

DOWNTOWN NAPA HISTORIC CONTEXT
STATEMENT & SURVEY REPORT

NAPA, CALIFORNIA
[10130]

PREPARED FOR
NAPA COMMUNITY REDEVELOPMENT AGENCY



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

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FINAL

DOWNTOWN NAPA HISTORIC CONTEXT STATEMENT & SURVEY REPORT

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I. INTRODUCTION

Purpose

The Downtown Napa Historic Context Statement & Survey Report is a component of Heritage Napa, a project undertaken by the City of Napa and the Napa Community Redevelopment Agency (NCRA). Work on the Downtown Napa project, funded by the NCRA, included a historic context statement completed in conjunction with an intensive-level architectural survey of the Downtown area in the east central portion of the City of Napa. This work will inform the upcoming Downtown Specific Plan, as well as future preservation planning efforts in the city.

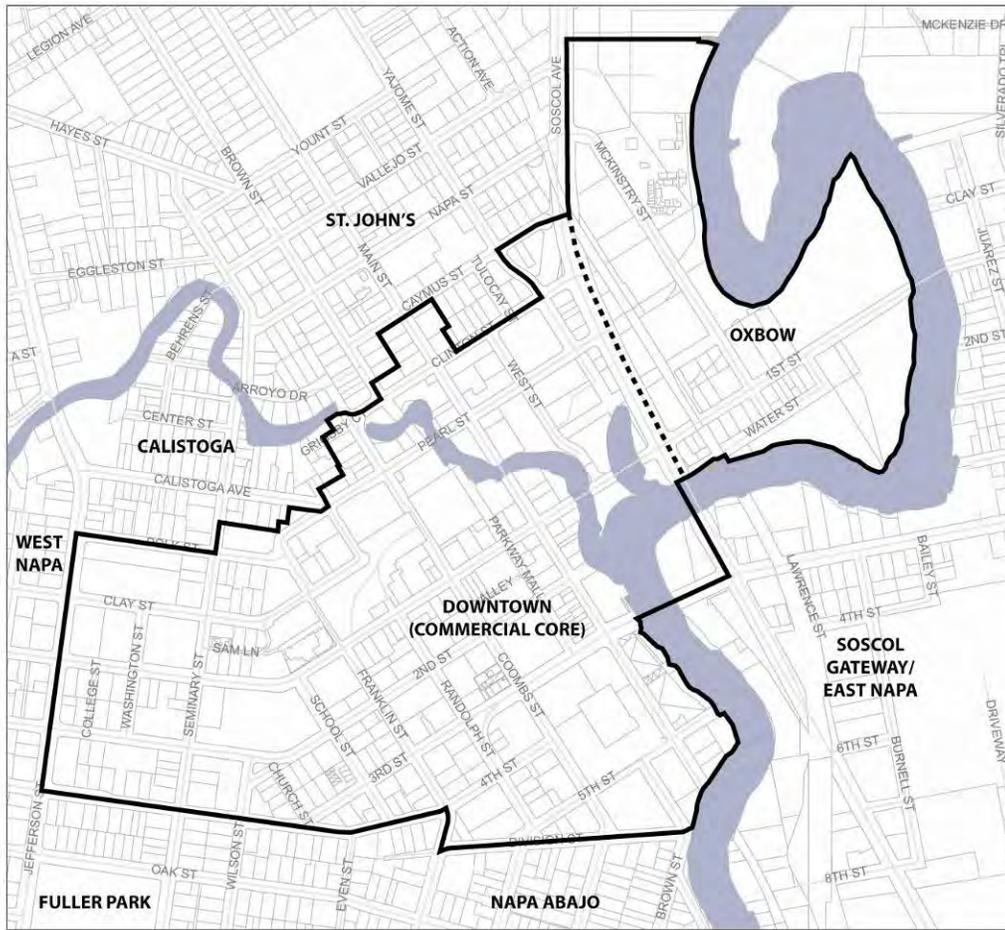
This document presents the history of the Downtown survey area from pre-history to the present, and details the findings of the intensive-level architectural survey. The document identifies important periods, events, themes, and patterns of development, and provides a foundation on which to base the assessment and evaluation of the area's historic properties.

Definition of Geographical Area

The Downtown Napa survey area is located on the west bank of the Napa River in the east central portion of the City of Napa. The irregularly-shaped survey area, which corresponds to the Downtown Specific Plan Planning Area, is roughly bounded by the Napa River on the east, Caymus Street on the north, Jefferson Street on the west and Third and Division streets on the south. The Napa Creek runs diagonally through the survey area from approximately the intersection of Clinton and Coombs streets to the juncture of the creek and river near Second and Main streets. Soscol Avenue, located at the eastern edge of the survey area, is a major local thoroughfare. Bridges at First and Third streets and Soscol Avenue provide access across the Napa River to downtown.

The Downtown Napa survey area contains the city's commercial core, as well as several surrounding neighborhoods: the Oxbow,¹ or Cornwall's Addition, which historically contained a Spanish Town and Chinatown and was located in the northeast portion of the survey area; St. John's Addition, primarily an Italian residential neighborhood located at the northern survey boundary; the Brown and Walker residential neighborhood located southwest of City Hall; and Napa Abajo/Fuller Park, an affluent residential neighborhood that overlaps with the southern edge of the survey area. Downtown Napa is comprised of several building types: civic and commercial, residential, and industrial. Historically, industrial buildings tended to be clustered south of Third Street, between Main Street and the Napa River, or north of Water Street in the bow of the Napa River. Commercial and residential buildings were not geographically located, but interspersed throughout the Downtown.

¹ The term "Oxbow" is a modern term used throughout this document to refer to the portion of Downtown Napa contained within the bend, or oxbow, of the Napa River. This area roughly corresponds to Cornwall's Addition (1852), and is referenced independent of the commercial core because it experienced different forces driving its development. Although it is not the neighborhood's historical name, "Oxbow" is used here for consistency with other documents and plans used by the City of Napa.



Downtown Napa survey area and vicinity, with survey area boundaries outlined. Within this area, 57 parcels were selected for documentation on DPR 532 B and 14 parcels were selected for documentation on DPR 523 D forms (see page 3 for details about the survey methodology, and the Appendix for a map of properties included in the intensive-level survey). (Page & Turnbull, October 2009).

Methodology

The Downtown Napa Historic Context Statement & Survey Report is organized chronologically, with sections that correspond to major periods in Napa's history from pre-history to the present. The content and organization of the document follows the guidelines of National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*; National Register Bulletin No. 16A *How to Complete the National Register Registration Form*; National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form*; National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*²; and *Instructions for Recording Historical Resources*, which was published by the California Office of Historic Preservation.³

Research for the Downtown Napa Historic Context Statement & Survey Report was gleaned from local and regional repositories. Primary sources included Sanborn Fire Insurance Maps, newspaper articles, city directories, and historic photographs. Secondary sources included numerous books and

² National Register Bulletins can be found at: <http://www.nps.gov/history/nr/publications/bulletins.htm>

³ Found at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

publications (listed in the bibliography at the end of this document), GIS maps, previous historical reports and survey documentation (see Section II), and internet sources. Information gathered from the public during community workshops was also integrated into the context statement.

For additional information about broad patterns of city development not included in this Downtown Napa document, please refer to the Napa City-Wide Historic Context Statement (1 September 2009).

INTENSIVE-LEVEL ARCHITECTURAL SURVEY

The intensive-level architectural survey of the Downtown Napa area was completed to identify and document historic resources within the survey area. The term “intensive-level” signifies that the survey was conducted on foot with photographs and basic information recorded for each age-eligible property within the survey area. Archival research was also completed for a select group of properties. GIS maps were produced from parcel data received from the City of Napa in order to analyze the surveyed properties and illustrate concentrations of historic properties. Property types, neighborhood development and use patterns, and architectural styles and characteristics were identified through survey fieldwork. The broad historic development patterns identified in the Napa City-Wide Historic Context Statement also informed the intensive-level architectural survey.

Survey fieldwork was conducted on July 27 and August 3, 2010, by architectural historians for Page & Turnbull who meet the Secretary of the Interior’s Professional Qualifications for Architectural History. After the fieldwork was completed, Page & Turnbull prepared an Excel database in which all surveyed properties were identified; 57 Building, Structure and Object Records (DPR 523B) forms; 1 District Record (DPR 523D) form; and 7 Update Record (DPR 523L) forms. The properties chosen for B forms were selected in consultation with City of Napa Community Redevelopment Agency staff. The selection was based on the potential, deduced from visual observation and background research, that the property might have historical significance. A few properties that had been previously documented on DPR 523 forms (most in 1978) were updated to meet current documentation standards.

The results of the survey are synthesized in section **V. Recommendations** of this document.

How to Use This Document

The Downtown Napa Historic Context Statement & Survey Report identifies development patterns and significant properties in the area. The document is organized as follows:

- Section **II. Existing Surveys, Studies and Reports** summarizes previous historic resource survey work in the Downtown Napa survey area.
- Section **III. Guidelines for Evaluation** provides a definition of each of the major property types found in the survey area (residential, commercial, industrial, and civic/institutional), and guidelines to evaluate the significance and integrity of these properties.
- Section **IV. Historic Context** includes a narrative of the area’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. Survey Report & Recommendations** includes a summary of the intensive-level architectural survey results, recommendations for follow-up work regarding treatment of historic properties, and a discussion of how the survey results should be integrated into the city’s Historic Resources Inventory (HRI) and design review process.

II. EXISTING SURVEYS, STUDIES AND REPORTS

A number of prior surveys were conducted within the boundaries of the Downtown Napa survey area. The following section identifies which surveys and inventories are on file with the City of Napa Planning Division and notes whether these studies include properties in the Downtown Napa project area.

Historic Resources Inventory (HRI)

The Historic Resources Inventory (HRI) is the City of Napa's official register of locally-designated historic resources. The first historic resource inventory survey was conducted within the City of Napa in 1969 and subsequent surveys were conducted in 1978, 1988, 1994, 1995, and 1998. These surveys covered Napa's central historic core either via a windshield analysis by which more resources were surveyed, but at a lesser level of detail; or an intensive-level survey, which more closely analyzed resources within smaller areas such as the St. John's and Napa Abajo/Fuller Park neighborhoods. The Cultural Heritage Commission (CHC) has continued to update the HRI to maintain current surveys and document un-surveyed areas, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa.⁴

The current HRI was adopted by the Napa City Council in 1997, is regulated by the City's Historic Preservation Ordinance (Chapter 15.52 of the Napa Municipal Code), and is maintained by the Cultural Heritage Commission (CHC). Over 2,800 individual properties throughout the city are currently listed on the HRI. Properties listed on the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant. Depending on their Map Score (established by the 1995 Napa City-Wide Survey), properties listed on the HRI are subject to varying levels of design review by the CHC and staff.⁵

More than 100 properties in the Downtown Napa survey area have been listed in the HRI: 27 with a Map Score of 1, 30 with a Map Score of 2, and 53 with a Map Score of 3. There are also 18 local landmarks within the Downtown Napa survey area.

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 about demolition of some of the city's historic downtown buildings 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 inception the organization's mission has been to protect historic buildings and sites for posterity by advocating public policy, educational programs, and research and technical assistance to support preservation.

⁴ 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).

⁵ 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).

The 1978 Survey was one of Napa Landmarks' first large undertakings. Over 2,500 historic buildings, structures, and places throughout the county were photographed through an initial "windshield survey," and recorded on a Master List to create an inventory of historic resources. The list was divided by survey district, and a brief historic overview was completed for each area. Official State Historic Resource Inventory forms were completed for some properties, but most were only documented by the Master List. The 1978 Survey also divided the City of Napa into nine survey areas based on historic context and development patterns: Downtown, Napa Abajo, St. John's, Spencer, West Napa, East Napa, Calistoga Avenue, Alta Heights, and Fuller Park. The 1978 Survey was conducted during the early years of Napa's preservation movement, and also included recommendations for strengthening the local preservation planning process within Napa County.⁶ The 1978 Survey was updated a number of times—both formally and informally—by City staff and became the foundation for the City's Historic Resources Inventory as well as subsequent survey work.

