY

After the Bear Flag Revolt, pioneers and Bear Flaggers John Grigsby and Nathan Coombs acquired land in what would become the City of Napa. In 1847, Coombs and Grigsby exchanged their carpentry services for a piece of Nicolas Higuera's rancho between Napa Creek and Napa River, at

²³ Norton L. King, *Napa County – An Historical Overview* (Napa, CA: Napa County Superintendent of Schools, 1967), 23.

²⁴ *Napa, the Valley of Legends: 150 Years of History* (Napa, CA: unknown, 1997), 7. Ira L. Swett and Harry C. Aiken, Jr, *The Napa Valley Route: Electric Trains and Steamers* (Glendale, CA: Interurban Press, 1988), 9. Weber, *Napa*, 19.

²⁵ *Napa, the Valley of Legends*, 7-8.

the head of the tidewater. Coombs laid out a town site on the newly-acquired land, hiring James Hudspeth to survey and plot the new town. The original town limits only included land between Brown Street and the Napa River, extending 600 yards from Napa Creek to the steamboat landing at Third Street. Eventually several rancho land grants were combined to form the present-day town of Napa: the land north of First Street was acquired from Salvador Vallejo, the land east of the river was acquired from Juarez and Rodriguez, and Higuera's grant west of the river would become downtown. By December 1847, the first lots in the town had been purchased by Harrison Pierce, who then put up the first commercial building—the 18' x 24' "Empire Saloon" at Main and Third streets—by May of the following year. The new town was called "Nappa City," although the second "p" was later dropped.²⁶ Sources differ on the origin of the name, but it is believed to have derived from a Wappo word meaning "fish;" the Pomo word "Nappo," meaning "village;" or the name of the Wappo tribe living in the area (either "Nappa" or "Napato").²⁷ In 1850, Napa County was established as one of California's original twenty seven counties, with Napa City as the county seat.²⁸

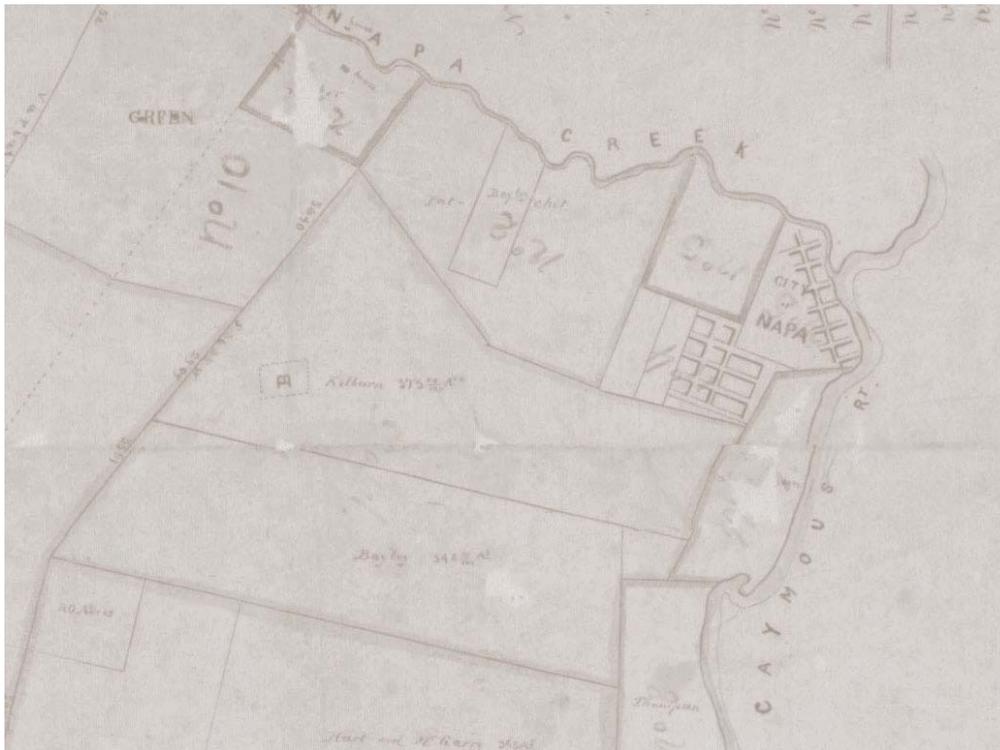


Figure 10. An 1853 map of the City of Napa.
(Online Archive of California)

²⁶ Coodley and Schmitt, 28. Weber, *Napa*, 19. *Napa, the Valley of Legends*, Introduction, 7-8, 67-68.

²⁷ Virginia Hanrahan, *Napa County History: 1823-1948* (Napa, CA: unknown, 1948), 1.

²⁸ William F. Heintz, *California's Napa Valley: One Hundred Sixty Years of Wine Making* (San Francisco: Scottwall Associates, 1999), 24.

GOLD RUSH ERA

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. Immediately after the discovery, the majority of Napa's residents left for the gold fields, leaving the new townsite deserted. However, the town's population soon returned, as merchants moved to Napa to establish businesses, and the region's mild climate attracted miners to Napa for the winter.²⁹ While Napa City prospered, it did not grow as fast as other Gold Rush-era towns for two main reasons: first, it was not on the way to any major cities or destinations (Napa was developed as—and still is—a place to “get away from it all”), and second, residual confusion over the Mexican land grants curbed American land ownership and development, although federal legislation passed in 1851 helped validate some of the squatters' claims.³⁰

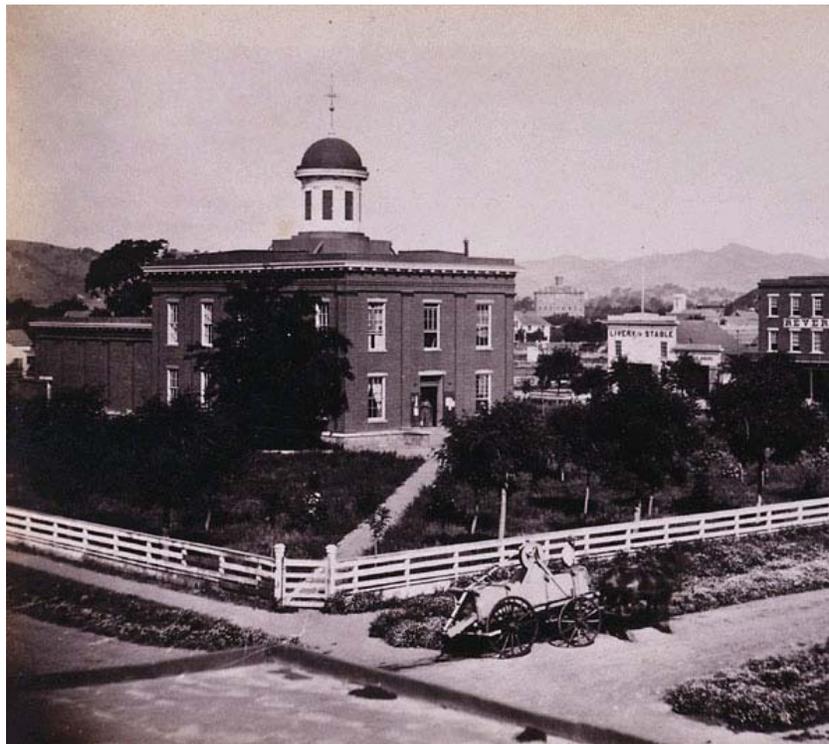


Figure 11. Napa County Courthouse, circa 1860.
(Online Archive of California)

As in much of California, early Napa City residents were typically working-class men, as evidenced by the abundance of saloons, boarding houses, gambling houses, and general stores and by the distinct lack of schools, churches, and other family-oriented services. By 1854, the city had between 300 and 400 permanent residents and nearly 40 wood-frame buildings, and it continued to grow steadily in both business and population. Early businesses in Napa City included the first general store, opened by J.P. Thompson at the foot of Main Street in 1848; Nathan Coombs' American Hotel at Main and Third streets in 1850; the Napa Hotel, founded by James Harbin in 1851; a blacksmith shop near the corner of First and Main in 1854; a bank established by J.H. Goodman & Co. in 1858; and a few additional saloons, restaurants, lodging houses, and stores.³¹ The first brick building, a small residence on the west side of town, was constructed in spring 1855 by John S. Robinson, and the first

²⁹ W.F. Wallace, *History of Napa County* (Oakland, CA: Enquirer Print, 1901), 128.

³⁰ Weber, *Old Napa Valley: The History to 1900*, 140-141.

³¹ Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa CA: Reporter Publishing House, 1873, reprint Fairfield, CA: J. Stevenson, 1993), 23-24

brick commercial building was erected at the southwest corner of Main and First streets by Thomas Earl.³² Napa's first courthouse was constructed in 1851 at the northwest corner of Coombs and Second streets. The two-story, wood-frame, 20' x 30' building contained a court room, clerk's office, and jail for petty offenders.³³ Other services were established as the town gained status; the first local newspaper, the *Napa County Reporter*, was published by Alexander J. Cox on July 4, 1856, and the first telegraph line was constructed between Vallejo and Napa in 1858.³⁴

Wealthy San Franciscans also sought out Napa as a place to establish summer resorts and country estates because of the valley's climate and geography, and by the late 1850s, Napa was a fashionable place to have a second address. White Sulphur Springs, founded in 1855 just outside St. Helena, was the first major resort to cater to this group. Guests from San Francisco came by way of the little steamer "Guadalupe" as far as Napa City, and from there by stagecoach to the resort. Calistoga Hot Springs was established in 1862 by Sam Brannan, and numerous hotels were constructed in Napa City to serve travelers and tourists from around the Bay Area.³⁵

TRANSPORTATION & INFRASTRUCTURE

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. The river had undoubtedly played a role in Nathan Coombs' selection of the town site, as it connected the town to the greater Bay Area; Napa City's location at the head of the navigable section and at the ford just above it was also crucial because travelers had to travel by boat or swim their horses across the river until 1848.³⁶

The first ferry service was established in 1848 by William Russell, and crossed the Napa River at Third Street. In 1850, *The Dolphin*, piloted by Captain Turner G. Baxter, was the first passenger steamer to arrive in Napa from San Francisco.³⁷ 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 today's Southern Crossing.³⁸ Steamships soon became common in Napa, with vessels increasing in size and luxury as demand increased. Shipping passengers and goods to Napa became an important business for local merchants, and spurred commercial and residential development throughout the county.³⁹ 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.⁴⁰

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. Once the county was organized, bridge-building became a top civic priority.⁴¹ The city's first bridge was constructed across Napa Creek at Brown Street in 1849, although it collapsed under the burden of a wagonload

³² Wallace, 128.

³³ Wallace.

³⁴ Weber, *Napa*, 71. Coodley and Schmitt, 35-36. Gregory, Tom. *History of Solano & Napa Counties, California* (Los Angeles, CA: Historic Record Co., 1912).

³⁵ King, 42-44. Napa, the Valley of Legends, 31-32.

³⁶ Coodley and Schmitt, 33. Menefee, 23.

³⁷ *Napa, the Valley of Legend*, 54. Coodley and Schmitt, 33. D.T. Davis, *History of Napa County*, (Napa, CA: unknown, 1940), 30. David and Kathleen Kernberger, *Mark Strong's Napa Valley, 1886-1924* (St. Helena: Historic Photos, Pubs., 1978), 2.

³⁸ Weber, *Napa*, 43.

³⁹ Swett, 13.

⁴⁰ Kernberger, Mark Strong's Napa Valley, 2.

⁴¹ "Historic American Engineering Record: First Street Bridge over Napa Creek," (San Francisco: National Park Service, 2005), 6.

of wheat later that year.⁴² 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.⁴³ The Napa River was also prone to flooding, especially in the winter months. Floods destroyed early bridges, the debris from which would dam the river and in turn cause additional damage. Buildings were damaged or destroyed, especially along the waterfront, and numerous historic photographs show the whole town underwater. The Napa River flooded annually in the early years, with particularly notable floods occurring in 1890, 1896, 1907, 1940, 1955, 1986, 1995, 1996, and 2005.⁴⁴

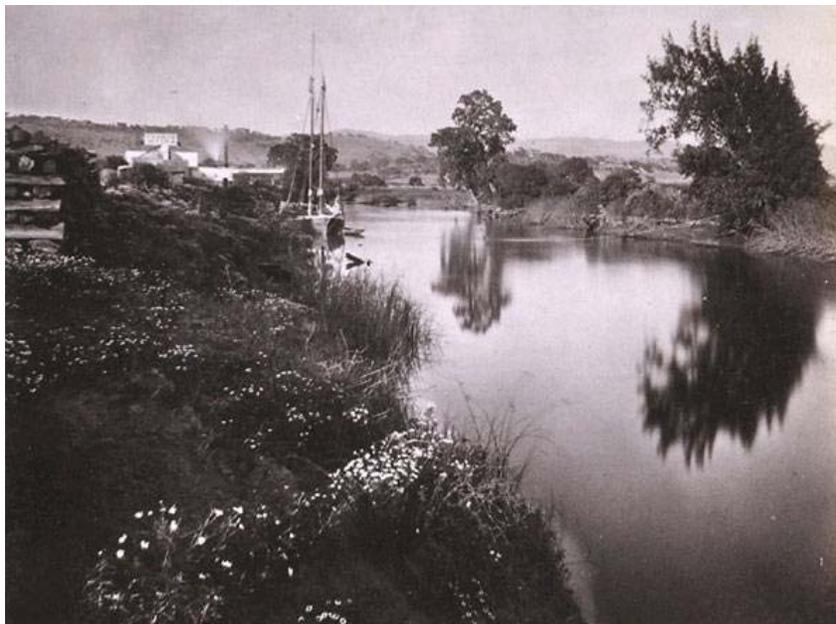


Figure 12. View of Napa Creek, circa 1860.
(Online Archive of California)

EARLY ROADS

Public roads were slow to develop in Napa. Most major routes through the region—including Highway 29, Silverado Trail, and Monticello Road—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.⁴⁵ 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 marked on maps simply as “county road” until the early twentieth century. City directories indicate that the route was also called Bell Avenue, and was dubbed “Silverado Trail” in the 1940s (likely named 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.

⁴² Napa, the Valley of Legends, 54. Weber, *Old Napa Valley: The History to 1900*, 148-149.

⁴³ “Historic American Engineering Record: First Street Bridge over Napa Creek,” 6-8.

⁴⁴ Weber, *Napa*. Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001).

⁴⁵ Swett, 16. King, 34-35. Coodley and Schmitt, 12.

Helena, but overland stage routes were also constructed by entrepreneurs to connect the ferry terminals to other parts of the city, county, and region.⁴⁶

In Napa City itself, the initial street grid was dominated by First, Third, and Main streets, where the majority of public establishments like hotels and saloons seemed to be located and most business took place. The streets were unpaved and muddy, making it difficult to get around when it rained. Bundles of straw were placed at the muddy crossings, but as late as 1856, little effort had been made to improve the streets or highways.⁴⁷ 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.