Downtown Napa was one of the primary study areas included in the 1978 Survey, and many properties were found to be significant. 39 properties within the Downtown Napa survey area were documented on Department of Parks and Recreation forms as part of the 1978 Survey; this included properties in the Downtown, Napa Abajo, St. John's, and Fuller Park survey districts.

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. The windshield survey was completed with the primary goal of producing a digital database of historic resources. The survey included a systematic inventory of all historic resources within the sections of the city urbanized prior to 1950. Resources in other portions of the corporate limits were also identified by the City-Wide Survey, but were not systematically surveyed.⁷

Buildings were rated according to a 1 to 5 point system called Map Score (MS), with "1" defined as properties eligible for listing in the National Register; "2" as properties eligible for listing as a City Landmark; "3" as properties that are not individually eligible, but contribute to a potential historic district; "4" as ineligible or non-contributing to a historic district; and "5" as not ranked or not visible. The Map Score was derived from a combination of the building's date of construction, significance/visual quality, and integrity. Each building was given a Visual Evidence of Significance, or VES, score ranging from 1 to 5, with 1 being "Outstanding example of a style or period." Together the VES score, building's date of construction, and integrity generated each property's final Map Score.⁸

Of the 6,014 properties evaluated in the City-Wide Survey, 2,206 properties were identified as potential contributors to historic districts and 93 properties were identified as potentially individually significant. The survey also identified Historic Resources Planning Areas (HRPAs) with high concentrations of historic resources to inform future planning projects.⁹ The results and

⁶ 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.

⁷ 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.

⁸ *Ibid.*, 4-7.
⁹ *Ibid.*, 9.

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.¹⁰

The Napa City-Wide Survey (1995) included the Downtown Napa survey area. More than 100 historic resources were identified in the 1995 City-Wide Survey: 27 with a Map Score of 1, 30 with a Map Score of 2, and 53 with a Map Score of 3. The survey also identified four small Historic Resources Planning Areas in the Downtown Napa area: Downtown North (centered on First and Coombs), Downtown South (centered on Franklin Street between Second and Third), Fuller North (Church Street between Second and Third), and Abajo North (intersection of Third and Division).

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 (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.¹¹ Bloomfield's report includes a section regarding Downtown Napa; however, because few residences remain in Downtown Napa, the context statement was brief. Commercial, civic and institutional, and industrial properties were not included.

Some resources in the Downtown Napa survey area were individually documented through the Historic Resources Inventory, DPR 523 Forms, Landmark Nominations, or other reports. These documents were completed by a variety of consultants from the 1970s to the present, and can be found in the City of Napa Planning Division archives. A handful of properties along the southern edge of the Downtown Napa survey area were also documented as part of the Napa Abajo/Fuller Park National Register Historic District, which can be found in the district nomination form.

Additionally, the Napa City-Wide Historic Context Statement was completed by Page & Turnbull in September 2009 as part of the Heritage Napa project. The context statement provides a narrative identifying geographic areas, property types, and overarching themes relevant to the history and development of the City of Napa.¹²

¹⁰ Napa City Council, "Resolution No. 97-015" (7 January 1997), in City of Napa Planning Department Archives.

¹¹ Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 1.

¹² Please refer to the City-Wide Historic Context Statement (1 September 2009) for additional information about broad patterns of city development not included in this Downtown Napa document.

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to the developmental history of the Downtown Napa survey area 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 Downtown 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 the built environment in the Downtown Napa survey area:

- Residential Development
- Commercial Development
- Industry & Manufacturing
- Transportation
- Ethnic & Cultural Diversity

Definition of Property Types

In the Downtown Napa Survey Area, residential development includes primarily single-family dwellings, with only a handful of examples of multiple-family dwellings and apartment buildings. Residential buildings are primarily located at the outskirts of the downtown: at the north on the border of the St. John's neighborhood; at the northeast in the Oxbow neighborhood; in the south in proximity of Napa Abajo; and to the southwest near the Fuller Park Historic District. Institutional buildings, primarily churches, are located in the residential areas. Historically, schools were also located near the residential areas downtown; however, they are no longer extant. Commercial properties are centrally located downtown, on Main, Brown, and Coombs streets and First, Second, and Third streets. Like the commercial properties, civic buildings tend to be centrally located downtown. Few industrial properties other than the Hatt Building and Complex in the southeast near the Napa River remain downtown. This section does not discuss agricultural properties because this property type no longer remains downtown.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

Buildings designed as single-family dwellings are concentrated at the outskirts of the central Downtown Survey Area and sparsely located throughout. Dwellings located at the boundary of Downtown Napa transition into the residential districts such as St. John's neighborhood to the north; Napa Abajo to the south; and Fuller Park to the southwest. The Oxbow neighborhood, named for its location in the bend in the Napa River, developed slightly differently from the central, commercial downtown because of its somewhat isolated location. Therefore, the Oxbow neighborhood is discussed in a separate section below.

Most residences constructed downtown were constructed as single-family residences. Houses located downtown were designed in vernacular architectural styles for workers and in high architectural styles for prominent families who owned businesses in Napa. Residences date from the 1870s to the present, but the majority of the residences was constructed between 1880 and 1920. By 1920, residential areas bordering downtown were largely built-out, therefore, fewer houses were constructed downtown after the 1920s. The architect is unknown for most residences; however, local architect Luther Turton designed a number of high architectural style residences at the turn-of-the-century. Houses range from one to two-and-a-half stories in height and are designed in Italianate, Stick/Eastlake, Queen Anne, and vernacular styles.

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.

OXBOW NEIGHBORHOOD

The Oxbow neighborhood is located in the northeast portion of the Downtown Napa Survey Area, and is named for the bend in the Napa River that frames the south, east, and north boundaries of the neighborhood. The Oxbow neighborhood has been significantly altered, but contains one to two-story, wood-frame dwellings on First and Water streets that date from the 1870s through the present. The majority of the houses was constructed between 1900 and 1910 and was designed in a vernacular architectural style for working class families. Generally, the architect of these houses is unknown.

Although historically a neighborhood which contained residential, commercial and industrial buildings, today Oxbow is primarily commercial. Modern complexes, including the Oxbow Public Market, stand where residential and industrial buildings were once located.

APARTMENT AND MIXED-USE BUILDINGS

Multiple-family dwellings and historic apartment buildings are not common in Downtown 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. There are only a couple of examples of historic apartment buildings in the Downtown Napa survey area, and they are small to mid-sized buildings (containing approximately four to twenty residential units).

SIGNIFICANCE OF RESIDENTIAL BUILDINGS

Residential buildings in the Downtown Napa survey area, especially those that were constructed at the turn of the century, can be considered very significant, as they reflect the patterns of development and the socio-economic conditions during the survey area's heyday. Residential properties located downtown are more likely to be significant as individual resources rather than as a district because downtown Napa does not contain a very high concentration of residences. For information about the residential neighborhoods that border the Downtown Survey Area, please refer to "A Residential Context for the Cultural Resources of the City of Napa," which was prepared by Anne Bloomfield for the City of Napa Planning Department in 1996.

COMMERCIAL PROPERTIES

Commercial properties in Downtown Napa are typically small-scale, individual buildings that fit the lot and block sizes of the commercial area. Although these buildings are concentrated on Main, Brown, Coombs, First, Second, and Third streets, they are interspersed throughout the Downtown Napa Survey Area. Like the residential building stock located downtown, commercial buildings range in date from the 1870s until the present. The majority of the commercial buildings were constructed between 1880 and 1930 and in the 1950s. This commercial development period mirrors the development of Napa: its first large building period in the 1880s as the town shifted from a temporary mining and agricultural community into a full-fledged town; and a second redevelopment period spurred in the 1960s by a shift from an industrial economic base to a more tourism-focused economy at the conclusion of World War II.

Historic commercial buildings in the survey area are typically one to four stories in height, feature a commercial storefront on the first story, and are surmounted by office space. Older buildings, constructed between 1880 and 1930, may be comprised of local stone or brick, whereas later commercial buildings constructed in the 1950s and 1960s may be of wood or steel frame construction. Commercial buildings constructed at the turn of the twentieth century were often designed by architects such as Luther Turton, Ira Gilchrist, C.L. Hunt, William Corlett, and Wright & Saunders. The proprietors of these buildings are also notable, as they were prominent businessmen and therefore important figures in the foundation of Napa.

SIGNIFICANCE OF COMMERCIAL BUILDINGS

Commercial buildings are significant for their role in providing goods and services to a growing community. Historic commercial properties in the Downtown Napa survey area reflect almost every period in the area's history, and as a property type are capable of conveying patterns of development in the area and citywide.

CIVIC AND INSTITUTIONAL PROPERTIES

The City of Napa has been the County Seat of Napa County since 1850. Today, Downtown Napa continues to serve as the civic center of Napa and contains both city and county governmental buildings. Civic buildings were constructed between the 1870s and the 1950s in a variety of architectural styles.

Although institutional buildings were also prominent, the majority of the historic schools once located downtown were demolished as new schools were constructed in surrounding residential suburbs such as St. John's, Calistoga, Napa Abajo, and Fuller Park. Several historic churches, however, remain downtown.

SIGNIFICANCE OF CIVIC AND INSTITUTIONAL PROPERTIES

Civic and Institutional properties are likely to have significance under the themes of development and growth identified in this context statement, because they represent establishment of Napa as the County Seat. Institutional properties may be significant for their role in the community, or may represent ethnic and cultural diversity within the region. The Downtown Napa survey area was historically designated as the governmental center of Napa and, as the oldest residential neighborhood, contained some of its first institutional properties as well.

INDUSTRIAL PROPERTIES

Although several industrial properties were located in the Downtown Napa Survey Area from the 1870s until the late twentieth century, only the Hatt Building and Mill Complex, located at the intersection of Fifth and Main streets, remain. Historically, industries clustered south of Third Street and in the northeast portion of the Oxbow neighborhood because both were located on the Napa River. The Napa River and rail transportation provided access to a supply of water and means of shipping and thus facilitated the manufacturing of various products. Industrial buildings are relatively large structures situated on large parcels and are typically of utilitarian design and construction. Industrial buildings commonly contain expansive, undivided, double-height interior spaces, and were not architect-designed. However, as industry has recently declined and many industrial resources have been demolished or converted to other uses, historic industrial properties now represent only a small portion of the building stock.

SIGNIFICANCE OF INDUSTRIAL PROPERTIES

Industrial buildings are likely to have significance under the themes of development and growth identified in this context statement, because they represent large and often long-standing establishments as well as important factors in the city's economy and its trade relations with the surrounding region. The Hatt Building and Complex represent some of the oldest building in Napa. Downtown Napa was once the heart of industrial Napa, and industrial properties in the area represent the establishments that gave the neighborhood its commercial identity and provided employment for much of the city's populace.

Evaluation Criteria

The following discussion of significance and integrity of the identified property types generally guides evaluation of buildings in the Downtown Napa survey area. 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. According to *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, resources over fifty years of age are typically 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. These criteria are defined in depth in *National Register Bulletin Number 15*. 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.¹³

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

HISTORIC RESOURCES INVENTORY (HRI)

The eligibility criteria for local listing in the City of Napa’s Historic Resources Inventory (HRI) are similar to the National Register and California Register criteria described above. Properties listed in the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant.

Specifically, as described in the City of Napa’s Historic Preservation Ordinance (Municipal Code §15.52(B)1), the criteria for designation as a Landmark Property are:

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

As described in the City of Napa’s Historic Preservation Ordinance (Municipal Code §15.52(B)2), the criteria for designation as a Landmark District are:

¹³ 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.

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

A property considered for designation as a Neighborhood Conservation Property need not have historical significance. As described in the City of Napa's Historic Preservation Ordinance (Municipal Code §15.52(C)2), the criteria for designation as a Neighborhood Conservation Property are:

- a. The property represents an established and familiar visual feature of a neighborhood, community or of Central Napa; or
- b. The property has historic, architectural or engineering significance.

COMPARISON WITH NATIONAL & STATE CRITERIA

Although phrasing slightly differs, the designation criteria established by City of Napa's HRI for Landmark Properties and Landmark Districts are essentially the same as the National Register and California Register criteria. In all cases, historic resources may be significant for their association with events, social and cultural trends, important people, architecture, and/or master architects. Thus, the evaluations presented throughout this document for eligibility in any of the three registers will use a consistent approach. Additionally, the HRI's similarity to the California Register criteria ensures that locally designated resources will receive protection under CEQA (see page 102 for a detailed discussion of CEQA and historic resources).

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register/local 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."¹⁴ 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:

¹⁴ 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

- *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.

For evaluation purposes, a historic resource ultimately either possesses integrity or does not. A property that has sufficient integrity for listing in the national, state, or local historical register will generally retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. The necessary aspects of integrity depend 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.

However, levels of integrity are sometimes helpful for city planning purposes. For instance, some properties may rate highly in all aspects of integrity; such properties should be given high priority in

preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from 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).

IV. HISTORIC CONTEXT

This section provides information specific to the Downtown Napa survey area. Please refer to the City-Wide Historic Context Statement (1 September 2009) for an expanded discussion of each historic period, theme, and property type relative to broad patterns of city development.

Pre-History & Native Peoples (pre-1800)

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo and Patwin groups. The Native American 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 early peoples relied on for subsistence. “Wappo” is a version of the Spanish word “guapo,” meaning “brave one;” the tribe’s territory extended from St. Helena south to the major Napa River crossing at present-day Trancas Street. 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. The Downtown Napa survey area was inhabited by the Patwin, a branch of the Southern Wintun group. The Patwin spoke a dialect of the Wintun language, and “Patwin” is the Southern Wintun word for “person” or “people.” Like the Wappo, the Patwin lived in permanent villages near springs for easy fishing, game hunting, and acorn gathering. The Patwin were divided into a number of sub-groups or tribelets, and the Patwin town in the present-day city of Napa—likely located near the Downtown Napa survey area—was a probable tribelet center for the Patwin’s “Napa” group.¹⁵

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 or Patwin, and are thus assumed to be significant under Criterion D (Information Potential).

Spanish & Mexican Period (1800-1845)

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

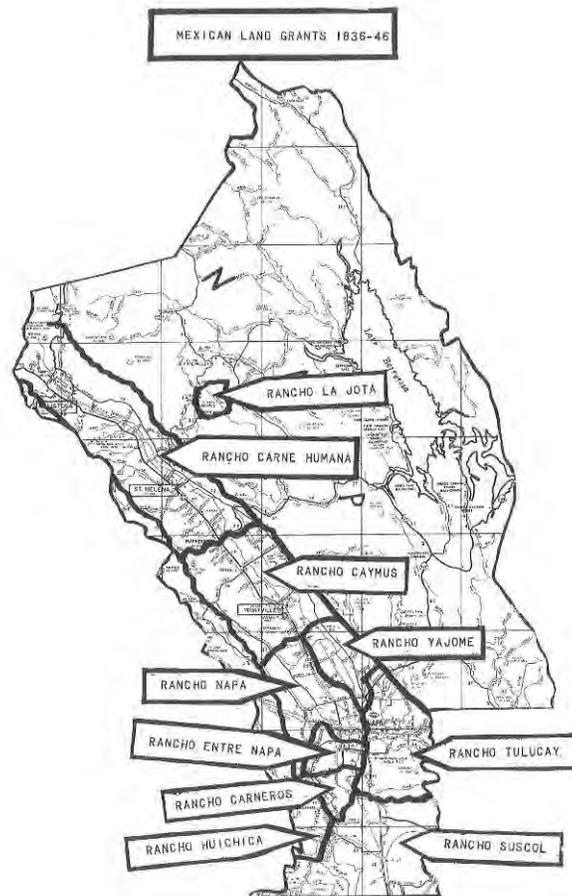
One large grant bestowed by Vallejo was to Cayetano Juarez, who established Tulocay Rancho on the eastern side of the Napa River. The rancho covered approximately 8,800 acres and was operated by over 400 native laborers.¹⁶ Other grants parceled out by Vallejo included the Yajome Rancho given to the Rodriguez family, the Las Putas Rancho to Jose Santos Berryessa, the Napa Rancho to

¹⁵ Richard H. Dillon, *Napa Valley Heyday* (San Francisco: Book Club of California, 2004), 15-18. Robert Fleming Heizer, *The Archaeology of the Napa Region* (Berkeley: UC Press, 1953), 233-242. Yolande S. Beard, *The Wappo: A Report* (St. Helena: by author, 1977), 42-47.

¹⁶ Lauren Coodley and Paula Amen Schmitt, *Napa: The Transformation of an American Town* (Charleston, SC: Arcadia Publishing, 2007), 25.

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.

Eventually several of these rancho land grants were combined to form the present-day town of Napa and the Downtown survey area: Higuera's grant west of the river would become the commercial core (Rancho Entre Napa), the land north of First Street was acquired from Salvador Vallejo (Rancho Napa), and the land east of the river was acquired from Juarez (Rancho Tulocay).



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

ASSOCIATED PROPERTY TYPES

Buildings constructed during the Spanish and Mexican periods were primarily adobe or wood-frame structures, and would have likely included residential, agricultural, and religious properties. The only known building extant from this period within the entire city limits is the Cayetano Juarez adobe, a residence from the Juarez rancho that is now used as a restaurant. This building is located on Silverado Trail outside the Downtown Napa survey area, and thus no physical evidence remains of this era in the survey area.

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.¹⁹ 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.²⁰



**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, livery stables, and general stores and by the distinct lack of schools, churches, and other family-oriented services within the Downtown survey area. 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 downtown 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,

¹⁹ W.F. Wallace, *History of Napa County* (Oakland, CA: Enquirer Print, 1901), 128.

²⁰ Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena, CA: Wine Venture Publishing, 1998), 140-141.

lodging houses, and stores.²¹ 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 brick commercial building was erected at the southwest corner of Main and First streets by Thomas Earl.²² 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.²³ 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 1858.²⁴ The three-story, brick masonry Revere House, one of Napa's earliest hotels, was constructed across from the courthouse in 1856.²⁵

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 1848.²⁶



View of Napa River, circa 1860.
(Online Archive of California)

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.²⁷ Shipping passengers and goods to Napa became an

²¹ 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

²² Wallace, 128.

²³ Ibid.

²⁴ Weber, *Napa*, 71. Coodley and Schmitt, 35-36. Gregory, Tom. *History of Solano & Napa Counties, California* (Los Angeles, CA: Historic Record Co., 1912).

²⁵ Kernberger, *Mark Strong's Napa Valley*, 33.

²⁶ Coodley and Schmitt, 33. Menefee, 23.

²⁷ *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.

important business for local merchants, and spurred commercial and residential development throughout the county.²⁸ 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.²⁹

While the river sustained the new city by providing its economic base and a physical link to San Francisco, the river also presented an obstacle for early urban development, especially in the Downtown Survey Area. Once the county was organized, bridge-building became a top civic priority.³⁰ The city's first bridge was constructed across Napa Creek at Brown Street in 1849, although it collapsed under the burden of a wagonload of wheat later that year.³¹ 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 (no longer extant). 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.³² Stone bridges would be constructed during the Victorian era (see page 31).

EARLY ROADS

Public roads were slow to develop in Napa. Most major routes through the region 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.³³ The road ran northwest from the river landing at Soscol, continuing through Napa City on what is now Pueblo Avenue and turning north at Redwood Road and Highway 29. Another parallel road was established to provide an alternate route to St. Helena, built further east on higher ground that was less prone to flooding. This route is now Silverado Trail, although it was referred to as the "Old Back Road" or "East Side Road," and was marked on maps simply as "county road" until the early twentieth century. To the west of downtown, Brown's Valley Road was a major route and was essentially a continuation of First Street, connecting the commercial core to the surrounding farmland.

In Downtown Napa 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.³⁴ 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.

EARLY SUBDIVISIONS & PLATS

From Coombs' original 1847 town site, several expansions of Downtown Napa's street grid were made by various owners of adjacent land during the Gold Rush era. 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

²⁸ Swett, 13.

²⁹ Kernberger, Mark Strong's Napa Valley, 2.

³⁰ "Historic American Engineering Record: First Street Bridge over Napa Creek," (San Francisco: National Park Service, 2005), 6.

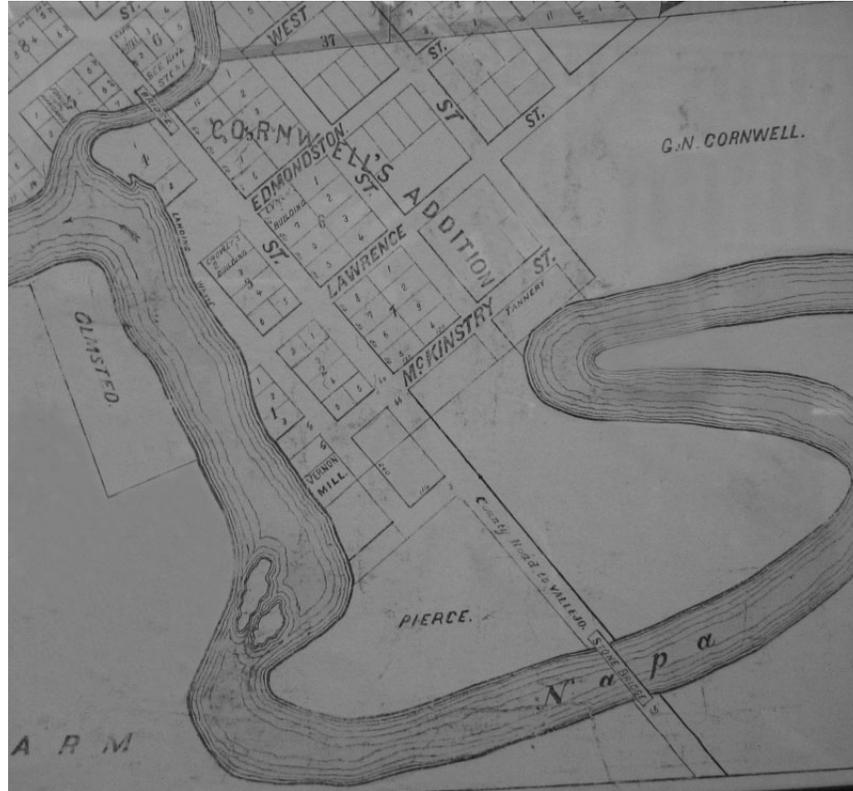
³¹ Napa, the Valley of Legends, 54. Weber, *Old Napa Valley: The History to 1900*, 148-149.

³² "Historic American Engineering Record: First Street Bridge over Napa Creek," 6-8.

³³ Swett, 16. King, 34-35. Coodley and Schmitt, 12.

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

Cornwall turned his barley field into another plat called “Cornwall’s Addition to Napa City,”³⁵ 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.”



**“Cornwall’s Addition to Napa City,” 1869.
(Napa County Historical Society Archives)**

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 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 1861.³⁶ 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.³⁷

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

³⁵ “Cornwall’s Addition” is referenced in some sources as “Cornwell’s Addition;” however, the original survey is entitled “Cornwall’s Addition to Napa City” in County Recorder’s Book B of Deeds, 143, and is therefore referenced as such in this document.

³⁶ 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.

³⁷ Bloomfield, 28.

alignment that extends down to Fuller Park. Numerous other small additions were also completed in Napa's early years. These early subdivisions and additions were largely purchased as land speculation; most of the parcels established by the surveys were subdivided further in later years as the population increased. However, it was not until the 1870s that residential development in Napa first occurred on a large scale.

AGRICULTURE & VITICULTURE

Napa City was the commercial center of the valley, and industries that supported agricultural production developed in the city itself, especially within the Downtown Napa survey area. 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.³⁸ 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.³⁹ Following John Patchett's lead, winemaking had become a popular occupation by the 1860s and 1870s, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.⁴⁰

ASSOCIATED PROPERTY TYPES

Little physical evidence of the early American period remains in the Downtown Napa survey area, as no buildings which date to the 1850s appear to be extant. If such a property were discovered, though, it would likely be significant for its connection to the theme of early American settlement.