AGRICULTURE & VITICULTURE

During the Mexican period, the ranchos were used for farming and raising cattle—a tradition which continued as Americans settled the area. Napa Valley was extremely important as an agricultural center for California; farming quickly became a lucrative industry as the wheat, fruit, and other crops grown in Napa were a major source of food for the gold miners in the foothills and settlers in San Francisco. Wheat was Napa County's major crop in the 1850s and 1860s, with 34,600 acres cultivated in 1859. Because Napa Valley was one of the few parts of California being farmed, it was considered a “breadbasket” area and attracted farmers from the Midwest and East Coast.⁴⁸ To satisfy the growing need for a steady food supply, Simpson Thompson planted one of California's first nurseries in 1852 in Soscol, five miles south of Napa City. The place had long been a Native American settlement, and later developed into a ferry landing and a crossroads joining Sacramento, Petaluma, Napa and Vallejo. Thompson utilized the nearby creek and took advantage of the high water table to pioneer farming techniques that did not require irrigation. Thompson's Soscol Orchards produced large quantities of peaches, apples, plums, berries, apricots, cherries, and were known throughout the West.⁴⁹ In 1856, Thompson's farm and orchard yielded about \$40,000, but they ultimately could not compete in the market, and the company folded.⁵⁰

Napa City was the commercial center of the valley, and industries that supported agricultural production developed in the city itself. Flour mills to process wheat; manufacturing plants for pumps, windmills, and other agricultural equipment; dehydrators and packing plants to process fruit raised in the valley; sawmills; tanneries and hide curing plants; and import/export businesses all sprang up along the banks of the Napa River.⁵¹

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. George Yount had also planted a small vineyard in 1838 near Yountville, but not with the intention of producing wine with his harvest. The credit for the first commercial vineyard instead goes to John Patchett, an English immigrant who planted a vineyard of Mission grapes in Napa City in 1850. Six years later, he produced the first commercial Napa Valley wine with the help of German immigrant Charles Krug. Patchett's vineyard was located about a mile northwest of the courthouse, and he used an adobe building near Calistoga Avenue and Seminary Street as his first cellar. Patchett shipped wine regularly from 1857 on, and was the first man to use viticulture as an occupation in Napa. Patchett also built the first winery in Napa City in 1859, a native stone

⁴⁶ Weber, *Old Napa Valley: The History to 1900*, 154. Napa City Directories, 1929-1947.

⁴⁷ Coodley and Schmitt, 33-34. Weber, *Old Napa Valley: The History to 1900*, 140. Menefee, 23. King, 34-35.

⁴⁸ Weber, *Old Napa Valley: The History to 1900*, 165.

⁴⁹ Menefee 78-80. Weber, *Old Napa Valley: The History to 1900*, 145-146. Heintz, 24-25.

⁵⁰ Weber, *Napa*, 43-44.

⁵¹ Menefee, 54.

structure measuring 50' x 33.' By 1860, Patchett had planted 55 acres in grapes and produced 4,000 gallons of wine. However, the contributions of Charles Krug to the Napa Valley wine industry have eclipsed Patchett's, and Krug's vineyard and wine enterprise—founded in 1860 near St. Helena—established the roots of today's wine industry.⁵²



**Figure 13. Circa 1850 sketch of the Napa Valley environs.
(Online Archive of California)**

Napa's Mediterranean climate was ideal for growing grapes, and farmers soon found that the European varieties thrived on the region's hillsides. Additionally, California's remote location meant that foreign wines were hard to come by, raising the value of locally produced products. 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.⁵³

⁵² *Napa, Valley of Legends*, 67, 87-88. Heintz, 30-36.

⁵³ *Ibid.*

ASSOCIATED PROPERTY TYPES

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. 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. Major development trends that would shape Napa in later years—such as the importance of the Napa River for transportation and commerce, the development of roads and infrastructure, and the establishment of agriculture as a major economic force—had their beginnings during this era. However, little physical evidence of the early American period remains in Napa, as no buildings which date to the 1850s appear to be extant in the city today. If such a property were discovered, though, it would likely be significant for its connection to the theme of early American settlement.

RESIDENTIAL PROPERTIES

Residences from this period were often associated with agricultural development, and included farmhouses scattered throughout what is now the city of Napa. After the Gold Rush, many early residents were single men who lived in hotels or boarding houses near downtown. Homes would have been primarily wood-frame construction, although as described in the historical narrative, the first brick building in the city was an 1855 residence on the west side of town. According to historic photographs, residences were one or two stories in height, capped by a gable roof, and typically rendered in Western False Front, Greek or Gothic Revival, or simple vernacular styles. Residences constructed during this period were not likely architect-designed. However, no residences which date to the 1850s appear to be extant in the city today.

COMMERCIAL PROPERTIES

After the Gold Rush, the city of Napa prospered as the commercial center of the entire Napa Valley, and commercial buildings were constructed downtown. Gold Rush-era commercial buildings would have been primarily wood-frame construction, although there were a few brick commercial buildings. According to historic photographs, commercial buildings were one or two stories in height and were typically rendered in Western False Front or simple vernacular styles. However, no commercial buildings which date to the 1850s appear to be extant in the city today.

AGRICULTURAL PROPERTIES

Agricultural buildings such as barns, storehouses, sheds, and other support structures, were likely numerous as part of the farming and ranching operations during the early American period. Agricultural buildings during the early American period would have been primarily wood-frame construction, one or two stories in height and rendered in simple vernacular or utilitarian styles according to their function. However, no agricultural buildings which date to the 1850s appear to be extant in the city today.

Victorian Napa (1860-1899)

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 approximately 4,000. 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.”⁵⁴

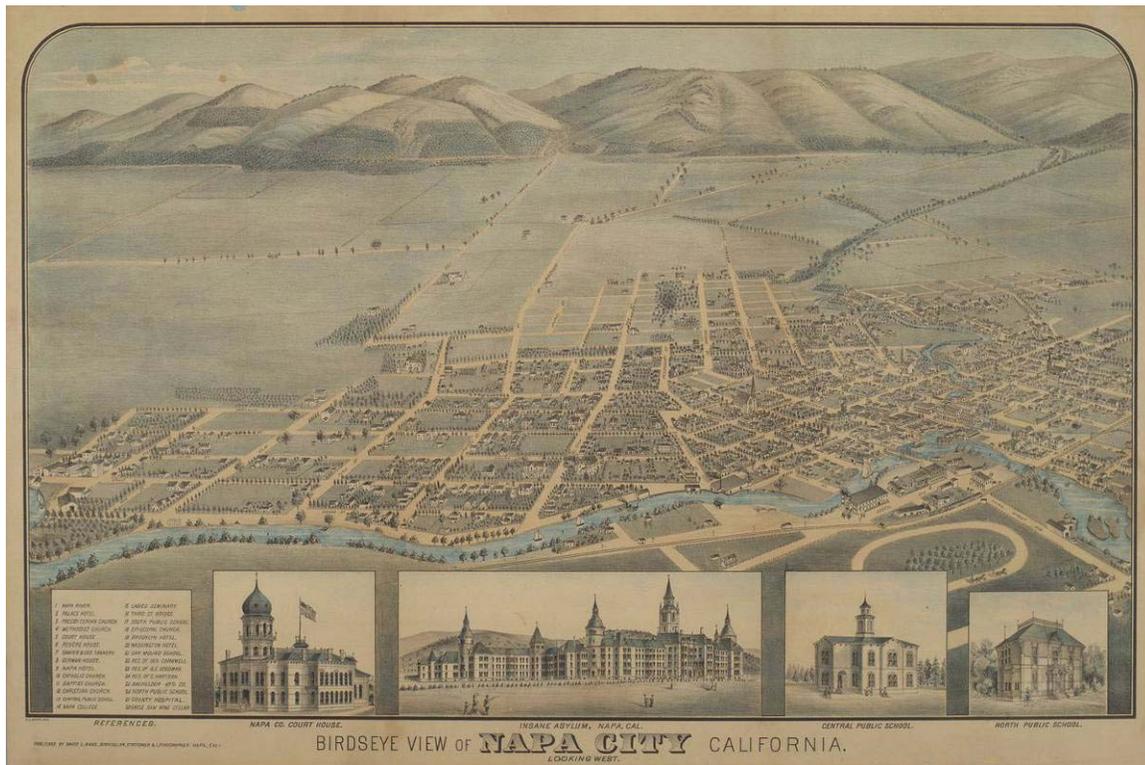


Figure 14. Birdseye view of Napa by C.J. Dyer, circa 1880s.
(Online Archive of California)

SUBDIVISION & EXPANSION

From Coombs’ original 1847 town site, several expansions of Napa’s street grid were made by various owners of adjacent land. In 1850, E. Brown surveyed a tract recorded as “Napa City,” which included Coombs’ original plat and an area to the west that extended to where the numbered streets now bend (near School Street). This new addition was bounded on the north by Napa Creek and on the south by Division Street. In 1852, George Cornwall turned his barley field into another plat called “Cornwall’s Addition to Napa City,”⁵⁵ which consisted of six square blocks at the confluence of Napa River and Napa Creek and was laid out as a continuation of the Napa City grid; it became home to an industrial area, Chinatown, and a two-block “Spanish Town.”

The town was formerly divided into “Alta Napa” & “Napa Abajo.” Napa Abajo, or Lower Napa, was a 100-acre real estate subdivision immediately south of Napa City purchased by J.P. Thompson from Nicolas Higuera. Thompson filed his new subdivision with the county recorder in 1857 as a separate town and established a street grid that lined up with a lower portion of the river, rather than

⁵⁴ *Napa, Valley of Legends*, 68. Gregory, 157. Kilgallin.

⁵⁵ “Cornwall’s Addition” is referenced in some sources as “Cornwall’s Addition;” however, the original survey is entitled “Cornwall’s Addition to Napa City” in County Recorder’s Book B of Deeds, 143.

with the grid of Napa City. The two street grids still do not align today, and converge at Division Street. Napa Abajo extended south to Spruce Street and a little west of Franklin Street, featured large lots, and only contained half a dozen houses by 1861.⁵⁶ An Alta Napa (or Upper Napa) Survey was completed at the request of Chancellor Hartson in 1857, and covered the area east of Seminary Street between Napa Street to the south and Yount Street to the north in today's St. John's neighborhood.⁵⁷

Thompson's example of non-parallel street grids was followed by the next several subdivisions, creating the mélange of contrasting street grids still visible today. Brown and Walker's Addition of 1857 was located southwest of Napa City from Second Street to Oak Street and set up the grid alignment that extends down to Fuller Park. Cornwall & Hartson's Addition of 1857, however, bent that grid south of Laurel Street. The Napa City grid was continued north to Lincoln Avenue by the Alta Napa subdivision of 1866 and Lawley's Addition of 1868, but Spencer's Addition of 1872 created another new grid alignment for the area west of Jefferson Street and north of Napa Creek. East of the river, the East Napa subdivision of 1873 created yet another street pattern. Numerous other small additions were also completed in Napa's early years.

These early subdivisions and additions were largely purchased as land speculation; parcels were surveyed by the original owner and usually left undeveloped, or used for agriculture. The land speculation was fueled by the hope that Napa City would become the shipping and trading hub for the entire Napa Valley. Most of the parcels established by the surveys were subdivided further in later years as the population increased, but it was not until the 1870s that residential development in Napa first occurred on a large scale.

While most of the land in Napa remained sparsely developed during this era, the land and street grids established in the additions of Thompson et al. were considered to be part of the town when it was incorporated in 1872. The city limits as originally incorporated included, clockwise from York Street: Lincoln Street, Soscol Avenue, Lawrence Street, Pearl Street, the Napa River, Spruce Street, a point west of Franklin Street, Elm Street, Jefferson Street, Second Street, a northerly continuation of Patchett Street, Napa Creek, and York Street.⁵⁸

INDUSTRIAL DEVELOPMENT

Napa City continued to grow as the commercial center of the valley, and more industries were developed to provide the necessary base for economic growth. Manufacturing and industrial development occurred primarily south and east of downtown, centered on Brown and Main streets south of Third Street and flanking the river. East Napa also grew as an industrial area because of its undeveloped land conducive to the formation of large parcels and its proximity to the river and railroad lines.

In 1869, the Sawyer Tanning Company was established on Coombs Street by French Albert Sawyer. Sawyer was joined by his father, B.F. Sawyer, and Emmanuel Manasse, who eventually became co-owner of the business. Originally a wool-pullery for discarded pelts from Napa slaughterers, the Sawyer Tannery later expanded to tanning hides and grew into a major Napa employer. By 1880, the firm was processing 2,200 hides per day. The tannery had its own landing and used the river to ship its products and to dispose of its toxic waste. The Sawyer Tannery remained in business until the late

⁵⁶ Menefee, 23. Wallace, 128-155. Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 4-6.

⁵⁷ Bloomfield, 28.

⁵⁸ Bloomfield, 4-6.

1990s.⁵⁹ The McBain Tannery (also known as the Napa City Tannery) and the Napa Glue Works were located at Pearl and McKinstry streets, and contributed to the growing pollution of the Napa River.⁶⁰

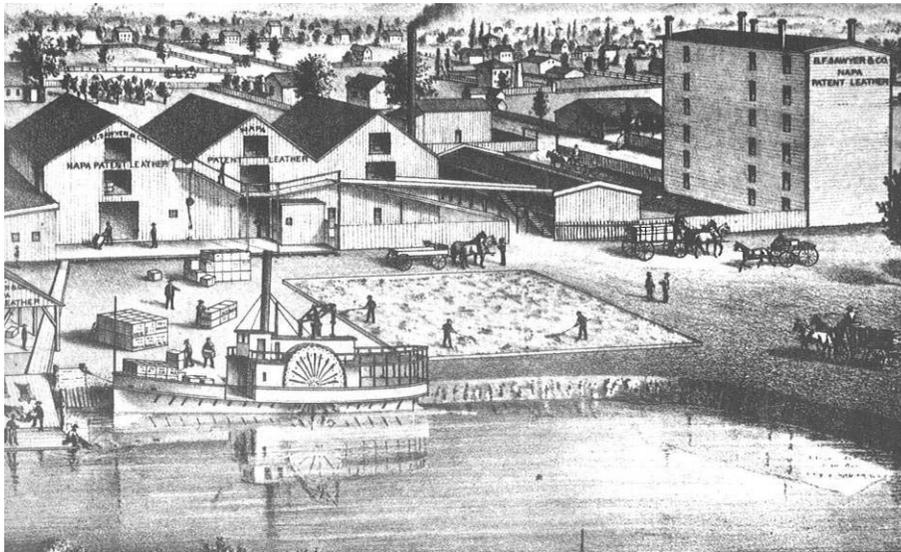


Figure 15. Early sketch of the Sawyer Tannery, n.d.
(Weber, *Napa*, 47)

In addition to tanning, wine and lumber were also prominent industries in Napa City. The first such business was the Uncle Sam Winery, established in 1872 at the northeast corner of Main and Fourth streets. The Uncle Sam Winery was initially the largest producer of bulk wine in Napa, but it was not ultimately as successful as its up-valley counterparts, and the owners later built a vinegar factory and a brandy distillery on the property. In 1874, Guiseppe Migliavacca constructed a 10,000-gallon winery on Fifth Street, and his wine business became quite successful. The Lisbon Winery at 1720 Brown Street was another early Napa City winery, established in 1880 by Portuguese vintner Jose Mateus (whose name was later anglicized to Joseph Matthews); the stone building was completed in 1884 and still stands today as the Jarvis Conservatory.⁶¹ Across Fourth Street, just south of the Uncle Sam Winery, was the James and Boggs Lumber Yard, which became Noyes Lumber in 1900.⁶² Knapp's Lumber Yard and W.P. Corlett's Enterprise Planing Mill were also located at Fourth and Main streets.⁶³ Nearby, Albert Hatt's brick warehouse was established in 1884 for coal and lumber storage; next door was William Stoddard's Wool Mills (also known as Napa Milling), which had gone out of business by 1886 and came to be used as a storage facility for Uncle Sam's Winery.⁶⁴ Today, these buildings still stand at Fifth and Main streets on the bank of the Napa River and serve as a hotel, retail, and dining complex called Napa Mill.