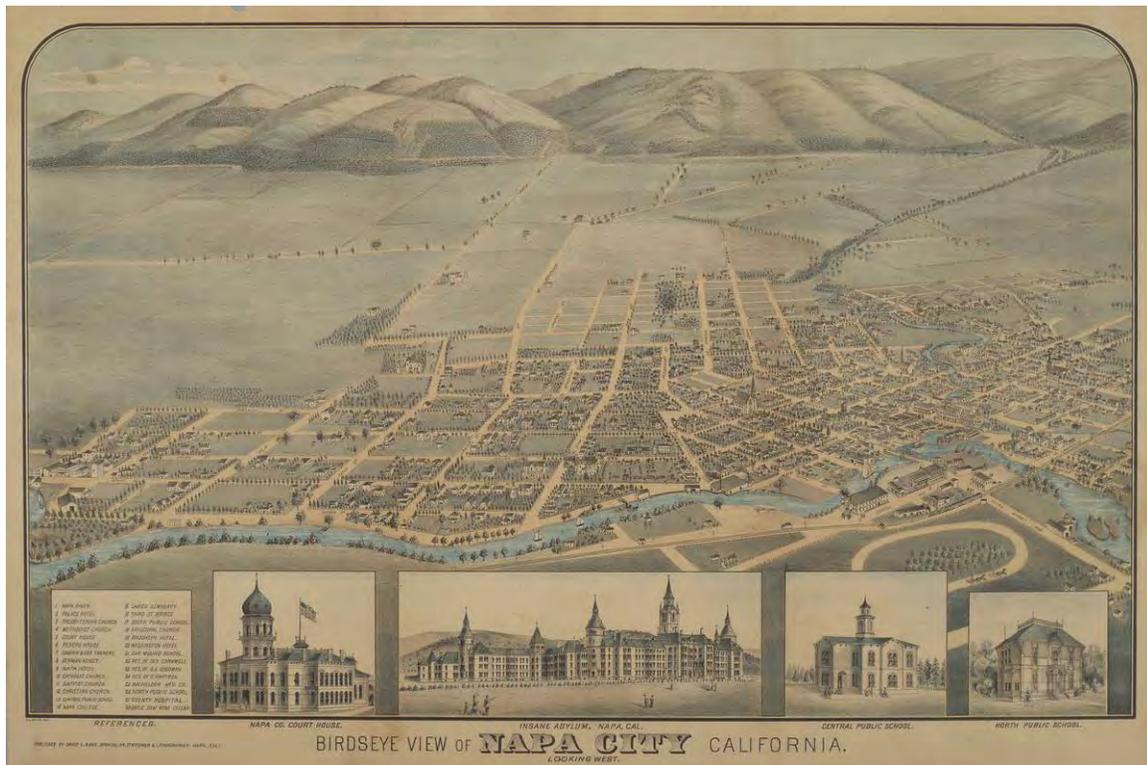
³⁸ Menefee, 54.

³⁹ *Napa, Valley of Legends*, 67, 87-88. Heintz, 30-36.

⁴⁰ *Ibid.*

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 4,000.⁴¹ Commercial development in Downtown Napa during the Victorian era reflected the new economic success of the city, and Downtown was home to all the city's businesses and services, including groceries, general stores, saloons, hotels, restaurants, livery stables, and financial institutions, among others. As business and industry gained success, the city also experienced a period of steady residential growth, and single-family residences radiated from the bustling downtown.



Birdseye view of Napa by C.J. Dyer, circa 1880s.

Note dense, small-scale development of the Downtown Napa survey area in center.
(Online Archive of California)

INCORPORATION OF NAPA CITY & THE ESTABLISHMENT OF CIVIC FACILITIES

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."⁴² 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. during the Gold Rush era were considered 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.⁴³ This included the entire Downtown survey area.

⁴¹ *Napa, Valley of Legends*, 68. Gregory, 157. Kilgallin.

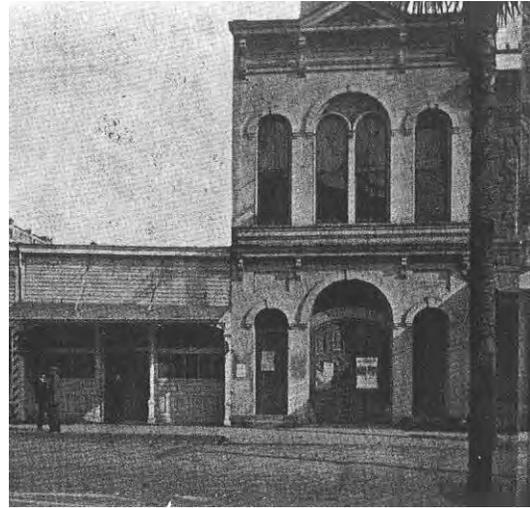
⁴² *Napa, Valley of Legends*, 68. Gregory, 157. Kilgallin.

⁴³ Bloomfield, 4-6.

In 1878, a new Napa County Courthouse was constructed at the heart of the new Victorian city, replacing the original brick courthouse from the Gold Rush era. Designed in the Italianate style by architects Samuel and Joseph Newsom with Ira Gilchrist, the courthouse originally had a spire that was destroyed in the 1906 Earthquake. A portion of the courthouse was also used as the county jail.⁴⁴ City Hall was also constructed circa 1880 on Brown Street, opposite the County Courthouse.⁴⁵



Napa County Courthouse (1878). The building is still extant, but the tower was demolished circa 1906.
Photo circa 1900.
(Kernberger, *Mark Strong's Napa Valley*, 27)



Napa City Hall on Brown Street, circa 1880. The building is still extant, but its façade has been altered beyond recognition.
(Darms, 98).

COMMERCIAL DEVELOPMENT

Commercial development was the primary force that shaped the Downtown Napa survey area during the Victorian era. 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.⁴⁶ 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.⁴⁷ 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.⁴⁸

⁴⁴ Napa County Landmarks, 1978 Survey Inventory Forms.

⁴⁵ Darms, 98.

⁴⁶ Weber, *Old Napa Valley: The History to 1900*, 209.

⁴⁷ Kilgallin, 12. Kernberger, *Mark Strong's Napa Valley*, 23.

⁴⁸ Sanborn Fire Insurance Maps (1886, 1891).

Other prominent downtown commercial buildings and businesses from this era—none of which remain today—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); the Napa Hotel on the corner of First and Main streets (1885); 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 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.⁴⁹



**The Masonic Temple, near Second & Brown streets, 1908 (demolished).
(Darms, 5)**



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

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 1888, are excellent and rare examples of Victorian-era commercial architecture.⁵⁰ The Semorile Building was commissioned by Italian immigrant Bartolomeo Semorile to house a grocery store; the Winship Building was built by prominent local businessman E.H. Winship.⁵¹ 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.

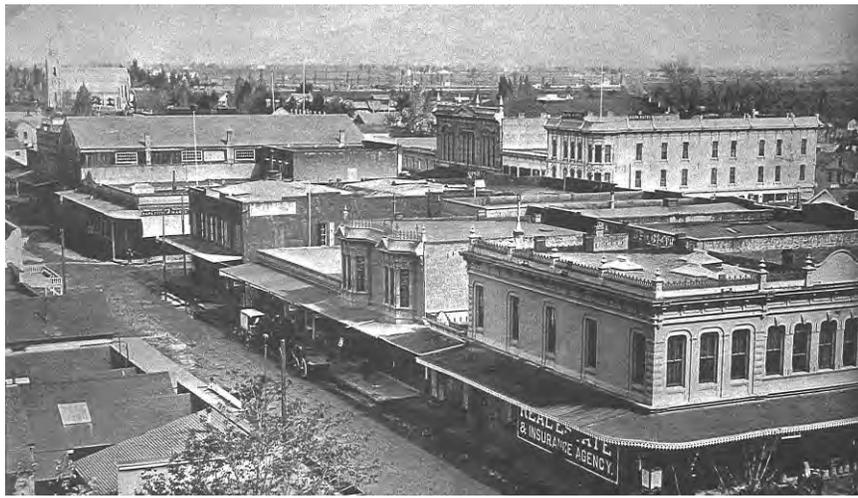
⁴⁹ Weber, *Napa*, 63, 72-74. Kernberger, *Mark Strong’s Napa Valley*, 13-15, 21-22, 29, 32. Kilgallin, 32. Sanborn Fire Insurance Maps (1891).

⁵⁰ Kilgallin, 17. Kernberger, *Mark Strong’s Napa Valley*, 11.

⁵¹ 1978 Survey, Historic Resource Inventory Records.



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



**Downtown Napa, view northeast from courthouse cupola, 1887.
(Kernberger, Mark Strong's Napa Valley, 30)**

INDUSTRIAL DEVELOPMENT

As Napa City continued to grow as the commercial center of the valley, more industries were developed to provide the necessary base for economic growth. Most industries established during the Victorian era were associated with agricultural uses, and manufactured products related to the fruit, wine, lumber, wool, and leather industries, among others. 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. Groups of simple, small-scale workers' cottages also sprang up around these factories.

The largest industrial operation in Victorian-era Napa was the Sawyer Tanning Company, established on Coombs Street by French Albert Sawyer in 1869. Located along the Napa River just south of the

Downtown Napa survey area, the Sawyer Tannery remained in business until the late 1990s.⁵² Within the Downtown Napa survey area, one of the first industrial buildings was the Uncle Sam Winery, established in 1872 at the northeast corner of Main and Fourth streets (no longer extant). 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 (no longer extant), and his wine business became quite successful.⁵³ Across Fourth Street, just south of the Uncle Sam Winery, was the James and Boggs Lumber Yard, which became Noyes Lumber in 1900.⁵⁴ Knapp's Lumber Yard and W.P. Corlett's Enterprise Planing Mill were also located at Fourth and Main streets.⁵⁵ None of the lumber yards are extant today. 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.⁵⁶ 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.

Industrial uses were also established within the Oxbow portion of the Downtown survey area, and contributed to the growing pollution of the Napa River: the McBain Tannery (also known as the Napa City Tannery) was on McKinstry Street, with buildings on both sides of the street connected by a bridge; the Napa Glue Company was at Pearl and McKinstry streets; and the Vernon Flour Mills were on Water Street. The L. Christin's Tartar Works and Distillery Napa Cream of Tartar Works were at the northern end of the survey boundary—at West and Pearl streets—and processed by-products of the wine-making process.⁵⁷

RESIDENTIAL DEVELOPMENT

Residential development occurred in the City of Napa as business and industry gained success in the late nineteenth century. Widespread residential development occurred in the neighborhoods immediately surrounding Downtown, but a number of residences were constructed within the downtown itself starting in the early 1870s. Napa featured a wide variety of residential building types ranging from mansions to farmhouses, flats, and cottages, often on the same block. Residential buildings of all sizes were almost exclusively single-family homes of 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.⁵⁸

Many of the houses in Downtown Napa were constructed for the city's elite, many of whom had profited from mining, real estate, or other early entrepreneurial endeavors. Many affluent Napers lived on Coombs, Randolph, Franklin, School, Division, and Church streets, as commuting more

⁵² 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).

⁵³ *Napa, the Valley of Legends*, 11-12. Weber, *Napa*, 50-51, 107. Kilgallin, 30.

⁵⁴ Kernberger, Mark Strong's Napa Valley, 28.

⁵⁵ Sanborn Fire Insurance Maps (1886).

⁵⁶ *Napa, the Valley of Legends* 11-12. Kilgallin, 9.

⁵⁷ Sanborn Fire Insurance Maps, 1891.

⁵⁸ Bloomfield, 11-13. Donald Napoli, *Napa Abajo/Fuller Park Historic District* (National Register Nomination Form, 30 September 1996), 104-106.

than a few blocks was a hardship due to the poor condition of the roads. For example, the Italianate villa at 833 Franklin Street was constructed circa 1872 by Robert Sterling, a mining partner who would go on to become a director of the Napa State Hospital.⁵⁹ Executives of Sawyer Tannery, bank directors, steamboat captains, and other prominent businessmen settled in Napa Abajo, which spills over into the southern edge of the survey area.⁶⁰ The Italianate style J.M. Nichols House at 1652 Third Street (1879) was designed by architect Ira Gilchrist, and was one of many such fashionable residences along this stretch of Third Street. 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.⁶¹ The Oxbow developed as a working-class neighborhood because of its proximity to the East Napa factories and the Napa River, and residences in that area were simple wood-frame dwellings or boarding houses. The Downtown Napa survey area therefore contains residential resources ranging from twenty-room mansions to two-room “hall-and-parlor” houses, with most falling somewhere in between.⁶²



Napa City looking west from the courthouse, ca. 1860.
(Online Archive of California)



Fifth and Division streets, looking East, ca. 1905. Note the E.R. Gifford House at 608 Randolph Street (1890) and the Robert P. Lamdin House at 590 Randolph Street (1895) visible along the unpaved streets.
(Kernberger, *Mark Strong's Napa Valley*, 37)

Today, examples of homes from the Victorian era remain south and west of the commercial downtown along First and Third streets between Coombs and School streets; Franklin Street between Second and Third streets; and near the corner of Randolph and Division streets. A few simple Victorian-era cottages are also located along First and Water streets in the Oxbow District.

INSTITUTIONS

As more families with school-age children settled in Napa, a better public education system was established, and many schools were constructed in Downtown Napa. 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. 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

⁵⁹ Weber, *Old Napa Valley: The History to 1900*, 212.

⁶⁰ Bloomfield, 11. Weber, *Old Napa Valley: The History to 1900*, 209.

⁶¹ Kilgallin, 12-16.

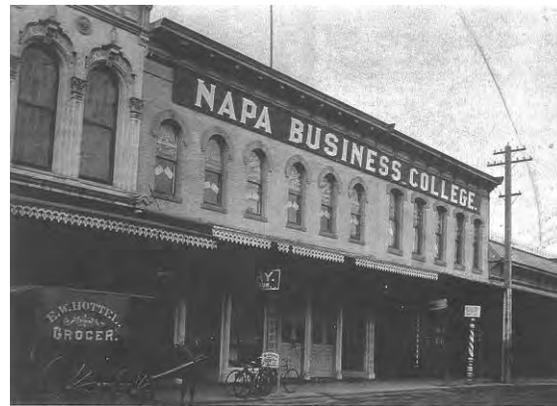
⁶² Napoli, Napa Abajo/Fuller Park Historic District, 1-2.

a public high school was recognized, and the first co-educational high school was established in 1897. Napa's first post-secondary institution was the Napa Collegiate Institute, established in 1860, but closed in 1896 due to financial difficulties.⁶³ The Napa Business College was established on the west side of Main Street between First and Pearl streets in 1893-1894 by Harry Lawrence Gunn. Gunn came to Napa in the late 1870s and headed the Business Department of Napa College before organizing the Napa Business College. Students at the college had a choice of two curriculums: Business or Shorthand, and were required to set up and operate an imaginary business. The top floor of the Business College held the largest classroom in the city (as of 1900), and the bottom floor was occupied by commercial uses.⁶⁴

Along with the development of education in Napa County, libraries, churches, fraternal organizations, and other social services were established in the Downtown survey 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 1880.⁶⁵ One of many social venues completed at this time was the Napa Opera House, constructed on Main Street in 1879 by architect Ira Gilchrist and offering a wide range of performances to the community.⁶⁶



**Central School (1868), at First and School streets (no longer extant). Photo circa 1875.
(Verardo, 64)**



**Napa Business College (1893, demolished 1973) on Main Street. Photo circa 1900.
(Kernberger, Mark Strong's Napa Valley, 21)**

TRANSPORTATION & INFRASTRUCTURE

NAPA VALLEY RAILROAD

The development of railroads in Napa was essential to the growth of the Downtown Napa survey area and the entire 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 the town of Soscol (south of the city) 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 1865.⁶⁷ In Napa City, the

⁶³ Napa, the Valley of Legends, 23.

⁶⁴ Kernberger, *Mark Strong's Napa Valley*, 21.

⁶⁵ Bloomfield, 8.

⁶⁶ Kernberger, *Mark Strong's Napa Valley*, 22.

⁶⁷ Swett, 16. *Napa, the Valley of Legends*, 79-80.

tracks initially ran along Main Street to Fourth Street, then along Division Street to Jefferson Street along a raised bed that hindered development to the west.

The Napa Valley Railroad was extended north to Jefferson Street (then called 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.⁶⁸ With the completion of the first transcontinental railroad in 1869, there was fierce competition over transportation and shipping nationwide, and the steam railroad, combined with ferry service, linked Napa City with the rest of the country and provided the primary mode of transportation until electric trains were introduced at the turn of the century.⁶⁹ In 1875, the Napa Valley Railroad was acquired by the Southern Pacific Railroad, with passenger depots located in East Napa (Fourth and Soscol) and West Napa (California Avenue at Stockton Street). The arrival of the railroad in Napa facilitated development in Downtown because it provided convenient transportation for residents and services.

ROADS AND BRIDGES

Travel along the roads to St. Helena, Calistoga, and Sonoma was also improved.⁷⁰ Within the city itself, some streets 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.⁷¹ 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.⁷²

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; however, stone bridges were common in Napa because of the cultural background, quarrying, and stonecutting expertise of its settlers; ready access to stone; the support of local government; and the sense of permanence and sound investment this type of construction evoked.⁷³ 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 later that year (still extant).

The Main Street Bridge over Napa Creek (1860) is the earliest extant example of a stone bridge in Napa, and is significant as a rare surviving example of an early masonry arch bridge; the current deck and sidewalks were added in 1985. A large wooden drawbridge at Third Street was also completed in 1873 for \$9,000, making Third Street into a major crossing.⁷⁴ Numerous smaller bridges were established across Napa Creek at Brown, Coombs, Pearl, and Clay streets to facilitate urban development. The historic Pearl Street Bridge across Napa Creek is still extant. Historic stone bridges in Downtown Napa are likely to be significant as an example of the county's stone bridge trend and as an example of early transportation planning in the city. They may also be significant for their engineering merit or as the work of master stonemasons, although a higher threshold of integrity may be required to convey this significance of design.

⁶⁸ Weber, *Old Napa Valley*, 184.

⁶⁹ Menefee, 25. Swett, 16. Davis, 31. Coodley and Schmitt, 37. *Napa, the Valley of Legends*, 79-80.

⁷⁰ Bloomfield, 28.

⁷¹ Menefee, 26.

⁷² Weber, *Napa* 34.

⁷³ "Historic American Engineering Record: First Street Bridge over Napa Creek," 7.

⁷⁴ Wallace.

FLOODING OF THE NAPA RIVER

The Napa River was 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 2005.⁷⁵

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 on a 60' x 120' lot on Fifth Street between Main and Brown streets. Gas street lamps were installed throughout the city, and were utilized until they were replaced by electric lights in 1887. The gas works building was demolished in 1889.⁷⁶ At this time, a new Napa Manufactured Gas Plant (MGP) was constructed south of the survey area on Riverside Drive at Elm Street to supply gas to the city. The plant, which operated from 1889 to 1924, initially utilized coal gasification, but was converted from coal to oil in 1902. The facility was acquired in 1908 by Pacific Gas & Electric (PG&E), and by 1961, all the buildings had been demolished.⁷⁷ The Napa City Water Company, a private corporation, was organized in 1881 to supply water to the town. 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. Pipelines were laid to deliver the water to the city, and steam pumps provided sufficient pressure for firefighting.⁷⁸ 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 1922.⁷⁹

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. 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. The Chinese population in Napa County increased steadily during this time, and peaked at 905 permanent residents in 1880.

CHINATOWN

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 on stilts 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 Joss House was established in the 1860s with a hand-carved altar brought

⁷⁵ Weber, *Napa*. Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001).

⁷⁶ Denzil Verardo, *Napa Valley: From Golden Fields to Purple Harvest* (Northridge, CA: Windsor Publications, 1986), 40-41. Davis 32. 1978 Survey, Historic Resource Inventory Forms.

⁷⁷ Parsons/Pacific Gas and Electric Company, "Initial Site Investigation Workplan for the Napa-1 Former Manufactured Gas Plant, Napa, CA" (Unpublished Report, May 2009), 1-1

⁷⁸ 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.

⁷⁹ Sanborn Fire Insurance Maps (1910, 1924). Torotorolo, "History of the City of Napa Water Supply," 4.

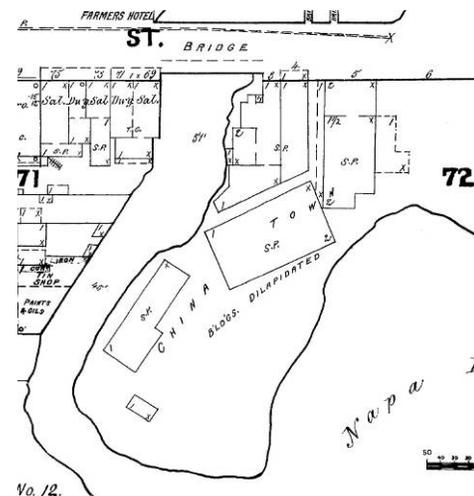
from China, and was dismantled in 1900. Outside of Chinatown, a Chinese Mission and school were established at 28 Franklin Street (no longer extant).

One of the first Chinese businesses in Napa was a laundry, established in 1874 by Sam Kee at 58 North Main Street. Others included a barber shop, grocery, restaurant, and community garden. The Lai Hing Store at 947 First Street was one of the most successful early Chinese businesses; it was operated by the Chan family and was patronized by Chinese and white customers alike. The store was moved to 840 First Street in 1930, and was ultimately demolished in 1965.

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. Fires also threatened Napa's Chinatown: a blaze in 1887 destroyed a number of buildings, and a devastating fire in 1902 destroyed a huge swath of buildings which were never rebuilt, starting the area's decline. 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.⁸⁰ A plaque commemorating Chinatown was installed on the First Street Bridge.



The Chan family in front of Napa's Joss House, circa 1900.
(Weber, *Napa*, 84)



1891 Sanborn Fire Insurance Map showing
"China Town" on the south side of First
Street, at the junction of Napa Creek and the
Napa River.

SPANISH TOWN

North of Chinatown was a "Spanish Town," located in the northeast portion of downtown, between Napa Creek, West Street, Stuart Street (now Clinton Street), and Edmondson Street (now Yajome Street). Some sources extend Spanish Town as far west as Brown Street, as far north as Vallejo Street, and as far east as the Southern Pacific Railroad right-of-way (now Soscol Avenue). Spanish Town was a notorious area, with a number of murders recorded during the Victorian era. This area also became a red light district in the early twentieth century, with "female boarding houses"—likely bordellos—on Clinton Street at Yajome Street.⁸¹

⁸⁰ 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. Napa County Historical Society Archives.

⁸¹ Sanborn Fire Insurance Maps, 1891-1910.

In many California towns, the term “Spanish Town” was used to refer to the Latin Quarter, or areas where Spanish and/or Italian immigrants congregated. It is likely that in Napa, the name had similar derivations. As the Mexican ranchos were sold off to American developers, many of the ranchos’ Spanish-speaking laborers moved into Cornwall’s Addition because of its proximity to industrial uses along Soscol Avenue. Some of the well-known names of Napa’s Spanish Town included Feliz, Carravajal, Ojeda, Topping, Garcia, Fimby, Pacheco, Perada, Everta, Valencia, Juarez, Fries, Higuera, and Carillo. Home to neighborhood dances and festivals, Garcia Hall at the corner of Pearl and West streets (no longer extant) was the cultural center of Spanish Town; the building was named by original owner and builder Nicolas Fires for his friends Joseph and Maria Garcia.⁸² In addition to Mexican and Spanish residents, many working-class Italian immigrants settled in or near “Spanish Town,” which was located on the edge of St. John’s. St. John’s Catholic Church at Main and Caymus was a focal point of the Italian community, and was a catalyst for an ethnically diverse working-class residential development in the surrounding blocks.⁸³ However, by the 1930s, many of the neighborhood’s original residents had moved away, and Spanish Town was no longer the close-knit community it had once been.