A number of manufacturers also clustered on the east side of the river. The California Glove Company opened on Soscol Avenue in 1876 and employed 270 workers. The Napa Woolen Mill was established in 1885 across from the train depot at Fifth Street and Soscol Avenue, with 60 employees to produce blankets for the Army, Navy, and markets in Alaska. The Baldecher Manufacturing Company, which made windmills, fruit boxes, and other wood products, was located near the rail

⁵⁹ Weber, *Napa*, 46-47. *Napa, the Valley of Legends*, 11-12. Gordon Eby, "Enjoy Olde Napa" (unknown, 1979), 12. Lauren Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006).

⁶⁰ Weber, *Old Napa Valley: The History to 1900*, 208. Sanborn Fire Insurance Maps (1886).

⁶¹ *Napa, the Valley of Legends*, 11-12. Weber, *Napa*, 50-51, 107. Kilgallin, 30.

⁶² Kernberger, Mark Strong's Napa Valley, 28.

⁶³ Sanborn Fire Insurance Maps (1886).

⁶⁴ *Napa, the Valley of Legends* 11-12. Kilgallin, 9.

depot. The Evans Shoe Company, established in 1897, was another major manufacturer dealing with leather products. Among others, the Napa City Cannery was located east of the railroad tracks between Sixth and Seventh streets; the Dennison & Son Napa Drain Tile Factory was just north of Third Street and made tiles from local clay; the Vernon Flour Mills were at First and McKinstry streets; and the Napa Cream of Tartar Works were in East Napa and processed by-products of the wine-making process.⁶⁵



Figure 16. Light industrial buildings at Soscol Avenue and Third Street, circa 1905.
(Verardo, 40)

MINING

Mining—namely quicksilver mining—was an important industry in Napa during this era. Silver was discovered near Mt. St. Helena in 1857, but the prospectors that rushed to the scene were disappointed by the yield. Several other silver discoveries were made in the 1860s and 1870s that were hoped to rival the Comstock Lode, but in all cases the vein was lost or other minerals were found instead. Cinnabar, commonly known as quicksilver or mercury, was discovered shortly after the first silver discovery, and a number of Napa entrepreneurs established profitable quicksilver mines in the hills outside Napa City. Quicksilver was in high demand because it was used to aid in the mining of other precious metals, in manufacturing, in strengthening ships against marine wear, and in pressure-sensitive instruments. Some of the biggest quicksilver mines were the Phoenix Mine in Pope Valley, discovered by John Newman in 1861, and the Oat Hill Quicksilver Mine near Lake County. From 1863 through 1903, Napa County was California's second-largest producer of cinnabar, which impacted the development of Napa City because it drew a large influx of workers, especially Chinese laborers, to the valley. Additionally, businessmen who invested in and funded the mines also settled in Napa, bringing wealth and prestige to the city. Many of the businesses and elegant Victorian homes in Napa were built with profits from mining.⁶⁶

Besides cinnabar mining, quarrying native stone for construction was a profitable endeavor for many Napa residents. Several local stone quarries in Napa Valley were established in the late nineteenth

⁶⁵ Gregory, 157-160. Bloomfield, 7. *Napa, the Valley of Legends*, 11-12. Weber, *Old Napa Valley: The History to 1900*, 206-208. Sanborn Fire Insurance Maps (1886, 1891).

⁶⁶ Weber, *Old Napa Valley: The History to 1900*, 187-191. Wallace, 128-155.

century to collect limestone, sandstone, and volcanic rocks used to build bridges and buildings throughout the county. Near Napa City, early quarries included J.B. Newman's quarry, established in 1873 just southeast of the city on Soscol Avenue; the Salmina Quarry, seven miles north of Napa on the Silverado Trail; the Zollner Quarry, three miles south of Napa; and Wing's Quarry, four miles northeast of Napa on Berryessa Road. Newman was one of Napa's most prominent builders; he also founded the Napa Marble & Granite Works at Third and Brown streets, which still operates today on Silverado Trail near Tulocay Cemetery.⁶⁷

COMMERCIAL DEVELOPMENT

Main Street grew as the mercantile center of Napa, but businesses were also located along Third, Second, First, Pearl, and Clinton streets. The financial center of the city was established on the "bank block" at Second and Main streets, anchored by the Bank of Napa, which was founded in 1871 by prominent local businessman and politician Chancellor Hartson.⁶⁸ The Williams Block (1886) was the first major retail commercial development on Main Street north of Napa Creek, and was expected to draw businesses north from the city's core at First and Main streets. Designed by Wright and Saunders of San Francisco for a cost of \$26,000, the Williams Block was renamed the Kyser Block in 1901 shortly after David Sterling Kyser purchased the building to house his furniture and undertaking business.⁶⁹ According to Sanborn Fire Insurance maps, the downtown district featured a wide variety of businesses ranging from bakeries, general stores, groceries, wholesale liquor stores, restaurants, and saloons to hotels, billiards halls, wagon repair shops, livery stables, saddle shops, clothing stores, cobblers, tailors, pharmacies, hardware stores, a photography studio, and a gunsmith.⁷⁰



Figure 17. The Bank of Napa, at Second and Main streets, 1900 (demolished).
(Kernberger, Mark Strong's Napa Valley, 15)

⁶⁷ Hanrahan, 7. Kathleen Kernberger, "The Migliavacca Building" (unknown, 15 June 1973), 4-5.

⁶⁸ Weber, *Old Napa Valley: The History to 1900*, 209.

⁶⁹ Kilgallin, 12. Kernberger, *Mark Strong's Napa Valley*, 23.

⁷⁰ Sanborn Fire Insurance Maps (1886, 1891).

Other prominent downtown commercial buildings and businesses from this era included the Phoenix Block on First Street between Main and Brown; the Hartson Building at Main and Third streets, which housed the offices of architect Luther Turton and photographer Mark Strong; the “Bank Block” building on Second Street at Brown Street (1888); Schwartz Hardware Store on Main Street between First and Second streets (1871); and the German House, the Napa City Market, and the offices of Napa Reporter at the corner of First and Brown streets. Groceries, clothing, and general stores abounded, including the Levinson family’s Pioneer Clothing Store, the Chicago Emporium, E.W. Hottel’s grocery, and O.P.C. Grocery, among others. The Borreo Building was located just across the river at 920 Third Street (1887), and originally housed Thompson, Beard, and Sons Feed Store. The Oddfellows Hall (1877, demolished 1973), Napa Masonic Temple (1889, demolished 1974), and the Napa Business College (1893, demolished 1973), among others from this era, were all lost to redevelopment in the 1970s.⁷¹



Figure 18. The Masonic Temple, near Second & Brown streets, 1908 (demolished).
(Napa City and County Portfolio and Directory. Napa, CA: H.A. Darms, 1908, 5)

The late Victorian era also saw a transition from the wood-frame false-front Italianate style commercial buildings of the 1850s-1870s to more permanent buildings of brick and stone. These materials were used for principal businesses, grain warehouses, banks, and schools, although residences, stables, and modest stores were still built of wood. The Semorile Building at 975 First Street and the Winship Building at the corner of First and Main, both designed by Luther Turton in

⁷¹ Weber, *Napa*, 63, 72-74. Kernberger, *Mark Strong’s Napa Valley*, 13-15, 21-22, 29, 32. Kilgallin, 32. Sanborn Fire Insurance Maps (1891).

1888, are excellent examples of Victorian-era commercial architecture.⁷² Other notable buildings from this period remaining in downtown Napa include the Borreo Building, the Napa Valley Register Building, and the Kyser-Lui-Williams Block.



Figure 19. Main Street, looking north from Third Street, circa 1887.
(Kernberger, Mark Strong's Napa Valley, 11)

RESIDENTIAL DEVELOPMENT

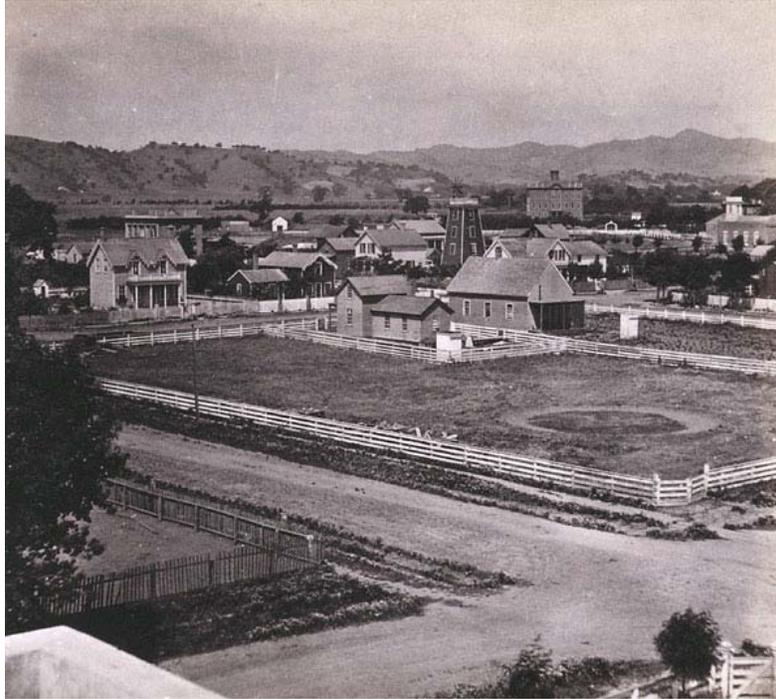
Residential development occurred in the City of Napa as business and industry gained success in the late nineteenth century. Napa featured a wide variety of residential building types ranging from mansions to farmhouses, flats, and cottages, often on the same block. Because of the comparatively low cost of land and construction, the relative prosperity of Napa, and high social value placed on family life, residences were primarily one- or two-story single-family homes. There were a few duplexes, and some households took in roomers or shared space with other families, but most full-time workers could afford a detached home. Residential buildings of all sizes were almost exclusively wood-frame construction, and most also had wood siding and gable or hip roofs. Popular architectural styles in Victorian-era Napa included Greek or Gothic Revival, Italianate, Stick, Queen Anne, Second Empire, and vernacular styles. Houses expressed these styles in three ways: some followed popular styles in form and detail, others used standard vernacular models and added fashionable ornamentation, and many were constructed with little or no decoration. Most residences were designed by local builders either using pattern books or simply based on previous experience, but the most sophisticated, ornate designs were the work of architects.⁷³

Residential neighborhoods in Victorian Napa followed the street grid and lot patterns of the original subdivision plats. Victorian-era developers rarely purchased land to build a speculative tract of nearly identical houses, as was done in other cities like San Francisco. Instead, large parcels were typically

⁷² Kilgallin, 17. Kernberger, *Mark Strong's Napa Valley*, 11.

⁷³ Bloomfield, 11-13. Donald Napoli, *Napa Abajo/Fuller Park Historic District* (National Register Nomination Form, 30 September 1996), 104-106.

sold by the original speculator and partitioned by individual owners as property values rose in later years, as evidenced by the preponderance of small houses from later periods scattered among earlier nineteenth century homes. Speculative land development did occur occasionally, though, and there are a few examples throughout Napa of small groups of identical houses that were built on speculation.⁷⁴



**Figure 20. Napa City looking west from the courthouse, circa 1860.
(Online Archive of California)**

Most houses in Napa’s residential neighborhoods were constructed for middle- or working-class residents, with only a few for the city’s elite. Many affluent Napans lived on Coombs, Randolph, Franklin, School, Division, and Church streets, as commuting more than a few blocks was a hardship due to the poor condition of the roads. For example, executives of Sawyer Tannery, bank directors, steamboat captains, and other prominent businessmen settled in Napa Abajo.⁷⁵ Napa Abajo and Fuller Park therefore developed resources ranging from twenty-room mansions to two-room “hall-and-parlor” houses, with most falling somewhere in between.⁷⁶ The stretch of Main Street north of the commercial district had become a residential district for downtown merchants by the turn of the century, and homes there were more modest in scale and decoration than the larger homes in Fuller Park and Napa Abajo.⁷⁷ Middle-class residents such as clerks, butchers, teachers, and managers were also attracted northwest of downtown to the area around the intersection of Calistoga and Seminary streets. Development was likely spurred by the county road that ran along Calistoga Avenue and the presence of Washington School, a public grammar school established in the 1880s. By 1891, the area was largely built out with one-story cottages.⁷⁸ Similarly, merchants and professionals built homes in Fuller Park because of its proximity to the main transportation corridors into and out of the city and

⁷⁴ Bloomfield, 12. Kilgallin, 40.

⁷⁵ Bloomfield, 11. Weber, *Old Napa Valley: The History to 1900*, 209.

⁷⁶ Napoli, *Napa Abajo/Fuller Park Historic District*, 1-2.

⁷⁷ Kilgallin, 12-16.