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. 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.⁸⁴



Left: Luther Turton. (www.sfgate.com)
Right: Turton’s Semorile Building, circa 1889. (Kernberger, *Mark Strong’s Napa Valley*, 19)

⁸² Napa County Historical Society Archives

⁸³ Weber, *Old Napa Valley: The History to 1900*, 204. Napa, the Valley of Legends, 34-35. Weber, Napa, 86-87.

⁸⁴ Dave Weinstein, *Signature Architects of the San Francisco Bay Area* (Layton, Utah: Gibbs Smith, 2006), 35-40. Kernberger, *Mark Strong’s Napa Valley*, 37.

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 Robert P. Lamdin House at 590 Randolph Street (1895), 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 Mathis Building at 1032 Main Street (1906), 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).⁸⁵

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 located in the Downtown Survey area include the F. Martin building at 816 Brown Street (1904), the Fagiani Building at 813 Main Street (1908), the Alexandria Hotel at 840-844 Brown Street (1910), and the Franklin Station Post Office at 1351 Second Street (1932-33).⁸⁶

Numerous other local and Bay Area architects also worked in Victorian-era Napa, including C.L. Hunt, Ernest Coxhead, William Henry Weeks, the Newsom Brothers (Samuel and Joseph) and their local representative Ira Gilchrist, Daley & Eisen, Wright & Saunders, and John Marquis. Prominent builders who executed many of the designs of these architects included E.W. Doughty, Theodore Belnap, William Coffield, and James B. Newman, among others. 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.⁸⁷

SUMMARY OF SIGNIFICANT THEMES

Development during the Victorian era (1860-1899) is important because it was during this time that Downtown Napa transitioned from a stop on the way to the mines in which travelers could obtain supplies or room and board, to an established town with commercial, residential, and civic and institutional resources. Downtown Napa represented the commercial, residential, and civic center of Napa during this period. Commercial businesses that had once supported miners expanded to incorporate resources to support full-time residents. Stores and financial institutions centered on Main Street and were typically designed by local architects such as Luther Turton and William Corlett and were constructed of materials such as local stone and brick, which reflected their permanence. Large single-family homes were also constructed in Downtown Napa for the families of prominent Napa businessmen. These homes, which were both designed by local architects and constructed based on pattern books, were located on Coombs, Randolph, Franklin, School, Division, and Church streets. Smaller, more modest residences were also constructed in proximity to factories and warehouses located in the Oxbow neighborhood to house workers. Industrial operations, primarily fueled by agricultural production in areas which bordered Downtown Napa, were located in the Oxbow neighborhood and were south of Third and Main streets. Civic and institutional buildings were also established during the Victorian Era to support the newly founded town. The Napa County Courthouse was completed in 1878 and several churches were built to support the new residential neighborhoods which bordered the commercial downtown. Historically, a Spanish Town and Chinatown were located in the northeast portion of downtown, near the Oxbow neighborhood

⁸⁵ Ibid., Bloomfield, 16.

⁸⁶ Kilgallin, 49. Bloomfield, 14.

⁸⁷ Bloomfield, 14-16. Kernberger, "The Migliavacca Building," 4-5.

between Napa Creek and Edmondson (Yajome) Street, which illustrate themes of cultural and ethnic diversity in early Napa. There were also Chinese businesses located on the edge of the downtown commercial area. Many Victorian-era buildings have been demolished over the years, but the commercial, residential, civic and institutional, and industrial buildings which remain in Downtown Napa represent the transition of Napa into a permanent town.

ASSOCIATED PROPERTY TYPES

Residential, commercial, civic, and institutional property types from the Victorian era remain in the Downtown Napa survey area. Today, only one Victorian-era industrial property, the Hatt Building and complex, remains. There are two arched stone bridges across Napa Creek—Main Street Bridge and Pearl Street Bridge—extant within the survey area, although both have been altered. There do not appear to be any agricultural properties extant within the survey area.

Properties from the Victorian era reflect the transition in Napa from a town founded to support those on their way to the gold mines to a more firmly established, residential community with families. Initially, downtown Napa contained primarily saloons, boarding houses and hotels such as the Revere House, and banks for the exchange of gold. In the years from 1860 to 1899, the building stock in Napa grew to encompass single-family residences, schools, toy and book shops, and churches.

RESIDENTIAL PROPERTIES



Top Left: Italianate Villa style Robert Sterling House on Franklin Street (1872). Top Center: Nichols House on Third Street (1879). Top Right: Lamdin Cottage on Division Street (1880).

Bottom Row: High-Style residences at 1580 First Street (1890) and 700 Franklin Street (1897), left and center, respectively, and a simple worker's cottage at 718 Water Street in Oxbow (1870).

(Page & Turnbull, August 2010)

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. Widespread residential development occurred in the neighborhoods immediately surrounding Downtown, but a number of residences were constructed within the downtown itself starting in the early 1870s. Victorian-era homes in Downtown Napa include a handful of mansions constructed for the city's

elite, as well as simple working-class cottages. 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. Today, residential properties from the Victorian era are clustered south and west of the commercial downtown along First and Third streets between Coombs and School streets; Franklin Street between Second and Third streets; and near the corner of Randolph and Division streets. A few simple Victorian-era cottages are also located along First and Water streets in the Oxbow District. There were also a number of Victorian-era residences originally located in the Downtown survey area that were moved into other neighborhoods in recent years in response to development pressures (see page 84).

Architectural Description

Victorian era residential buildings in Downtown Napa 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 on residences in the survey area 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. Some of the grandest homes in the survey area also feature low concrete or stone retaining walls with decorative wrought iron fencing. Some of the Victorian-era homes have associated ancillary buildings—such as water towers, storage sheds, or detached garages (typically later additions)—located at the rear of the lot.

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
- Location at the outskirts of the commercial downtown
- 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)
- Low concrete or stone site wall with wrought iron fencing
- Associated ancillary buildings (e.g. water towers, storage sheds)

Significance

Victorian-era residences in Downtown Napa are likely to be significant because they illustrate the Napa's transition into an established town with full-time residents; were architect-designed or featured pattern book designs; or were constructed for prominent Napa families. 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.

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

A residence from the Victorian era, may be significant under Criterion A/1/A (Events, Patterns and Trends) 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/A if it is associated with other themes, such as industrial development, agriculture, transportation, or ethnic and cultural diversity.

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

A residence may be significant under Criterion B/2/B (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. For example, the Robert Sterling House, constructed in 1872 on Franklin Street, is significant for its high architectural style as well as association with Sterling, who initially made his wealth in the lumber industry and later served as one of the first directors of the Napa State Asylum (Napa State Hospital).

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A residence may be significant under Criterion C/3/C (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, or William H. Corlett.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the Victorian-era residential development theme. A Victorian-era residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A 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. 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/B 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/C. 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/C & D as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

- *Integrity consideration for commercial uses:* Victorian-era residences which have been converted to commercial use, such as those along Pearl Street, East First Street, or Jefferson Street, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Victorian-era architectural styles, building types, and residential development patterns.
- *Integrity consideration for moved resources:* Victorian-era residences which have been moved—either from outside the survey area or within it—no longer retain integrity of location and cannot contribute to development patterns under Criterion A/1/A. However, a relocated residence may still be able to convey its significance under Criterion C/3/C if its overall form and architectural character are intact.
- *Integrity consideration for associated outbuildings:* Victorian-era residences often contained associated ancillary buildings such as storage sheds. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the residence as an example of the infrastructure during this time. Thus, under all criteria, a Victorian-era residence which retains its ancillary buildings would be considered to have especially high integrity.

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 on the Bank Block, on Second between Main and Brown 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 from the Victorian era are extremely important in the downtown core, although many have been demolished over the years. 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.



Top Left: The Sam Kee Laundry/Pfeiffer Building on Main Street (1875);
Top Right: The Kyser-Williams Block on Main Street (1886);
Bottom Left: The Semorile Building (1888), a Napa Landmark designed by Luther Turton.
Bottom Right: The Winship Building, also designed by Luther Turton.
(Page & Turnbull, August 2010)

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

Commercial buildings are likely to be significant because they provided a financial foundation for the establishment of the City of Napa; have strong cultural or ethnic associations (such as the Sam Kee Building); or are examples of a Victorian-era architectural style or an architect's work. 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.

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

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/A (Events, Patterns and Trends) 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/A 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 Semorile Building on First Street is each representative of the growth of Napa's ethnic communities. Boarding houses constructed during the Victorian Era had ethnic associations as well; for example, a German and a Swiss Hotel (no longer extant) were located downtown.

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

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A commercial building may also be significant under Criterion C/3/C (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 or Kyser-Williams Block, may be representative of a notable local material. Many Victorian-era commercial buildings were architect-designed, and thus are likely to be significant under this criterion as the work of a master, such as Luther Turton. Designed by architects Wright & Saunders, the Kyser-Williams Block at 1211 Main Street is an excellent example of stone craftsmanship and included innovations such as galleries lit by skylights.

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/A 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/B 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/C & D. For instance, removal of the cornice or other decorative elements would greatly impact the property's ability to convey its significance under this criterion. 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/C & D as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.
- *Integrity consideration for storefront replacement:* As mentioned above, it is common to find modern storefronts in Victorian-era commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques. While the presence of replacement storefronts does not typically preclude a Victorian-era commercial building from retaining integrity, sensitive storefront rehabilitation could raise the building to a level of exceptional integrity. Furthermore, any storefront alterations on Victorian-era commercial buildings should be evaluated to determine whether or not they have gained significance in their own right.

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.

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 Odd Fellows 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. The schools from this era have largely been demolished: the Central School at Second and School streets is no longer extant, and the only remaining building from the Napa Collegiate Institute is the Ladies' Hall—a girls' dormitory at 1556 Polk Street (1874)—located just outside the boundary of the Downtown Napa survey area. However, many Victorian-era churches are still standing.



Top Left: Napa County Courthouse (1878), designed by Samuel & Joseph Newsom.

Top Right: Napa Opera House (1879) on Main Street in Downtown Napa.

Bottom Left: First Presbyterian Church (1874) at Third and Randolph streets.

**Bottom Right: Christian Advent Church on Church Street (1880), which lacks integrity due to later alterations.
(Page & Turnbull, August 2010)**

Civic and institutional properties were sometimes associated with ethnic groups. For example, a Chinese Mission (no longer extant) was located at 28 Franklin Street. The Chinese Joss House (no longer extant), located in Chinatown, east of the Napa Creek, was a house of worship within the Chinese community. Just outside the survey area boundaries, St. John's Catholic Church (1881, no longer extant) was associated with the Italian-American community.

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

civic buildings—and according to historic photographs, schools—were often rendered in Italianate, Stick/Eastlake, or other common styles from this period. One of the earliest churches, the First Presbyterian Church at 1333 Third Street, was constructed in 1874 and designed in the Gothic Revival style. Located near the downtown core, it marks a transition between the commercial center and more residential areas. Government buildings, such as the Napa County Courthouse, were designed in Classical Revival, Queen Anne, Italianate 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
- Classical or Victorian-era architectural style and form
- One to three stories
- Wood or masonry (brick or stone) construction

Significance

Victorian-era civic or institutional properties are likely to be significant because they represent the facilities constructed to support the newly incorporated City of Napa, or are exceptional examples of a Victorian-era architectural style or architect's work. 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.

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

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/A (Events, Patterns and Trends) 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/A if it is associated with other themes, such as ethnic and cultural diversity. For example, designed in 1878 by Ira Gilchrist, the Napa County Courthouse demonstrates the development of the City of Napa as County Seat.

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

A civic or institutional building may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

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

Manufacturing and industrial development in the Victorian era occurred primarily to the northeast and south of Downtown Napa, in the Oxbow neighborhood and at the foot of Main Street, respectively. A glue manufacturing company and the McBain Tannery were located in the northern portion of the Oxbow neighborhood on the Napa River. A “Spanish Town” and the Chinatown were located just south of these industries. To the south of downtown, below Third Street, stood Albert Hatt’s Warehouse, the Napa City Mills, the Enterprise Planing Mill (designed by W.P. Corlett), and the Napa Growers buildings. The James Boggs and Knapp lumber yards supplied the planing mill. Also located in the area were the Andruan and Migliavacca Wine Companies, which owned warehouses.