⁷⁸ Bloomfield, 28-29.

to the nearby Napa Ladies Seminary, but this neighborhood did not develop fully until the first few decades of the twentieth century.⁷⁹



Figure 20. Victorian residences in Napa, 1908.
(Darms, 71)

The area near the Sawyer Tannery on South Franklin Street developed as a working-class neighborhood, with duplexes and small cottages for factory workers, tannery employees, and longshoremen.⁸⁰ St. John's was also a working-class neighborhood of small cottages built in the 1890s and early 1900s for people with occupations such as laborer, clerk, or factory worker, and many of the poorly-paid residents rented their homes. The neighborhood developed as an enclave of Italian immigrants because it was centered on St. John's Catholic Church, and its proximity to industrial uses made St. John's a logical place to construct housing for industrial workers.⁸¹ East Napa was also a working-class area, although it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Many of the workers in these industries were single males, often recent Italian immigrants, so residential hotels became a common form of housing in East Napa (the Palace, Colombo, and Brooklyn hotels were all located on Third Street.) The remaining workers' homes constructed in East Napa were quite small and simple, and were built between 1890 and 1920.⁸² In Spencer's Addition, the land remained primarily agricultural in use until the turn of the century, and most of the houses were the centers of small farms.⁸³

Today, high concentrations of homes from the Victorian era remain along Calistoga Avenue, and in the Napa Abajo, St. John's, Spencer's Addition, and Fuller Park neighborhoods, with fewer examples in Downtown, West Napa, and East Napa.

⁷⁹ Ibid., 50.

⁸⁰ Kilgallin, 38.

⁸¹ Ibid., 55.

⁸² Bloomfield, 55.

⁸³ Ibid., 32.



Figure 21. Riverside Drive during the 1890 flood.
(Weber, *Napa*, 57)

INSTITUTIONS

As more families with school-age children settled in Napa, a better public education system was established. Besides a few early one-room schoolhouses and small private schools, the community's first eight-year grammar school, the Central School, was dedicated in 1868 on a property which is now the site of Napa's City Hall. In 1875, a second grammar school was built at Franklin and Elm streets, and was known as the Franklin School or the South Primary School. Other early schools included the Polk Street School (later called the Washington School and currently the Blue Oak School) and the Main Street School (also known as Lincoln School). In the 1890s, the need for a public high school was recognized, and the first co-educational high school was established in 1897. A building formerly used by the Napa Ladies Seminary was moved to a new site on Polk Street for use as the first Napa High.⁸⁴ Napa's first post-secondary institution was the Napa Collegiate Institute, established in 1860, but closed in 1896 due to financial difficulties.⁸⁵

The Napa Ladies Seminary was an important educational institution, established in 1869 on the block bounded by Seminary, Third, Wilson, and Oak streets. While the seminary only operated through the 1890s, it attracted wealthy families to the Fuller Park area because of the superior, exclusive education offered for their daughters. The school offered "Math, English, Latin, French, Italian, Science, Music and Painting," and gave Seminary Street its name.⁸⁶

Along with the development of education in Napa County, libraries, churches, fraternal organizations, and other social services were established in the downtown area. The first library in Napa County was opened in 1870 with a private collection of 1,000 books, and was made free in 1885. The first church in Napa was the Presbyterian Church, established in 1853 and expanded in 1875. In 1858, Methodist, Episcopal, and Catholic churches were added. Others included a Baptist church in 1860, Christian Church in 1870, Advent Christian Church in 1880, and Salem Evangelical Church in 1880.⁸⁷ One of many social venues completed at this time was the Napa Opera House, constructed on Main Street in 1879 and offering a wide range of performances to the community.⁸⁸

⁸⁴ King, 38-39. Gregory, 164.

⁸⁵ Napa, the Valley of Legends, 23.

⁸⁶ Gregory, 165. Bloomfield, 50. Coodley and Schmitt, 37.

⁸⁷ Bloomfield, 8.

⁸⁸ Kernberger, Mark Strong's Napa Valley, 22.



Figure 22. Central School, circa 1875.
(Verardo, 64)

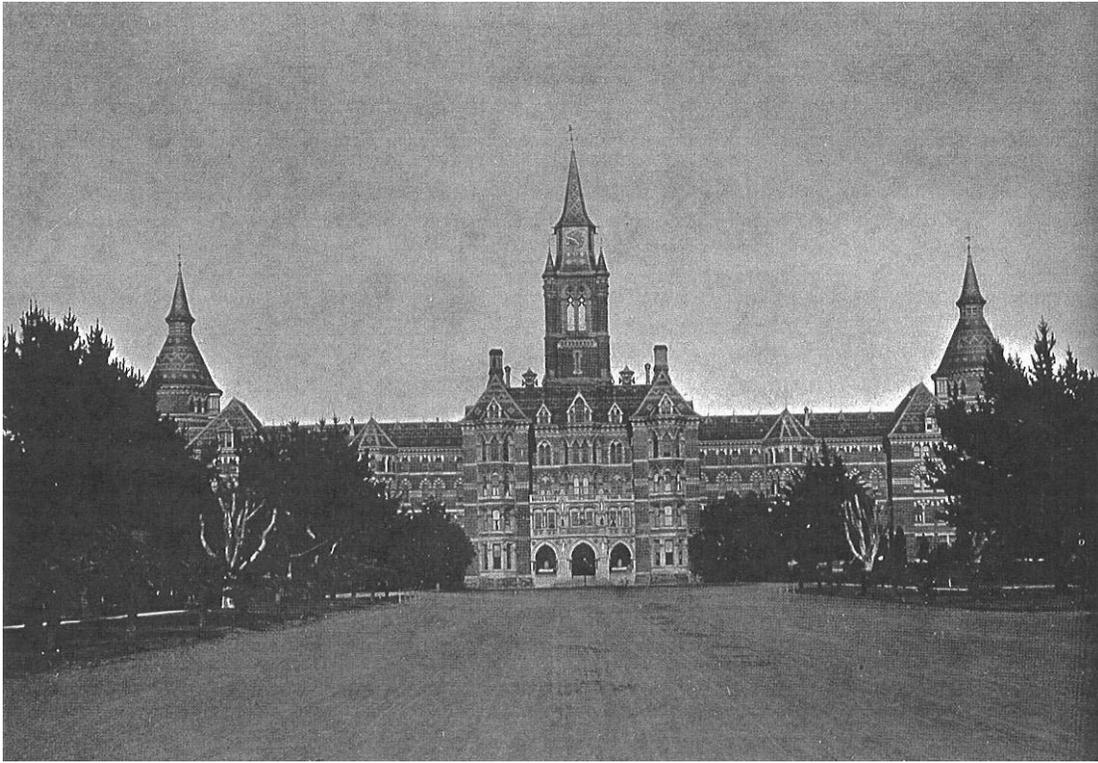
NAPA STATE HOSPITAL

By 1880, a new opportunity for Napa residents had emerged with the construction of the largest insane asylum in California just outside Napa City, near what are now Imola Avenue and Highway 121. Other communities vied to be chosen as the location for the asylum, but Napa was selected for its climate, access to the river, and cheap land prices. Promoters of the institution exploited the similarities between California and Italy, and named the spot for the Italian city Imola. The Napa State Asylum for the Insane was originally built to alleviate overcrowding at the state's first asylum in Stockton; the building was designed to accommodate 500 patients at a time, but due to increasing demand, it was expanded three times by the 1880s. The building was designed by architects Wright and Sanders of San Francisco, and built by prominent local stonemason James B. Newman. Construction of the \$1,500,000 building began in 1873, and the imposing Gothic Revival style building with its seven towers and castle-like appearance was a landmark at the southern end of town. The Napa asylum utilized new techniques for treating the mentally ill, many of whom were alcoholics, and the design of the building and the grounds were based on Dr. E.T. Wilkins' research of the leading facilities in Europe and America. Based on nineteenth-century ideas about psychiatry, the patients were treated with occupational therapy, which consisted of farming, housekeeping, food preparation, and building maintenance in an effort to give them fresh air and access to the outdoors. The asylum developed as a self-sufficient community, and the large grounds contained vast gardens, an orchard, a dairy, a laundry, a bakery, a lumber yard, a mortuary, infirmaries, receiving and treatment facilities, an underground tramway, and four doctors' cottages.⁸⁹ The asylum—officially renamed the Napa State Hospital in 1924—had a major economic and social impact on the community. The facility created hundreds of jobs, drawing residents and commuters to the area, but its reputation also had an impact: “going to Napa” became synonymous with being “put away.”⁹⁰ The main asylum building was demolished in 1949 to make way for a more modern facility, which still stands as the current Napa State Hospital.⁹¹

⁸⁹ Ibid., 6-7. Coodley and Schmitt, 43-44. Kirkbride Buildings, “Napa State Hospital,” <http://www.kirkbridebuildings.com/buildings/napa/> (accessed 4 December 2008).

⁹⁰ Kernberger, Mark Strong's Napa Valley, 6-7, Weber, Napa, 100.

⁹¹ Ibid.



**Figure 23. Napa State Asylum for the Insane, front façade, circa 1905.
(Kernberger, Mark Strong's Napa Valley, 6)**



**Figure 24. View of Napa State Asylum for the Insane complex from the rear, circa 1905.
(Kernberger, Mark Strong's Napa Valley, 7)**

TRANSPORTATION & INFRASTRUCTURE

NAPA VALLEY RAILROAD

The development of railroads in Napa was essential to the growth of the city during the Victorian era. Enthusiasm for a railroad project first gained momentum in 1863 when there was talk of building a railroad from Vallejo to Calistoga. The following year, the county gained funding for the project, and a steam railroad line was built from Soscol north 4.5 miles to Napa City for an estimated cost of \$100,000. Named the Napa Valley Railroad, the new line was completed in July 1865.⁹² In Napa City, the tracks ran up Main Street to Fourth Street, then along Division Street to Jefferson Street along a raised bed that hindered development to the west.⁹³ The Napa Valley Railroad was extended north to Calistoga Avenue in 1868, and was extended south to Napa Junction—a tiny town near present-day American Canyon—the following year, where it met up with other local rail lines. Though the railroad was a boon for the City of Napa and Napa Junction, it spelled obsolescence for the small settlement of Soscol, which had long been a waypoint for travelers and goods coming to and from Napa by water. Supplanted by rail-oriented Napa Junction, Soscol fell into decline. Locals attempted to revive the town by building a new toll wharf, however, the popularity of rail transport prevailed over that of the steamboat and Soscol vanished.⁹⁴

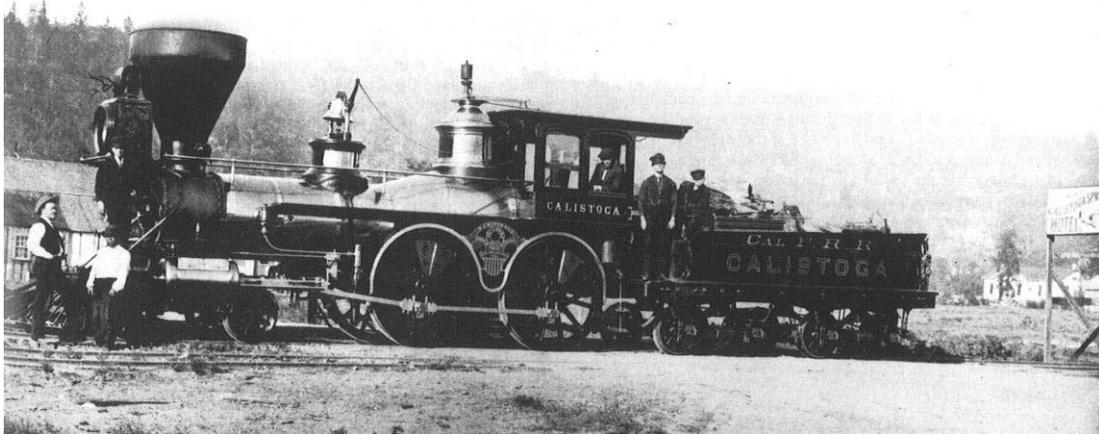


Figure 25. Engine on the Napa Valley Railroad, n.d.
(Swett, 15)

With the completion of the first transcontinental railroad in 1869, there was fierce competition over transportation and shipping nationwide, and the Napa Valley Railroad provided an important link between Napa City and the rest of the country. The Napa Valley Railroad was not a financial success, though, and the County could not afford to finance the bonds that funded the railroad's construction. The line was leased to the California Pacific Railroad Company in 1876, and was integrated into the vast holdings of the Southern Pacific Company when they acquired California Pacific around 1895. The steam railroad, combined with ferry service, provided the primary mode of transportation in Napa until electric trains were introduced at the turn of the century.⁹⁵

ROADS AND BRIDGES

Travel along the roads to St. Helena, Calistoga, and Sonoma was also improved. The 1861 Coast Guard Map shows county roads leading to Calistoga and Sonoma, via routes along Calistoga Avenue/ Jefferson Street and Old Sonoma Road, respectively.⁹⁶ Within the city itself, some streets

⁹² Swett, 16. Napa, the Valley of Legends, 79-80.

⁹³ Bloomfield, 7.

⁹⁴ Weber, *Old Napa Valley*, 184.

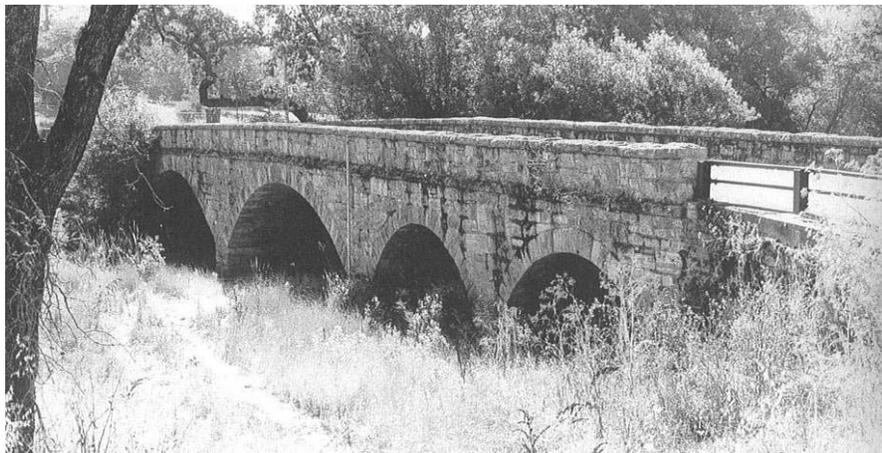
⁹⁵ Menefee, 25. Swett, 16. Davis, 31. Coodley and Schmitt, 37. *Napa, the Valley of Legends*, 79-80.

⁹⁶ Bloomfield, 28.

were graded and had gravel surfaces, although few were fully paved. Shade trees were planted along the residential streets, making the city a more pleasant place to live than it had been during the Gold Rush.⁹⁷ Residents also planted palm trees in their yards, many of which are still found surrounding Victorian homes today; palms were a symbol of wealth because they were suggestive of exotic travel, a luxury available only to the rich in the Victorian era.⁹⁸



**Figure 26. Brown's Valley Road as an unpaved country lane, circa 1900.
(Weber, *Napa*, 96)**



**Figure 27. Milliken Creek Bridge, constructed of stone in 1908.
(Kilgallin, 66)**

The bridges in the city were also enhanced, with stone bridges replacing the wooden ones that continually collapsed during winter floods. Beginning in the 1860s, heavy timber and metal truss bridges were the most common types in the United States, and stone bridges were not widespread, especially in California. Bridge building practices in Napa County were contrary to national trends, however, and a large number of stone bridges were built—most of them within the City of Napa—beginning in the 1860s and continuing throughout the county to about 1910. The first stone bridge in Napa City was built across the Napa River at First Street in 1860 (destroyed by flood in 1881), with the Main Street Bridge over Napa Creek constructed shortly thereafter (still extant). Stone bridges were common in Napa because of the cultural background and quarrying and stonecutting expertise of its settlers, ready access to stone, the support of local government, and the sense of permanence

⁹⁷ Menefee, 26.

⁹⁸ Weber, *Napa* 34.

and sound investment this type of construction evoked.⁹⁹ A large wooden drawbridge at Third Street was also completed in 1873 for \$9,000, making Third Street into a major crossing.¹⁰⁰ Numerous smaller bridges were established across Napa Creek at Brown, Coombs, Pearl, and Clay streets to facilitate urban development.

WATER AND POWER

Along with major transportation improvements, utility services were introduced in Napa in the late nineteenth century. The Napa City Gas Light Company was incorporated in 1867, and built a large gas works to supply the city. Gas street lamps were installed throughout the city, and were utilized until they were replaced by electric lights in 1887. Communication was also improved, with the telegraph line extended to Calistoga in 1867 and the first telephone service installed in 1883.¹⁰¹

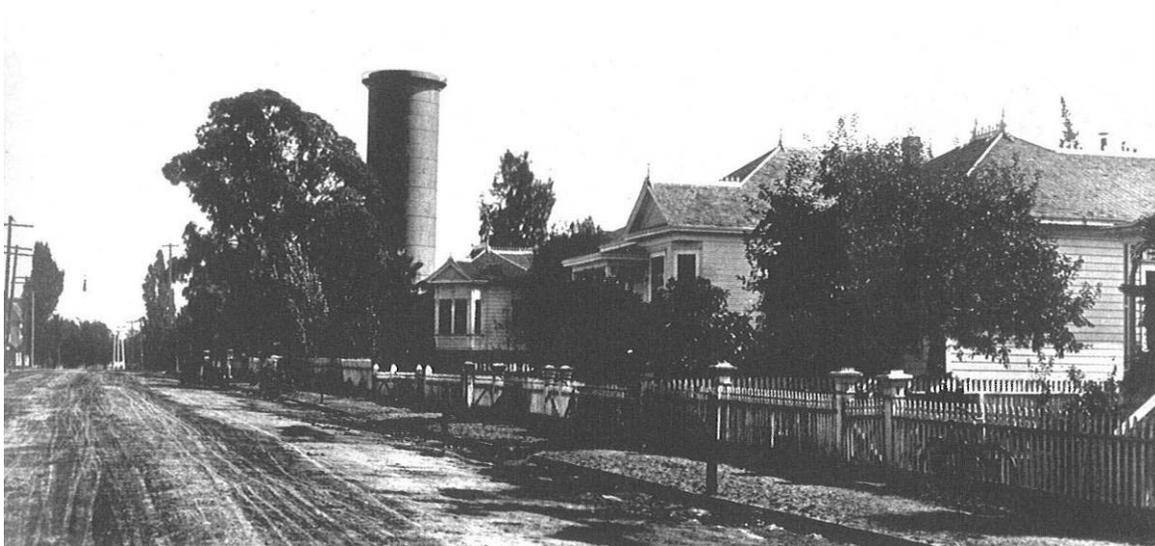


Figure 28. Water tower on Pine Street., n.d.
(Weber, *Napa*, 81)

The Napa City Water Company, a private corporation, was organized in 1881 to supply water to the town. Until this time, there was no water supply system in Napa, and residents had private wells that were often subject to contamination. Water towers were a major water storage method for Napa residents, and most homes had towers or cisterns in their yards. The need for water was acknowledged, and nine different water companies had formed in the 1860s and 1870s to bring water from surrounding canyons, but none was successful. Upon its establishment, the Napa City Water Company began building dams and sinking wells, and built a 2,500,000-gallon reservoir on the hillside about one and a half miles from the city. The Napa City Waterworks, a red brick building constructed in 1883 on Hagen Road near Silverado Trail, was the company's pumping plant and water storage facility. Pipelines were also laid to deliver the water to the city, and steam pumps provided sufficient pressure for firefighting.¹⁰² The Napa City Water Company continued to expand its service, and oversaw Napa's water supply until a municipally-owned water company was established in 1922.¹⁰³

⁹⁹ "Historic American Engineering Record: First Street Bridge over Napa Creek," 7.

¹⁰⁰ Wallace.

¹⁰¹ Denzil Verardo, *Napa Valley: From Golden Fields to Purple Harvest* (Northridge, CA: Windsor Publications, 1986), 40-41. Davis 32.

¹⁰² Weber, *Napa*, 81. Mario J. Torotorolo, "History of the City of Napa Water Supply," *Napa County Historical Society Gelanings*, 2:2 (May 1978), in City of Napa Planning Department Archives. Gregory, 158.

¹⁰³ Sanborn Fire Insurance Maps (1910, 1924). Torotorolo, "History of the City of Napa Water Supply," 4.

AGRICULTURE

The wine industry continued to grow as the dominant agricultural endeavor throughout the Victorian era, with an increased demand for local wines facilitated partly by the completion of the Napa Valley Railroad in 1868. New vineyards were established throughout the valley, and winery operations ranged from small family businesses to large winery complexes. By the late 1880s, there were more than 20,000 acres of vineyards producing nearly five million gallons of wine per year.¹⁰⁴

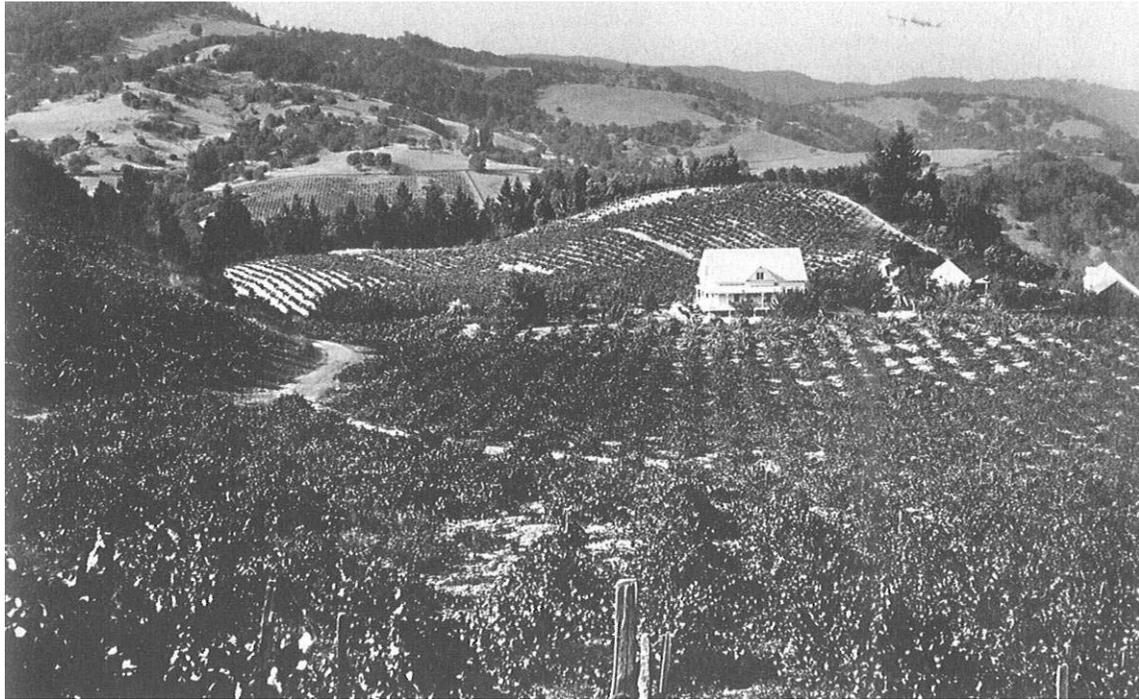


Figure 29. A vineyard in west Napa covered in sand in an effort to kill phylloxera, circa 1890s.
(Weber, *Napa*, 109)

The 1890s were a difficult decade for agriculturalists, especially wine growers. An agricultural depression affected the sale of produce, three major frosts and an infestation of phylloxera, a tiny root louse related to aphids, devastated the wine crop. In an effort to kill the pests and save their vines, growers spread sand over their vineyards, but it did not help. The phylloxera outbreak forced agriculturalists to diversify, and fruit and olives became important products. French prunes were introduced to California in 1883 by Louis Pellier, and soon rivaled grapes as the Napa Valley's primary agricultural product. Apricots and peaches had been planted by the missionaries, but it was not until the introduction of the French method of drying prunes that dried fruits became popular. Olives and olive oil were another lucrative product for farmers, and olive orchards spread throughout the valley. The influx of Italian immigrants during the 1890s helps account for this trend.¹⁰⁵

¹⁰⁴ Napa, the Valley of Legends, 76, 87-88.

¹⁰⁵ Ibid. Heintz, 173-197. Coodley and Schmitt, 41.



**Figure 30. Prune Drying, 1908.
(Darms, 28)**

CULTURAL DIVERSITY

After the initial arrival of the Spanish, Napa Valley quickly became a culturally diverse region, with Native American, Spanish, Mexican and American groups converging in the area. As Napa County developed in the late nineteenth century, additional cultural groups were introduced. The Native Americans and Californios were used as laborers in the region's early workforce, but the need for agricultural, mining, and infrastructure work soon exceeded the available labor supply, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor.

A large, important immigrant group in nineteenth-century California was the Chinese, many of whom came to Napa Valley to work in the quicksilver mines, help lay the Napa Valley Railroad, labor in the vineyards and wine caves, and work as domestic servants. Hundreds of Chinese men were employed throughout the county in the 1860s and 1870s: Sam Brannan completed the Napa Valley Railroad extension to Calistoga using Chinese labor; Chinese workers provided agricultural labor, especially for viticulture and hops; the Sawyer Tannery and Great Western Quicksilver Mine each employed 200 Chinese laborers; and Chinese workers excavated and constructed wine tunnels for the Beringer Brothers Winery and Schramsburg Vineyards, among others. The Chinese population in Napa increased steadily during this time, and peaked at 905 permanent residents in 1880.

In Napa City, the Chinese community congregated in Chinatown, which began on a small isthmus in Cornwall's Addition near the junction of Napa Creek and the Napa River and spread east into the bend in the river known as the "ox bow." Napa City's Chinatown featured neat rows of simple wooden buildings separated by walkways, and was inhabited continuously by the Chinese community from 1850 to 1930. The two-story Joss House was a Taoist temple established by a prominent Chinese family, the Chans, which served as the spiritual and social center of Napa's Chinese community. The first Chinese business in Napa was a laundry, established in 1874 by Sam Kee at 58 North Main Street, and a barber shop, grocery, and community garden soon followed. St. Helena, Calistoga, and Rutherford also had Chinese neighborhoods, and there were Chinese encampments at the mines. Most Chinese immigrants in California were extremely poor, and were subject to discrimination and violence from Americans. In the 1880s, anti-Chinese legislation was adopted by

both the state and federal governments, and by the turn of the century, nearly all of the Chinese families who had tried to make a life for themselves in Napa had moved elsewhere. By 1930, only seven families remained in Chinatown, all of whom were relocated as part of a Napa River and China Beach cleanup project funded by the city.¹⁰⁶



**Figure 31. the Shuck Chan family in front of Napa's Joss House, circa 1900.
(Weber, *Napa*, 84)**

In Napa City, the Chinese competed with Italian immigrants for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early Napa arrivals, they were attracted by the promise of opportunity and land. Napa County's first Italian immigrants were three brothers from Genoa—Nicola, Lorenzo and Antonio Carbone—who arrived in 1863 and established the first Italian produce garden on Coombsville Road in 1870. Other Italian pioneers included Giovanni and Antonio Rossi, who established the second and longest-operating Italian produce garden in Napa around 1872, and Guiseppe Migliavacca, who opened one of Napa's first large-capacity wineries in 1874. Most Italian immigrants were laborers, though, and worked in the manufacturing, agricultural, or construction industries. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen in St. John's (at Main and Caymus streets, near St. John's Catholic Church) and East Napa (at Soscol Avenue and Third streets, near the railroad and industrial area).¹⁰⁷

¹⁰⁶ Weber, *Old Napa Valley: The History to 1900*, 194-203. *Napa, the Valley of Legends*, 15-16. Weber, *Napa*, 83-85. Coodley and Schmitt, 42-43.

¹⁰⁷ Weber, *Old Napa Valley: The History to 1900*, 204. *Napa, the Valley of Legends*, 34-35. Weber, *Napa*, 86-87.



Figure 32. The Brooklyn Hotel, a prominent Italian American establishment, circa 1890.
(Weber, *Napa*, 86)

ARCHITECTS & BUILDERS

Napa's most prominent and prolific architect was Luther M. Turton (1862-1925), who designed residential and commercial buildings in a variety of architectural styles for Napa's leading citizens. Turton was born in Nebraska and moved to Napa with his family at the age of fourteen. After working briefly for G. McDougall & Sons in San Francisco, Turton opened his own office in Napa in 1887. In 1893, he married Lillie A. Bell, and they had one daughter, Lois B. Turton. Turton's work was concentrated in the city of Napa, and he designed buildings in all the architectural styles popular in his time—Queen Anne, Classical Revival, Craftsman, Prairie, Shingle, Mission Revival, and Gothic Revival, among others. Since Turton was so versatile and his designs inspired other local contractors and architects, his work is hard to categorize and his buildings are sometimes difficult to identify. Although Turton is not widely known today outside Napa, he was recognized at the time of his death as one of Napa Valley's foremost architects.¹⁰⁸

Luther Turton's portfolio is quite extensive, but some highlights include: the Semorile Building at 975 First Street (1888), the Winship Building at 948 Main Street (1888), the Gifford House at 608 Randolph (1890), the Noyes-York House at 1005 Jefferson Street (1892), the Migliavacca House at 1475 Fourth Street (1895), the Behlow Building (1900, demolished 1977), the Goodman Library at 1219 First Street (1901), the Noyes Mansion at 1750 First Street (1902), the Migliavacca Building at 1116 First Street (1904, demolished 1973), the Squier House at 1801 Oak Street (1905), Turton's own residence at 1767 Laurel Street (1915), the First United Methodist Church at 601 Randolph (1916), the Henry J. Manasse House at 845 Jefferson Street (1917), and nearly a dozen residences along First Street (1890s-1910s).¹⁰⁹

¹⁰⁸ Dave Weinstein, *Signature Architects of the San Francisco Bay Area* (Layton, Utah: Gibbs Smith, 2006), 35-40.
Kernberger, Mark Strong's *Napa Valley*, 37.