**Hatt Building and Complex, located at Fifth and Main streets (1884-1893).
(Page & Turnbull, August 2010)**

The Hatt Building, located just south of the intersection of Fifth and Main streets, is the only Victorian-era industrial property extant in Downtown Napa today. Captain Albert Hatt commissioned construction of the warehouse to store hay, grain, wood and coal. The upper story of the warehouse was used for dances and at one time held a roller rink.

Significance Summary

The Hatt Building and surrounding complex is listed in the National Register of Historic Places and is designated on the Napa HRI as a Landmark Property. The complex is significant because it exemplifies Napa’s development as a hub for manufacturing agricultural-related products, especially along the industrial wharf, and is an excellent and rare example of a Victorian-era warehouse in Napa. Its significance and integrity therefore need not be further evaluated here.

BRIDGES

Establishment of infrastructure was an important development during the Victorian era, and bridges were a key component in the flood-prone city. Napa was the “County of Stone Bridges,” and a number of bridges were constructed in Downtown Napa to support the city’s booming commercial activities. There are only two bridges from this era within the Downtown Napa survey area known to be extant today.



**Left: Pearl Street Bridge across Napa Creek (circa 1900).
Right: Main Street Bridge across Napa Creek (1860).
(Page & Turnbull, January 2011)**

Architectural Description

Bridges from the Victorian era were typically designed by civil engineers or master stonemasons. As was typical throughout the county, bridges within the survey area were constructed of native stone, using arches to span creeks and rivers. The arches have prominent voussoirs, sometimes with decorative or oversized keystones. The common width of the city’s stone bridges was 18 feet, with a three- to four-foot parapet or balustrade. In most cases, though, the roadbed and railings have been replaced with modern materials atop the original arched structure.

Character-Defining Features

Bridges constructed in Napa during the Victorian era typically exhibit the following character-defining features:

- Location in Downtown Napa
- Spans Napa Creek or Napa River
- Stone masonry construction
- Prominent arch or arches
- Decorative keystone and/or voussoirs
- Parapet or balustrade
- Associated stone retaining wall (optional)

Significance

Victorian-era stone bridges are likely to be significant because they represent the county’s stone bridge trend, or are an example of engineering or workmanship techniques. In order to be eligible for listing in the local, state, or national historic register, Victorian-era bridges must be significant under at least one of the following criteria.

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

Although the largest and most elaborate examples of stone bridges are located in the rural areas of Napa County, a Victorian-era stone bridge located in the downtown core or a historic residential neighborhood may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of the county's unique stone bridge trend, as well as early transportation planning within the City of Napa. For example, the Main Street Bridge is likely to be significant as the earliest extant example of a stone bridge in Napa, a county famous for its stone bridges.

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

A Victorian-era bridge may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community. Engineers, surveyors, and stonemasons associated with a bridge will more likely be represented under Criterion C/3/C than Criterion B/2/B.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A Victorian-era stone bridge is likely to be significant under Criterion C/3/C (Design/Construction) as an example of engineering techniques, construction methods, and workmanship from this period. Many Victorian-era stone bridges were designed by a prominent engineer or stonemason, and thus are likely to also be significant under this criterion as the work of a master, such as J.B. Newman or H.W. Wing.

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 stone bridge that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum. For bridges eligible under this criterion, some changes to the roadway may be possible, as long as historic fabric has not been removed and the character of the bridge remains evident.
- A civic or institutional building significant under Criterion B/2/B 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/C & D. For instance, changes to the roadway that have removed historic fabric, altered the character of the bridge, or obscured the historic arch from view at the street level may prevent the bridge from conveying its significance under this criterion. Additionally, in cases where the significance of the property is derived from its association with a master architect or builder, integrity of materials and workmanship are especially important.
- *Integrity consideration for rarity:* As mentioned above, there are only two extant examples of Victorian-era stone bridges in Downtown Napa. These stone bridges should be compared to other examples outside the survey area when considering their integrity. The rarity and poor condition of other extant examples may justify accepting a greater degree of alteration, provided that enough of the subject bridge survives to be considered a significant resource. Even if the bridges do not have sufficient integrity to qualify for the National or California registers, they are likely to qualify as a Napa HRI Landmark Property as one of the few remaining examples of this property type.

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 1905.⁸⁸ 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. The incorporated city limits expanded several times during this era to accommodate the new residential construction, although the entirety of the Downtown survey area was included in the original city limits as incorporated in 1872.



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

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 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

⁸⁸ Kernberger, *Mark Strong's Napa Valley*, 1.

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 Company. 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 (Soscol Avenue), and the process of laying the tracks included improving the grading and surfacing of the road itself.⁸⁹

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 (no longer extant) was located on the southeastern 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-foot car barn, a machine shop, and an electrical substation.⁹⁰ 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.⁹¹



**The Vallejo, Benicia & Napa Valley Railroad Company interurban railroad depot at Third and Soscol, circa 1905 (no longer extant at this location).
(Swett, cover image)**

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 1912.⁹²

⁸⁹ Swett, 27-32. Kernberger, *Mark Strong's Napa Valley*, 5

⁹⁰ Swett 52-64. Kernberger, *Mark Strong's Napa Valley*, 5.

⁹¹ Swett, 88.

⁹² *Ibid.*, 106-120.

The introduction of the interurban railroad had a huge impact on the development of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also 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 with jobs in Vallejo and San Francisco.⁹³ Furthermore, the economic boost and the residential development caused by the railroad also led to corresponding commercial development in the downtown core.

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, including Downtown, continued to feature a mixture of large and small houses rendered in a wide variety of styles. It was common practice during the 1910s and 1920s to subdivide parcels containing large Victorian-era residences to accommodate infill construction of smaller twentieth century bungalows, and there are a number of examples of this practice within the survey area. 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.⁹⁴ 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.⁹⁵

First Street remained one of the city's most fashionable thoroughfares, while residential construction on Third Street was sparked by the arrival of the interurban electric railroad. In the Oxbow district, the working-class residential enclave that had sprung up on First Street during the Victorian era continued to grow. At the north end of the survey area residential development was associated with the growth of the St. John's neighborhood, which primarily contained working-class cottages constructed by Italian immigrants due to the area's proximity to St. John's Catholic Church and industrial uses along Soscol Avenue.

Prominent Downtown Napa residences from the early twentieth century included the Noyes Mansion at the corner of First and Jefferson Street, designed by Luther Turton in 1902. This Shingle/Classical Revival style residence was the second house designed by Turton for prominent Napa businessman Joseph Noyes. It features a prominent porte-cochere and an associated carriage house, and was inhabited by the Noyes' son, Frank, until 1956. Across First Street from the Noyes Mansion is the Craftsman style Katcher House (1915), built for meat cutter Edward Katcher to replace his earlier residence on the same site.

⁹³ Ibid., 179. Bloomfield, 8.

⁹⁴ Napoli, *Napa Abajo/Fuller Park Historic District*, 107.

⁹⁵ Ibid., Bloomfield, 13.

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, including the Cameron Shirt Company (1901) and the Napa Glove Company (1910). Industrial development was still clustered around the river at the southeast corner of the Downtown survey area and in East Napa, and proximity to rail lines and transit was increasingly important. Industries located in the survey area in the early twentieth century included the Cooper’s Warehouse in the Oxbow neighborhood, which stored grain and flour. The industrial wharf on the west bank of the river was home to the Stoddard Milling Company, Napa Lumber Company, and Uncle Sam’s winery and warehouses.

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. During the early twentieth century, Napa’s commercial core began to expand westward from Main Street along First and Second streets. 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.⁹⁶ 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 1973.⁹⁷ 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 Francisco earthquake.⁹⁸ 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.⁹⁹



View of Napa, looking southeast from the courthouse, circa 1902. (Kernberger, *Mark Strong*’29)



Brown Street from Third Street in 1908. (Darms, 72)

⁹⁶ Kilgallin, 25.

⁹⁷ Kernberger, “The Migliavacca Building,” 2. Kernberger, *Mark Strong’s Napa Valley*, 17. Weber, *Napa*, 68.

⁹⁸ Kernberger, *Mark Strong’s Napa Valley*, 16.

⁹⁹ Kilgallin, 18.



Left: Mathis-Flanagan Building, Main Street (1906); Right: Kyser Block. Photos taken 1908. (Darms, 81)

The automobile began to make an impact on the location and type of commercial properties in Downtown Napa during this era. Wagon shops remain at the turn of the century, but by the 1910s, automobile repair shops have cropped up on Main Street, at the northern and southern edges of downtown. Other changes in this period include the introduction of new recreational properties including bicycle shops, a variety of new theaters on Coombs and Randolph, and a natatorium (indoor public swimming pool) at Franklin and Fourth streets.

Chinese businesses also changed during this era. Chinese laundries that were once interspersed throughout the downtown began to disappear in the early twentieth century. In 1901, the Goodman Laundry had replaced one formerly Chinese-owned business, but Chinese laundries were located at the southeast corner of Coombs and First streets and on Third Street between Brown and Main streets. In 1910, Chinese-owned laundries were located at Main and Pearl streets and behind the Napa Steam Laundry at Clinton and Main streets. Warehouses have replaced those laundries formerly on Coombs Street. For the first time, a Japanese-owned laundry was located on First Street between Coombs and Brown. Sanborn Maps identify the former Chinatown as containing “dilapidated buildings.”

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.¹⁰⁰

¹⁰⁰ Weber, *Roots of the Present: 1900 to 1950*, 58-63. Weber, *Napa*, 64-66. Kernberger, *Mark Strong's Napa Valley*, 33.



**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.¹⁰¹

SOCIAL & CIVIC SERVICES

As in the Victorian era, the construction of churches, schools, and social institutions to serve the community paralleled residential and commercial development. 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.¹⁰² 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.

¹⁰¹ Weber, *Napa* 86. Weber, *Roots of the Present: 1900 to 1950*, 64.

¹⁰² Kernberger, *Mark Strong's Napa Valley*, 34-35. Gregory, 162.



Goodman Library, circa 1902.
(Napa Public Library)



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

The Napa Fire Department was also established at this time, officially incorporated by the city from multiple volunteer fire brigades after the 1906 Earthquake.¹⁰³ The Napa Central School was demolished between 1910 and 1924, but Washington School and the New Napa High School were located within the Downtown Napa Survey area. Other notable early twentieth century community buildings included a public swimming pool on Franklin Street known as “The Plunge” (1905); the Native Sons of Golden West Building on First Street (1914), which included retail, offices, and the organization’s Parlor Hall; the Classical Revival-style Christian Science Church on Polk Street (1915); and the Luther Turton-designed English Gothic style First United Methodist on Randolph Street (1916).¹⁰⁴



“The Plunge,” now Community Projects Thrift Store,
on Franklin Street, circa 1910.
(Coody and Schmitt, 95)



Native Sons of the Golden West Parlor Hall
under construction, 1914.
(Kimball and Noel, 77)

SUMMARY OF SIGNIFICANT THEMES

Development during the Early Twentieth Century (1900-1919) is important because it supported residential development patterns established in the Victorian Era and introduced new commercial, industrial, and civic and institutional trends driven by growth spurred by transportation advances, particularly the introduction of the interurban electric rail lines. Residences in the western portion of Downtown Napa were often designed in high architectural styles, sometimes by architects, for middle and upper-class Napers; residences were constructed as infill in this established Victorian-era residential area. Single-family homes built in the Oxbow neighborhood were simpler, vernacular

¹⁰³ *Napa, the Valley of Legends*, 63-64. Weber, *Napa*, 80.