¹⁰⁹ *Ibid.*, Bloomfield, 16.

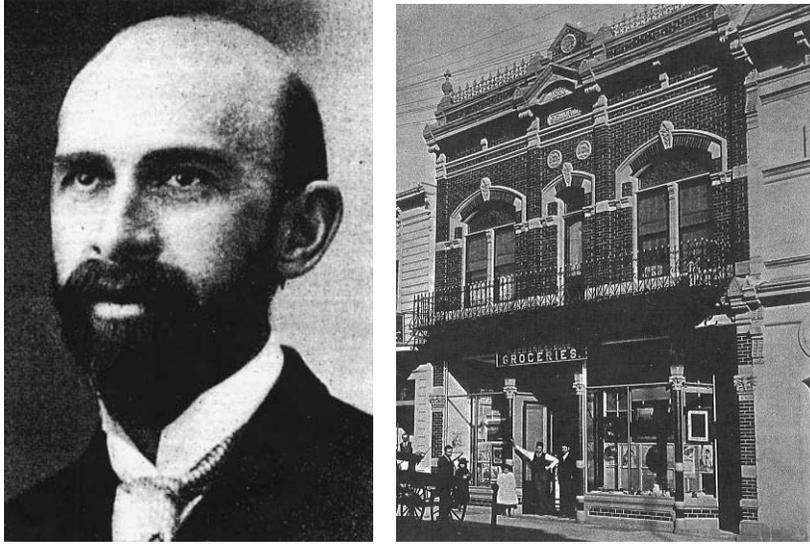


Figure 33. Luther Turton. (www.sfgate.com)

Figure 34. Turton's Semorile Building, circa 1889. (Kernberger, *Mark Strong's Napa Valley*, 19)

William H. Corlett (1856-1937) was another Napa architect and co-owner of the Enterprise Planing Mills on Third Street. Corlett designed a number of prominent buildings in Napa, and was especially influenced by the Shingle style and Frank Lloyd Wright's Oak Park designs. Some of his better-known works include the E. Manasse House at 433 Brown Street (1886), St. John's Catholic Church at Main and Caymus streets (1886, demolished), the Hunter House at 1801 First Street (1903), the F. Martin building at 816 Brown Street (1904), Corlett's own residence at 507 Jefferson Street (1908-1910), the Alexandria Hotel at 840-844 Brown Street (1910), and the Franklin Station Post Office at 1351 Second Street (1932-33).¹¹⁰



Figure 35. The Corlett House on Jefferson Street.
(Kilgallin, 49)

James B. Newman (1851-1933) was a marble and granite contractor who became one of Napa's premier builders in the late nineteenth and early twentieth century. Born in England, Newman was trained as a stone mason and came to Napa in 1873. Newman partnered with another local stone mason, H.W. Wing, and together they started one of Napa's first quarries later that year just east of the city. Newman's Napa Marble & Granite Works was very successful, and by 1901 he employed

¹¹⁰ Kilgallin, 49. Bloomfield, 14.

nineteen full-time stone cutters and masons. The business still operates today on Silverado Trail, and Newman's house on Juarez Street still stands. Newman was known for building bridges and buildings throughout the city and county, and worked with Luther Turton on a number of projects. Newman cut stone for the Napa State Asylum for the Insane (1873-1875), and constructed the Behlow Building (1900, demolished 1977), the Goodman Library (1901), the Migliavacca Building (1904, demolished 1973), St. Helena High School, and Sonoma City Hall, among others. Some of Newman's bridges include the Zinfandel Bridge near St. Helena (1912), and the Putah Creek Bridge (1896), which is now under Lake Berryessa but was reportedly the largest in the western United States at the time of its construction.¹¹¹



**Figure 36. The Behlow Building, circa 1905 (demolished).
(King, Plate XI)**

Numerous other local and Bay Area architects also worked in Victorian-era Napa, including Ira Gilchrist, Ernest Coxhead, William Henry Weeks, the Newsom Brothers (Samuel and Joseph), Wright & Sanders, and John Marquis. However, it was only Napa's largest and most prominent buildings that were typically architect-designed; most of the small cottages and shops were simply executed by contractors and builders based on current trends and their previous experience.¹¹²

¹¹¹ Kilgallin, 57, 79.

¹¹² Bloomfield, 14-16. Kernberger, "The Migliavacca Building," 4-5.

ASSOCIATED PROPERTY TYPES

RESIDENTIAL PROPERTIES

As business and industry gained success in the late nineteenth century, 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. Most homes in Napa's residential neighborhoods were built for middle- or working-class families, although there were also a handful of mansions constructed for the city's elite. Victorian-era developers rarely purchased land to build a speculative tract of nearly identical houses, although a few examples of small groups of houses built on speculation do exist. Most importantly, though, the form of neighborhoods and individual homes from this era reflected the relative prosperity of Napa and the social values of the community.



Top Left: An elaborate Queen Anne style single-family house in the Fuller Park neighborhood.
Top Right: The Sawyer House (1875) at 389-397 Franklin Street is possibly Napa's earliest duplex.
Bottom Left: Group of identical Stick/Eastlake developed as a tract on Calistoga Avenue (1890s).
Bottom Right: Greek Revival style house in Napa Abajo (1870s).
(Source: Page & Turnbull)

Today, high concentrations of homes from the Victorian era remain along Calistoga Avenue, and in the Napa Abajo, St. John's, and Fuller Park neighborhoods, with fewer examples in Spencer's Addition, Downtown, West Napa, and East Napa. Napa Abajo and Fuller Park contain the city's oldest and most extravagant Victorian-era mansions, along with more modest middle-class homes.

Calistoga Avenue contains smaller-scale homes with a lot of ornamentation, including several small tracts of nearly identical houses. The area near the Sawyer Tannery on South Franklin Street, St. John's, and East Napa all developed as working-class neighborhoods, with small, simple workers' cottages. In addition to having working-class character, St. John's and East Napa were also centers of Napa's Italian-American community starting in the Victorian era. In Spencer's Addition, most of the earliest houses were the centers of small farms, although some working-class cottages were constructed there starting in the 1890s. Other residences associated with Napa's agricultural development are also scattered throughout neighborhoods such as Terrace Road, Lone Oak, and Brown's Valley—formerly rural areas which have since been enveloped by residential growth.

A handful of examples of flats and duplexes from this era exist in Napa, although these were not as common as single-family homes. The characteristics of individual residences typically conform to the development trends of the neighborhood surrounding them, though it is not uncommon to find houses that exhibit an age and style that do not as readily conform to those of the surrounding neighborhood. This is typically a result of property subdivision in which a larger parcel with an early residence was divided into many smaller parcels on which later houses were constructed at different times and by different individuals. This resulted in a patchwork of ages and styles in some neighborhoods, with Victorian-era houses scattered throughout (see photograph of Napa Abajo neighborhood on page 99).

Architectural Description

Victorian era residential buildings were typically one- and two-story single-family homes and were almost exclusively wood-frame construction, with wood cladding, ornament, and finishes, including wood shingle and horizontal siding. Victorian-era architectural styles commonly represented in Napa include Greek or Gothic Revival, Italianate, Second Empire, Stick/Eastlake, Queen Anne, and vernacular styles. Houses express these styles in three ways: some followed popular styles in form and detail, others used standard vernacular models and added fashionable ornamentation, and many were constructed with little or no decoration. High-style examples of homes from this era were often architect-designed, and set the trends for the city's popular architectural styles.

Victorian-era houses tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Older houses are typically set farther back on their lots and farther apart from neighboring buildings than those in later periods. Victorian-era homes sometimes have associated ancillary buildings—such as water towers, storage sheds, or detached garages (typically later additions)—located at the rear of the lot.

Less common Victorian-era residences include farmhouses and workers' cottages, originally located on farms and ranches constructed when the city boundaries were less expansive and development was not as dense. These farmhouses were originally located on large agricultural parcels with associated agricultural outbuildings, but have since been enveloped by residential growth. Physical characteristics of these residences reflect typical Victorian-era architectural trends, and are usually of modest design.

Character-Defining Features

Residential buildings associated with the theme of Victorian-era residential development patterns typically exhibit the following character-defining features:

- Single-family home (or duplex)
- Location in residential neighborhood developed during Victorian era
- Victorian-era architectural style and form
- Set back from lot line
- One to three stories

- Wood-frame construction
- Gable or hipped roof
- Wood cladding (shingles or horizontal siding)
- Wood ornamentation (simple or elaborate)
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. water towers, storage sheds)

Significance

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

Criterion A/1 (Event)

A residence from the Victorian era, particularly located in a neighborhood that was developed during this period (i.e. Napa Abajo, Fuller Park, Calistoga Avenue, or St. John's) may be significant under Criterion A/1 (Event) as a representation of Victorian-era residential development patterns. This could be as part of a speculative tract, or a neighborhood that features a patchwork of ages and styles. Groups of houses that all represent the theme of Victorian-era residential development may also be eligible as a district. A residence from the Victorian era may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, agriculture, transportation, or ethnic and cultural diversity. For example, a former farmhouse in Brown's Valley may significantly represent the theme of agriculture, while a group of cottages in East Napa may have ties to Napa's early Italian community.

Criterion B/2 (Person)

A residence may be significant under Criterion B/2 (Person) 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.

Criterion C/3 (Design/Construction)

A residence may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Victorian-era architectural styles (i.e. Greek or Gothic Revival, Italianate, Second Empire, Stick/Eastlake, or Queen Anne); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Napa's residential architecture during this period. The large mansions are typically high-style examples of these architectural styles, and would likely be individually significant under this criterion. More modest homes may not qualify individually, but could be considered as contributors to a district. A residence may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder, such as Luther Turton, William H. Corlett, or James B. Newman.

Integrity Considerations

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. These aspects are necessary because a building that is moved from its original location or has lost its historic setting (i.e. a Victorian-era residence surrounded by a modern commercial development) will no longer correctly reference Victorian-era residential development trends. One exception may be a farmhouse or agricultural property that has been enveloped by dense twentieth-century residential development; while this building no longer correctly references its original agricultural use, the rarity of this building type lowers the threshold required for the property to convey its connection to the theme of

agriculture. 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 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 or additions, while a similar property stripped of its wood ornament and re-clad in stucco would not qualify. However, if a property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

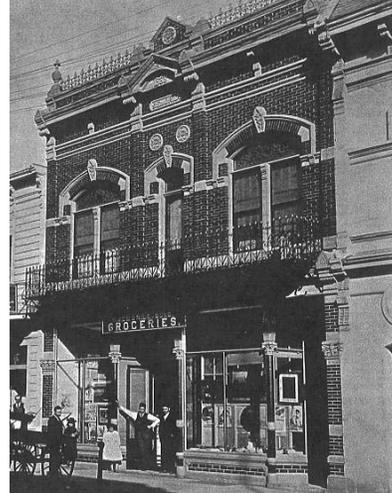
COMMERCIAL PROPERTIES

Commercial development in downtown Napa during the Victorian era reflected the economic success of the city and its role as the commercial center of the entire Napa Valley. Downtown was home to all the city's businesses and services, including groceries, general stores, saloons, hotels, restaurants, and livery stables, among others. Financial institutions were clustered near Second and Main streets. Most early commercial buildings were simple one- to three-story wood-frame buildings. The late Victorian era saw a transition from the wood-frame false-front Italianate style commercial buildings of the 1850s to 1870s to more permanent buildings of brick and stone. These materials were used for principal businesses, grain warehouses, banks, and schools, although stables and modest stores were still built of wood.

Commercial properties also reflected the growth of ethnic communities, especially the Chinese and Italians. Italian restaurants and residential hotels served a double function as both prominent businesses and the social centers of the Italian community. In the Chinese community, laundries and groceries were common commercial uses, although most were located in Chinatown and have since been demolished.



**Downtown commercial buildings, including the Kyser-Williams Block on Main Street (1886)
and the Borreo Building on Third Street (1886).
(Source: Page & Turnbull)**



**Left: Winship Building (1888), designed by Luther Turton. (Source: Page & Turnbull)
Right: Semorile Building (1888), designed by Luther Turton. (Source: Kernberger, 19)**

Commercial properties from the Victorian era are most common in the downtown core. During the Victorian era, Main Street grew as the mercantile center of the city, but businesses were also located along Third, Second, First, Pearl, and Clinton streets. The financial center of the city was established on the “bank block” at Second and Main streets. Some commercial properties associated with industrial uses—such as feed stores, blacksmith shops—were also located along Third Street in East Napa.

Architectural Description

Victorian-era commercial buildings tend to occupy the majority, if not all, of the parcel on which they sit. They can be quite elaborate in their design and architectural detailing, especially since they were located at the heart of the city and were intended to represent early commerce and prosperity. High style architecture is prevalent and buildings designed in the Italianate, Classical Revival, Queen Anne, and Nineteenth Century Commercial styles are common. Victorian-era commercial buildings were often architect-designed—for example, Luther Turton’s Winship Building and Semorile Building (both 1888)—although even those that were not architect-designed show attention to detail in their design and ornamentation. Formal storefronts with large windows and clerestories are common in Victorian-era commercial buildings. The more substantial buildings of the downtown core are commonly constructed in brick masonry, stone, or wood.

Character-Defining Features

Commercial buildings associated with the theme of Victorian-era downtown commercial development patterns typically exhibit the following character-defining features:

- Commercial use
- Location in Downtown Napa
- Victorian-era architectural style and form
- Full lot coverage
- One to three stories
- Wood or masonry (brick or stone) construction
- Flat or gable roof (often with parapet)
- Wood or cast-iron storefronts, with large windows and clerestory

Significance

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

Criterion A/1 (Event)

Few Victorian-era commercial buildings remain in Napa today, making them particularly significant as resources that demonstrate the city's growth as the commercial center of the valley. Specifically, a Victorian-era commercial building located in the downtown core may be significant under Criterion A/1 (Event) as an example of Victorian-era commercial development trends. A property associated with a prominent Victorian-era business may also qualify under this criterion. A Victorian-era commercial property may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development or ethnic and cultural diversity. For example, the Chinese-owned Sam Kee Laundry on Main Street and the Italian-owned Brooklyn Hotel on Third Street is each representative of the growth of Napa's ethnic communities.

Criterion B/2 (Person)

A commercial building may be significant under Criterion B/2 (Person) 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.

Criterion C/3 (Design/Construction)

A commercial building may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Victorian-era architectural styles; the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Victorian-era commercial architecture. A commercial building may also be significant because it embodies the distinctive characteristics of a method of construction; for instance, a building constructed of local stone, such as the Borreo Building, may be representative of a notable local material. Many Victorian-era commercial buildings were architect-designed, and thus might also be significant under this criterion as the work of a master, such as Luther Turton.

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 commercial development theme. A Victorian-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Location in the downtown core is essential, although redevelopment and recent infill construction in Napa's downtown have already altered the setting of some Victorian-era commercial buildings. A commercial building 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 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, it is common to find modern storefronts in Victorian-era commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques. However, if a property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES

As the city expanded in the Victorian era, civic and institutional uses were needed to support the growing community. Construction of churches, schools, government buildings, and social halls paralleled both residential and commercial development.



Left: First Presbyterian Church (1874). (Source: Page & Turnbull)
Right: Napa Women's Club, formerly Franklin Primary School (1891, remodeled 1901),
at 218 Franklin Street. (Source: Kilgallin, 39)



Left: National Register-listed Napa County Courthouse (1878),
designed by Samuel & Joseph Newsom. (Source: Kilgallin, 11)
Right: Napa Opera House (1879) on Main Street in Downtown Napa. (Source: Weber, 72)

Civic uses such as the courthouse and opera house were prominently located downtown to complement the commercial uses and highlight the city's prosperity. Social halls such as the Oddfellows Hall and the Masonic Temple were also located downtown, but have since been demolished. Victorian-era schools and churches were primarily located in residential areas so as to be accessible to the community. As described previously, Napa's oldest residential neighborhoods were Fuller Park, Napa Abajo, Calistoga, and St. John's, which thus contained concentrations of civic & institutional resources. The schools from this era have largely been demolished, but many churches are still standing.

Civic and institutional properties were sometimes associated with ethnic groups. For example, St. John's Catholic Church was the religious center of the Italian community, although commercial buildings like the Palace Hotel and the Brooklyn Hotel served as the Italians' social gathering places.

Architectural Description

Civic and institutional buildings from the Victorian era were typically architect-designed, and were monumental in form and detailing. Civic and institutional properties associated with the Victorian-era residential development primarily include schools and religious properties, while properties associated with the theme of Victorian-era commercial development primarily include government and community properties. Like residences, civic and institutional properties from this era are primarily wood-frame or masonry construction, two to three stories in height, and feature the various architectural styles of the time. Gothic Revival was a popular architectural style for churches, while according to historic photographs, schools were often rendered in Italianate, Stick/Eastlake, or other common styles from this period. For example, one of the earliest churches is the First Presbyterian Church at 1333 Third Street, which was constructed in 1874, and is a striking example of the Gothic Revival style. Located near the downtown core, it marks a transition between the commercial center and more residential areas. Government buildings from this era can be designed in the Italianate, Classical Revival, Queen Anne, and Nineteenth Century Commercial styles.

Character-Defining Features

Civic or institutional buildings constructed during the Victorian-era typically exhibit the following character-defining features:

- Civic or public use
- Location in Downtown Napa or Victorian-era residential neighborhood
- Classical or Victorian-era architectural style and form
- One to three stories
- Wood or masonry (brick) construction

Significance

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

Criterion A/1 (Event)

Victorian-era civic and institutional buildings are particularly significant as resources that demonstrate the city's explosive growth during this era. Specifically, a Victorian-era civic or institutional building located in the downtown core or a historic residential neighborhood may be significant under Criterion A/1 (Event) as an example of the city's early government or community development. A Victorian-era civic or institutional property may also be significant under Criterion A/1 if it is associated with other themes, such as ethnic and cultural diversity. For example, St. John's Catholic Church was an important community center for Napa's Italian families.

Criterion B/2 (Person)

A civic or institutional building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent civic or religious leader.

Criterion C/3 (Design/Construction)

A civic or institutional building is likely to be significant under Criterion C/3 (Design/Construction) as a high-style example of one of the popular Victorian-era architectural styles (i.e. Gothic Revival,

Italianate, Stick/Eastlake, Classical Revival, Queen Anne, or Nineteenth Century Commercial); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Victorian-era civic or institutional architecture. Most Victorian-era civic or institutional buildings were architect-designed, and thus are likely to also be significant under this criterion as the work of a master, such as Luther Turton or Ira Gilchrist.

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. A Victorian-era civic or institutional property that has sufficient integrity will retain a majority of the character-defining features listed above, especially its civic or institutional function. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Civic or institutional properties should retain a physical proximity to the community that they were intended to serve. For example, a government building moved out of the downtown core might lose integrity once it is disconnected with the city center. A civic or institutional building 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. For instance, a spire is a character-defining feature on many church buildings, and its removal could potentially make the building indistinguishable from a social hall or other community building; similarly, the loss of a Classical portico entrance on a courthouse could obscure its identity as a government building. 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. However, in cases where the significance of the property is derived solely from its unique architecture or the property has distinctive features that link it to a master architect or builder, integrity of materials and workmanship are especially important.

INDUSTRIAL PROPERTIES

Napa City was the commercial center of the valley, and industries were developed during the Victorian era to provide the necessary base for economic growth. 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. The most prominent factory in Napa was the Sawyer Tannery, which was established on Coombs Street in 1869 and remained a major employer until the late 1990s. Victorian-era factories were typically utilitarian wood-frame or brick buildings with a wharf or rail spur to facilitate transportation of their goods. Cinnabar mining and quarrying native stone for construction were also profitable endeavors for many Napa residents, and the hills surrounding the city were dotted with mines and quarries. Industrial development also spurred associated residential development, and both workers and investors built homes in Napa's early residential neighborhoods.

During this period, manufacturing and industrial development clustered around the Napa River just southeast of downtown—centered Brown on and Main streets south of Third Street—and in East Napa. These areas were prime locations for industrial uses because they contained undeveloped land conducive to the development of large parcels and were close to river and railroad transportation. However, few industrial buildings from the Victorian era remain today, and none appear to retain their original industrial use. For example, the Sawyer Tannery, which for much of Napa's history was the city's most significant tanning facility, has been converted to artists' lofts and does not appear to retain any of its original buildings. Similarly, the Hatt Building (1884-1886), a brick warehouse on the bank of the Napa River at Fifth and Main streets, now serves as a hotel, retail, and dining complex called Napa Mill.



Left: The Hatt Building (1884-1886) at Fifth and Main streets, n.d. (Kilgallin, 9).
Right: The Lisbon Winery (1884), which was built of native stone, is the only extant winery within the city limits. n.d. (Kilgallin, 30).

Architectural Description

Victorian-era industrial buildings were constructed for the production or storage of products related to agricultural uses, such as the fruit, wine, lumber, wool, and leather industries, among others. Buildings were also constructed to facilitate cinnabar mining and quarrying native stone. Victorian-era industrial buildings were typically utilitarian wood-frame, heavy timber, or brick masonry buildings capped by a truss roof. Most were connected to a wharf or rail spur to facilitate transportation of their goods. They typically had facades divided into symmetrical structural bays containing multi-light, industrial-sash windows and large service entrances. Ornamentation on Victorian-era industrial buildings was usually restrained, consisting for the most part of shaped parapets, corbelling, and occasionally a simple cornice. Inside, most had open floor space for manufacturing uses and were roughly finished. Industrial buildings were not typically architect-designed.

Character-Defining Features

Industrial buildings constructed during the Victorian-era typically exhibit the following character-defining features:

- Used for manufacturing or storage of goods
- Location south of Downtown or in East Napa
- Location on large lot near Napa River or railroad tracks (sometimes with wharf or rail spur)
- One to two stories
- Wood-frame, heavy timber or brick masonry construction
- Simple, utilitarian design
- Multi-light, industrial-sash windows
- Large service entrances
- Open, flexible floor plan

Significance

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

Criterion A/1 (Event)

Few Victorian-era industrial buildings remain in Napa today, making them particularly significant as resources that demonstrate the city's growth as the commercial and industrial center of the valley. Any industrial property that produced goods important to Napa's economy might qualify under Criterion A/1 (Event) as an example of the city's early industrial development. A Victorian-era industrial property may also be significant under Criterion A/1 if it is associated with other themes, such as agriculture or transportation. For example, a property located near the Napa River—possibly

with its own dedicated shipping docks—may be associated with themes of transportation, while a tannery or winery might represent the agricultural development of the valley during this time.

Criterion B/2 (Person)

An industrial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or industrialist.

Criterion C/3 (Design/Construction)

An industrial building from this era may be significant under Criterion C/3 (Design/Construction) as an example of an industrial building type. Since Napa was once more industrial in character than it is today, it is possible that some extant industrial resources from this era might exhibit character-defining features particular to a type of industry that once existed in Napa. However, a Victorian-era industrial building is not likely to be significant under this criterion as the work of a master architect or builder.

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 with the theme of Victorian-era industry & manufacturing. A Victorian-era industrial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum; for instance, location near the river or rail lines is critical for the property to convey its connection to Victorian-era industrial development. It is unlikely that a Victorian-era industrial building will retain integrity of setting or association with its original industrial use, as most are not still in use as manufacturing facilities due to modern changes to Napa's economic base. An industrial building 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, but since industrial buildings are often very pragmatically constructed, they tend to undergo alterations based on heavy wear or changes in needs to enhance productivity. It is possible for materials to be replaced without drastically diminishing integrity of design, as long as these alterations are subordinate to the overall character of the building. Changes that obscure the utilitarian nature of the building and give it more refined detail or finishes could compromise integrity.

AGRICULTURAL PROPERTIES

Napa's history is strongly tied to its agricultural roots, which began with the Mexican ranchos in the early nineteenth century. The area became an extremely important agricultural center during the Gold Rush and the Victorian era, with the wheat crops of the 1850s and 1860s replaced by fruit and vineyards in the 1880s. By the late 1880s, there were more than 20,000 acres of vineyards producing nearly five million gallons of wine per year, although an agricultural depression, three major frosts, and an infestation of phylloxera devastated the wine crop in the 1890s. French prunes were introduced to California in 1883, popularizing dried fruits of all kinds. Orchards with plums, peaches, and apricots, as well as olives and olive oil, were lucrative products for farmers towards the end of the Victorian era.

The vestiges of small agricultural properties can be found throughout the city and represent rural farmsteads that were gradually enveloped by urban growth. Many still tend to be located on the outskirts of the city, or in neighborhoods with a more rural character. Victorian-era agricultural

properties are a rare property type, but are known to exist in Browns Valley, Lone Oak, and Spencer's Addition.



Left: House with water tower on Lone Oak Road.

Right: Former farmhouse on Browns Valley Road (1880s), now surrounded by post-war suburban development.
(Source: Page & Turnbull)

Architectural Description

Agricultural buildings include anything originally associated with farming or ranching, such as barns, water towers, storage sheds, and other outbuildings. Cellars or other buildings associated with early viticulture would also qualify. These buildings are typically utilitarian in nature, and are designed in a simple, vernacular style. Victorian-era agricultural buildings were of wood-frame construction, with rustic wood siding and gable roofs, often covered in wood shingles. Agricultural buildings from this era have small wood sash windows—if any—and typically lack ornamentation. Agricultural buildings are located on large parcels, and most were originally part of an agricultural complex with multiple such buildings; however, since these properties have been enveloped by later development, sometimes only a single agricultural building will remain.

As described previously, residential buildings were also associated with agricultural uses (i.e. farmhouses and workers' cottages); the physical characteristics of these agricultural residences reflect typical residential architectural trends during the Victorian era.

Character-Defining Features

Agricultural buildings constructed during the Victorian era typically exhibit the following character-defining features:

- Associated with farming, ranching, or wine-making
- Location on agricultural complex (typically surrounded by twentieth century residential neighborhood as city limits expanded)
- Vernacular architectural style and form
- Wood-frame construction
- Gable roof, often with wood shingles
- Rustic wood siding
- No ornamentation
- Associated farmhouse, designed in a typical Victorian-era residential architectural style (optional)

Significance

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

Criterion A/1 (Event)

A Victorian-era agricultural property is likely to be significant under Criterion A/1 (Event) as a representation of the theme of early agriculture in Napa. Since this property type is relatively rare within the city limits, any property that was associated with one of Napa's Victorian-era crops would likely qualify. For example, a building from a former orchard in Brown's Valley may be significant under this criterion. Groups of agricultural buildings—including agriculture-related residences—that all represent the theme of Victorian-era agricultural development may also be eligible as a district. An agricultural building from the Victorian era may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, or ethnic and cultural diversity. For example, a property that was used to produce olives may have ties to Napa's early Italian community, who is credited with introducing the crop to the region.

Criterion B/2 (Person)

An agricultural property may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent farmer or vintner.

Criterion C/3 (Design/Construction)

An agricultural property may also be significant under Criterion C/3 (Design/Construction) as an example of this type and period of construction. This could be as evidence of typical, vernacular agricultural building construction, or as an example of a building purpose-built for a particular crop. Similarly, an intact agricultural complex could be significant under this criterion as an example of a Victorian-era farmstead, and could be eligible as a district or a cultural landscape. Agricultural properties from this era are not likely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

A property must retain sufficient integrity to convey its significance as part of the theme of agriculture in the Victorian era. A Victorian-era agricultural building that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers the threshold required for the property to convey its connection to the theme of agriculture. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. It is unlikely that a Victorian-era agricultural property or farmhouse will retain integrity of setting or association with its original agricultural use, as most have been converted from their original use and/or enveloped by dense twentieth-century residential development; while this building no longer correctly references its original agricultural use, it does reflect the overall trend of Napa's expansion. An agricultural property 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. Because of the relative rarity of this property type, 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. However, major alterations that affect the building's utilitarian nature would significantly diminish its integrity; for example, a barn that has received a large addition and has been re-clad in stucco would not qualify.

Early Twentieth Century (1900-1919)

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 1905.¹¹³ Over the next two decades, the arrival of interurban electric railroads would link 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.¹¹⁴

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.¹¹⁵ 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.¹¹⁶

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 1912.¹¹⁷

The introduction of the interurban railroad was significant in the city of Napa for many reasons. 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

¹¹³ Kernberger, *Mark Strong's Napa Valley*, 1.

¹¹⁴ Swett, 27-32. Kernberger, *Mark Strong's Napa Valley*, 5.

¹¹⁵ Swett 52-64. Kernberger, *Mark Strong's Napa Valley*, 5.

¹¹⁶ Swett, 88.

¹¹⁷ *Ibid.*, 106-120.

fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also 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—especially East Napa and Spencer’s Addition—flourished and property values increased as a result of the new service.¹¹⁸

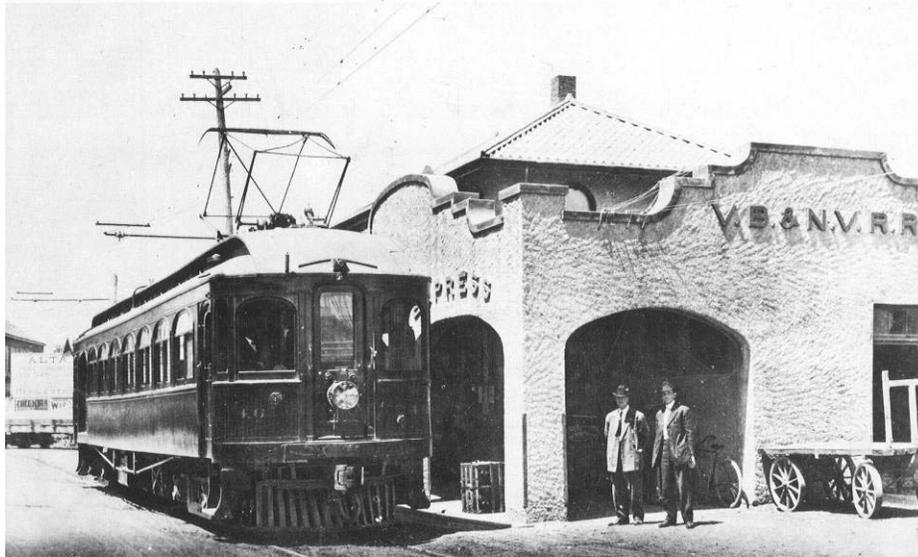


Figure 37. The Vallejo, Benicia & Napa Valley Railroad Company interurban railroad depot, circa 1905. (Swett, cover image)

RESIDENTIAL GROWTH

The growth of single-family neighborhoods established during the Victorian era continued after the turn of the twentieth century, although residential construction slowed during World War I. Napa neighborhoods continued to feature a mixture of large and small houses rendered in a wide variety of styles. The diversity of classes and attitudes towards class differences would not disappear until after the war, and neighborhoods that appealed to much narrower socioeconomic ranges were not developed until the 1920s.¹¹⁹ Colonial Revival, Classical Revival, Shingle, and Craftsman styles gained popularity after the turn of the century, and most residential buildings were constructed in one of these styles. Structural systems and siding were still primarily wood. Luther Turton, Napa’s preeminent architect since the 1880s, was responsible for a majority of the grandest homes from this period.¹²⁰

In the Victorian era, parcels in neighborhoods such as Napa Abajo, Fuller Park, and Calistoga Avenue continued to be subdivided, and houses constructed after the turn of the century were interspersed among the existing nineteenth century residences. By the beginning of World War I, these early neighborhoods were largely built out. St. John’s and West Napa, however, grew more slowly and did not fully develop until World War II.¹²¹

¹¹⁸ Ibid., 179. Bloomfield, 8.

¹¹⁹ Napoli, *Napa Abajo/Fuller Park Historic District*, 107.

¹²⁰ Ibid., Bloomfield, 13.

¹²¹ “West Napa” refers to the area west of downtown roughly bounded by Jefferson Street to the east, Pine Street to the south, Highway 29 to the west, and Napa Creek to the north. This area is composed of numerous small additions to the city incorporated after 1872, including Patchett’s Addition and Boggs’ Addition, among others. For clarity the



Figure 38. The intersection of Fifth and Division Streets, circa 1905.
(Kemberger, *Mark Strong's Napa Valley*, 37)

The beginning of interurban electric railroad service in 1905 spurred residential development, allowing workers from Vallejo and Mare Island to live in quiet neighborhoods in Napa. The train continued to run along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route. This was especially the case in Spencer's Addition, which had been slow to develop in the nineteenth century but was subdivided and fairly well-developed by 1918.¹²² Another neighborhood that was influenced by the interurban rail line was Alta Heights, which had not been settled earlier because it was located in the steep hilly area on the east side of the river, relatively far from the city center. The Alta Heights Addition of 1906 set up the neighborhood's street grid, and was the first survey to abandon the grid pattern in favor of curving streets that followed the contour of the hillside. Alta Heights first appears on Sanborn maps in 1910, and featured small homes for lower middle-income residents. The area did not attract the city's most fashionable people because it was on the industrial side of the Napa River and was near the Tulocay Cemetery.¹²³

CITY LIMITS EXPANDED

The incorporated city limits expanded to include some additional neighborhoods. By 1907 the city limits included East Napa as far as Silverado Trail, 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 rest of West Napa (south of Laurel Street to Old Sonoma Road) was added in 1914, and Alta Heights and the Napa High School plot were added by the 1920s. The land further west of these incorporated areas was still slow to develop, with prune orchards covering the hillsides. Browns Valley Road was a country lane in the 1890s, and remained as such until well into the twentieth century.¹²⁴

neighborhood is referred to as "West Napa" throughout this document and corresponds with the 1978 Survey Area of the same name.

¹²² Bloomfield, 32-33.

¹²³ *Ibid.*, 41-42.

¹²⁴ *Ibid.*, 2. Weber, *Napa*, 96.



Figure 39. 1907 map of the City of Napa.
(Darms, 108)

INDUSTRIAL & COMMERCIAL EXPANSION

Manufacturing and agricultural-related industries continued to fuel Napa's economic engine after the turn of the century, and a number of new businesses and factories were established. In 1901, the Cameron Shirt Company opened with 225 employees and manufactured shirts and blouses for military as well as civilian markets. Founded by W.H. Cameron, a former salesman for Levi Strauss in San Francisco, the Cameron Shirt Company became the first union shop in Napa. Former employees of the California Glove Company started their own business, the Napa Glove Company, in 1910. The Evans Shoe Company, which was already in business on the east side of the river, changed its name to "Nap-A-Tan Shoe Company" because it began using a product called Nap-A-Tan Waterproof Leather, or "Napa leather," developed by the Sawyer Tannery.¹²⁵ The Sawyer Tannery continued to be a major Napa employer, and was the first tannery west of Chicago to develop patent leather in 1909.¹²⁶ Industrial development was still clustered around the river just southeast of downtown and in East Napa, and proximity to rail lines and transit was increasingly important.



Figure 40. The Cameron & Company Shirt Factory on the Napa River, circa 1900.
(Weber, *Napa*, 54)

Napa's downtown commercial area was also growing, but not as rapidly as other Bay Area cities—a matter of great concern to local leaders at the time. The same types of businesses—stores, hotels, saloons, banks—proliferated in downtown Napa. Commercial buildings from this era were largely designed in the Twentieth Century Commercial, Beaux Arts, or Renaissance Revival styles, and were constructed in brick or native stone. The Behlow Building at Second and Brown streets (1900, demolished 1977), was one of the largest commercial buildings in Napa City. Designed by Luther Turton and constructed by James Newman, the Behlow Building's original ground-floor tenants were Thompson, Beard & Sons, who were reportedly northern California's largest department store.¹²⁷ Another prominent Turton-Newman building was the Migliavacca Building, constructed in 1904 at the corner of Brown and First streets for wine industry pioneer G. Migliavacca. The two-story stone building housed a number of different shops and department stores until it was demolished by the Napa Community Redevelopment Agency in 1973.¹²⁸ Schwarz Hardware Store on Main Street was built in 1906 to replace the one-story building on the same site that was destroyed by the San

¹²⁵ Coodley and Schmitt, 32. *Napa, the Valley of Legends*, 11-12. Weber, *Napa*, 48.

¹²⁶ Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006). Gregory, 160.

¹²⁷ Kilgallin, 25.

¹²⁸ Kernberger, "The Migliavacca Building," 2. Kernberger, *Mark Strong's Napa Valley*, 17. Weber, *Napa*, 68.

Francisco earthquake.¹²⁹ An important Beaux Arts building was the First National Bank at 1026 First Street, constructed in 1917 as a major part of Napa's historic banking district.¹³⁰

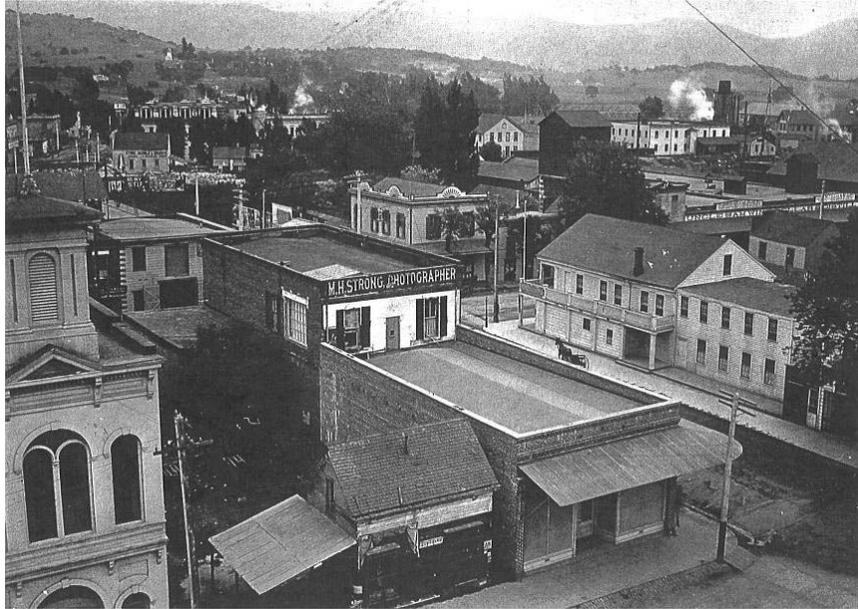


Figure 41 (top). View of Napa, looking southeast from the courthouse, circa 1902. (Kernberger, *Mark Strong*'29)
Figure 42 (bottom). Brown Street from Third Street in 1908. (Darms, 72)

¹²⁹ Kernberger, *Mark Strong's Napa Valley*, 16.

¹³⁰ Kilgallin, 18.

1906 EARTHQUAKE

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree. In Napa, the earthquake caused major damage to twenty homes and a number of commercial buildings, and local newspapers reported that not a single chimney remained standing. There were no major fires, although electric wires throughout the town snapped, and only a few injuries. Immediately after the earthquake, court sessions were held in the Bank Block as the cupola and roof of the county courthouse had collapsed into the building; city offices were moved into the ground floor of the Goodman Library, which had itself sustained damage to the second floor. The Revere House (1856), a brick hotel known for its drunken disturbances and liquor law violations, was extensively damaged and subsequently demolished, as city officials saw the earthquake as a convenient excuse to remove the troublesome establishment. The south wall of the Opera House collapsed into the adjacent Napa Hotel, and most cupolas and tall towers throughout the city were removed (either due to heavy damage or as a preventative measure against future quakes). Though the city sustained significant damage, all were relieved that there were no deaths, and by July of that year, many banks and businesses had reopened and repairs had begun on most buildings.¹³¹



Figure 43. The Revere House Hotel, destroyed by the 1906 Earthquake.
(Kernberger, *Mark Strong's Napa Valley*, 33)

Napans also mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the Italian American enclave in numbers and prominence, and becoming important members of the community.¹³²

¹³¹ Weber, *Roots of the Present: 1900 to 1950*, 58-63. Weber, *Napa*, 64-66. Kernberger, *Mark Strong's Napa Valley*, 33.

¹³² Weber, *Napa* 86. Weber, *Roots of the Present: 1900 to 1950*, 64.

SOCIAL & CIVIC SERVICES

In 1901, George Goodman donated property on First Street for the erection of the city's first permanent, free public library. The National Register-listed building was designed by Luther Turton and built by James Newman using local stone for an estimated cost of \$15,000. The cornerstone was laid on May 2, 1901, and schools and businesses closed for the afternoon so everyone could attend the ceremony. By 1912, the Goodman Library boasted over 10,000 titles, had three librarians, and received city funding.¹³³ The substantial design and community support for the Goodman Library seemed to represent an investment in Napa as its own independent city, not an extension of San Francisco or other Bay Area developments.



Figure 44. Interior of the Goodman Library, circa 1903.
(Kernberger, *Mark Strong's Napa Valley*, 35)

In 1905, the city spent \$12,000 to purchase ten acres of orchards known as Campbell's Grove for use as a public park. Bounded by Jefferson, Oak, Seminary, and Laurel streets, the park was known as Oak Street Park and featured landscaping designed by J.H. Chalmers. The park was re-named in 1919 for Mayor Jack Fuller, who was instrumental in its original purchase.¹³⁴ Fuller Park was well used by the community and spurred fashionable development around the edge of the park; the surrounding neighborhood was largely built out by the 1920s. Other city parks at the time included East Napa Park, which was a block of land at the southeast corner of Brunell and 4th streets covered with tall shade trees and a large pavilion; Randolph Street Park, which was a generally unimproved plot of open space (possibly present-day Kiwanis Park at Randolph and Elm streets); and two other well-kept triangular plots of parkland.¹³⁵

In 1919, the school board voted to construct three new schools, including Napa Union High School at Jefferson and Lincoln streets. Designed by architect William H. Weeks, the school was on the outskirts of town and replaced the existing high school on Polk and Jefferson. Construction of the imposing Neoclassical style building was completed in 1921, and continues to dominate the

¹³³ Kernberger, *Mark Strong's Napa Valley*, 34-35. Gregory, 162.

¹³⁴ Kilgallin, 58. Gregory, 163. Coodley and Schmitt, 64. East Napa Park has since been developed. Randolph Street Park, if the same as the current Kiwanis Park, was also once known as South Park or South Square, as indicated by Sanborn Fire Insurance maps. The locations of the two triangular parks mentioned by Gregory have not been identified.

¹³⁵ Gregory, 163.

intersection today.¹³⁶ Napa High School likely encouraged development in the adjacent area, with faculty and families building homes in nearby Spencer's Addition.



Figure 45. Fuller Park, n.d.
(Coodley and Schmitt, 88)



Figure 46. Napa Union High School, n.d.
(Kilgallin, 48)

Other services established at this time include the Napa Fire Department, officially incorporated by the city from multiple volunteer fire brigades after the 1906 Earthquake, and the first public hospital, established in 1910 as the Benjamin Shurtleff Hospital (nicknamed “Old Pus & Blood”).¹³⁷

Though not a public amenity, Napa boasted a notable recreational facility in its country club, which was a center for social activity among Napa's citizens. Founded in 1915 as the Napa Golf and Country Club, it was later incorporated as the Napa Valley Country Club in 1923. Located on the far eastern edge of the city, it originally included a 9-hole golf course and Craftsman style clubhouse, constructed in 1924 by the firm of Coffield and Arnitz. The country club still operates today, now with a 16-hole course and a modern clubhouse.¹³⁸

¹³⁶ Kilgallin, 48. King, 40.

¹³⁷ *Napa, the Valley of Legends*, 63-64. Weber, *Napa*, 80.

¹³⁸ Napa Valley Country Club Historical Committee, *Napa Valley Country Club, 1915-2004* (Virginia Beach, VA: The Donning Company Publishers, 2004).