¹⁰⁴ Weber, *Napa*, 80. Richard Kimball and Barney Noel, *Images of America: Native Sons of the Golden West* (Arcadia Press: Charleston, SC, 2006) 77.

cottages and bungalows, typically not architect-designed, and were designed primarily for Napers working in the nearby industries. Railroad developments prompted the expansion of industries in Napa, though these began to locate outside of the Downtown in East Napa where more open space was available for warehouses and factory complexes. Commercial businesses in Downtown Napa were developed to support the automobile and auto parts and the city's first repair shops began to appear on Main Street. Cultural and ethnic pressures impacted many of the Chinese laundries, which stood at the edges of the commercial downtown in the Victorian Era. Many of these businesses were replaced by new laundries not affiliated with the Chinese community or were replaced by new warehouses and garages. New social businesses, such as theaters and a swimming facility, were established in the early twentieth century to support recreational activities. Civic services were also established, like the volunteer fire department, to promote public safety. These properties laid the foundation for continued growth and development in Downtown Napa.

ASSOCIATED PROPERTY TYPES

Property types from the early twentieth century located in the Downtown Napa survey area include residential, commercial, and civic or institutional properties. There do not appear to be any industrial or agricultural properties from this era extant within the survey area.

RESIDENTIAL PROPERTIES

In the early twentieth century, residential development primarily occurred in the western portion of Downtown Napa and to the northeast in the Oxbow neighborhood. Residential neighborhoods to the north (St. John's) the southwest (Fuller Park) and south (Napa Abajo) also continued to expand, supporting patterns of residential development established during the Victorian era.



Top row, from left: 618-620 Randolph Street (1905), a residence listed on the National Register; 1031 McKinstry Street (1905), a residence located in the Oxbow neighborhood; Shingle/Classical Revival-style Noyes Mansion at First and Jefferson streets (1902), designed by Luther Turton. Bottom row, from left: 1607 First Street (1905); Craftsman-style house at 1564 First Street (circa 1915); Craftsman-style Katcher House at 1755 First Street (1915). (Page & Turnbull, August 2010)

Larger, more high-style homes tended to be constructed to the west of the commercial downtown while smaller, vernacular-style homes were built in the Oxbow neighborhood. Single-family houses featured wood frames and were rendered in a variety of styles. Owners of high-style homes were

occupied by wealthier business owners, whereas smaller homes were occupied by working-class families that were typically employed at industrial facilities nearby. Houses from the early twentieth century were interspersed among the existing nineteenth century residences in the western portion of downtown and were constructed in greater density in the Oxbow neighborhood.

Architectural Description

As in the Victorian era, primarily single family homes were constructed in the Downtown survey area in the early twentieth century. Homes were typically modest in size, but ranged from smaller working-class homes to mansions owned by business-owners downtown and were rendered in a variety of styles. Structural systems and siding were primarily wood. Architectural styles popular in early twentieth century represented in the survey area include Classical Revival, Shingle, Craftsman, Simple Bungalow, and vernacular styles. Houses were almost exclusively constructed individually, not developed as speculative tracts.

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

Character-Defining Features

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

- Single-family home (modest in size)
- Location in the western portion of Downtown Napa & in the Oxbow neighborhood
- Early twentieth century architectural style and form
- Set back from lot line
- One or two stories (or one story with raised basement)
- Wood-frame construction
- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Simple wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed, garage)

Significance

Early Twentieth Century residences are likely to be significant because they are associated with significant persons in Napa, or are exceptional examples of an Early Twentieth Century architectural style, or an architect's work. In order to be eligible for listing in the local, state, or national historic register, early twentieth century residential properties in the Downtown survey area must be significant under at least one of the following criteria.

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

A residence from the early twentieth century would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's association with wealthy business owners and with a burgeoning working class to support local industries. Groups of houses that all represent this theme may be eligible as a district; however, these residences were interspersed rather than clustered in more firmly established neighborhoods such as those directly west of the commercial downtown. A residence or group of residences may also be significant under Criterion

A/1/A if it is associated with other themes, such as industrial development or ethnic and cultural diversity.

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

A residence may be significant under Criterion B/2/B (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. For example, the Noyes Mansion may be significant for its association with Frank Noyes, owner of a prominent Napa lumber yard. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A residence may be significant under Criterion C/3/C (Design/Construction) as an example of the prominent business owner, may represent the residence of a worker, or may reflect a popular early twentieth century architectural style (i.e. Craftsman or Classical Revival). Residences in Downtown Napa ranged from modest, working-class cottages designed in represent vernacular forms to high-style examples of these styles. Residences may have been clustered in the Oxbow neighborhood, but were interspersed in the more densely developed area west of the commercial downtown. Those residences designed in more formal architectural styles qualify as individual historic resources, but those constructed in more vernacular forms are more likely to qualify instead as contributors to a district. High-style residences in the survey area are likely to be significant under this criterion as the work of a master architect. For example, the Noyes Mansion was designed by Luther Turton.

Integrity Considerations

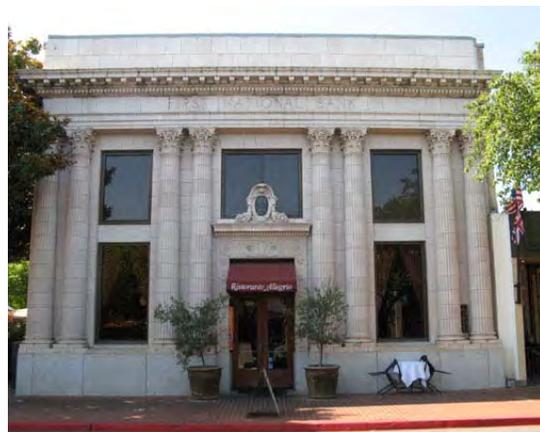
In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the early twentieth century residential development theme. An early twentieth century residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum. For residential districts, cohesion among the building is more important than the design qualities of the individual buildings: however, the Downtown Napa Survey Area does not contain a particularly high concentration of residential buildings.
- A residence significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.
- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C & D. If the property is significant under this criterion as an example of the workers' cottage building type or an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify.

- *Integrity consideration for commercial uses:* Residences which have been converted to commercial use, such as those along First Street or Jefferson Street, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of early twentieth century architectural styles, building types, and residential development patterns.
- *Integrity consideration for moved resources:* Early twentieth century residences which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location and thus do not contribute to development patterns under Criterion A/1/A. However, a relocated residence may still be able to convey its significance under Criterion C/3/C if its overall form and architectural character are intact.
- *Integrity consideration for associated outbuildings:* Early twentieth century residences often contained associated ancillary buildings such as storage sheds or carriage houses. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the residence as an example of the infrastructure during this time. Thus, under all criteria, an early twentieth century residence which retains its ancillary buildings—such as the Noyes Mansion—would be considered to have especially high integrity.

COMMERCIAL PROPERTIES

Napa's downtown commercial area continued to grow in the first decades of the twentieth century, although not as rapidly as other Bay Area cities. The same types of businesses—stores, hotels, saloons, banks—proliferated in downtown Napa as they had during the Victorian era. However, new commercial properties, such as automobile parts and repair shops also appeared. Like business types were often clustered together: industrial warehouses continued to be constructed south of Third Street and in the northeast portion of the Oxbow neighborhood; a number of saloons lined First Street where it met the Napa River, just west of Chinatown; and automobile shops were constructed at the north and south ends of Main Street, the main thoroughfare through downtown. Financial institutions and shops were concentrated on First, Second, Third, Main, and Brown streets.



Left: Napa Register Building (1905) on First Street. Right: First National Bank (1900) on First Street.
(Page & Turnbull, August 2010)



Left: Mathis-Flanagan Building (1907), which was designed by Luther Turton but has been significantly altered.
Right: Alexandria Hotel (1905), which has received a large contemporary addition.
(Page & Turnbull, August 2010)

Architectural Description

Commercial buildings from this era tend to occupy the majority, if not all, of the parcel on which they sit. They are typically expressive in their design, but use more reserved styles than those of the Victorian era. Most downtown commercial buildings were architect-designed and were constructed in brick or native stone, while some commercial properties outside downtown featured wood-frame construction. Commercial properties from this era typically have wood or metal storefronts with large display windows and clerestories. Architectural styles primarily include the Twentieth Century Commercial, Beaux-Arts, Romanesque Revival, and Renaissance Revival styles.

Character-Defining Features

Commercial buildings associated with early twentieth century commercial development patterns typically exhibit the following character-defining features:

- Commercial use
- Location in Downtown Napa
- Early twentieth century 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 metal storefronts, with large windows and clerestory
- Often architect-designed

Significance

Early Twentieth Century commercial buildings are likely to be significant in Downtown Napa because they are rare examples of commercial development at this time, or are exceptional examples of an Early Twentieth Century-era architectural style or an architect's work. In order to be eligible for listing in the local, state, or national historic register, early twentieth century commercial properties must be significant under at least one of the following criteria.

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

As with Victorian-era commercial buildings, many early twentieth century commercial buildings have been demolished (such as the Migliavacca Building and the Behlow Building). Those that remain should be considered significant because they are rare resources. Specifically, an early twentieth

century commercial building located in the downtown core may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of commercial development trends during this era. A property associated with a prominent early twentieth century business may also qualify under this criterion. An early twentieth century commercial property may also be significant under Criterion A/1/A if it is associated with other themes, such as industrial development, transportation, or ethnic and cultural diversity. For example, the Italian-owned Fagiani Building (1908) located at 813 Main Street is representative of the growth of one of Napa's ethnic communities, while a store on Jefferson Street might demonstrate the impact of Napa's streetcars.

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

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A commercial building may also be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular early twentieth century architectural styles (i.e. Twentieth Century Commercial, Beaux-Arts, Romanesque Revival, and Renaissance Revival); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's early twentieth century commercial architecture. Many early twentieth century commercial buildings were architect-designed, and thus might also be significant under this criterion as the work of a master architect or builder, such as Luther Turton, William H. Corlett, or Ira Gilchrist. For example, William Corlett designed the Alexandria Hotel at 840 Brown Street and the C.F. Martin Building, also on Brown Street.

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 an early twentieth century commercial development. An early twentieth century 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/A should have integrity of location, design, setting, and feeling at the minimum. Location in the downtown core or along a streetcar route is essential, although redevelopment and recent infill construction in Napa's downtown have already altered the setting of some early twentieth century commercial buildings.
- A commercial building significant under Criterion B/2/B 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/C & D. Alterations such as the removal of a cornice or other decorative elements would greatly impair the property's ability to convey its significance under this criterion. If the property is significant under this criterion as an example of an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the building'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 early twentieth century commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques.

However, if the property is significant under Criterion C/3/C & D as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

- *Integrity consideration for storefront replacement:* As mentioned above, it is common to find modern storefronts in early twentieth century commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques. While the presence of replacement storefronts does not typically preclude an early twentieth century commercial building from retaining integrity, sensitive storefront rehabilitation could raise the building to a level of exceptional integrity. Furthermore, any storefront alterations on early twentieth century commercial buildings—such as the Art Moderne storefronts on the Fagiani Building—should be evaluated to determine whether or not they have gained significance in their own right.

CIVIC & INSTITUTIONAL PROPERTIES

As in the Victorian era, the construction of churches, schools, and social institutions to serve the community paralleled residential and commercial development. The National Register-listed Goodman Library is the most prominent downtown civic building from this era; it was constructed in 1901 as the city's first permanent, free public library. The Native Sons of the Golden West building was constructed downtown in 1914, and still stands as a commercial building today. The Luther Turton-designed Washington Primary School (1909) is still extant on Polk Street, but was dramatically altered in the 1950s; it was sensitively rehabilitated in 2002 as the Blue Oak School, but does not retain sufficient integrity to qualify as a historic resource.



Upper Left: Goodman Library (1901), designed by Luther Turton and constructed by James B. Newman.
Upper Right: Native Sons of the Golden West Building (1915) located on First Street.
Lower Left: Christian Science Church (1915) on Polk Street. Lower Right: First United Methodist Church (1916).

Architectural Description

As in the Victorian era, construction of churches, schools, and social institutions to serve the community in the first decades of the twentieth century paralleled the city's overall development. Most early twentieth century civic and institutional properties were of concrete or masonry (either brick or native stone) construction, were architect-designed, and were monumental in form and detailing. Downtown civic and institutional buildings were commonly designed in the Romanesque Revival, Gothic Revival, or Twentieth Century Commercial styles.

Character-Defining Features

Civic or institutional buildings constructed during the early twentieth century typically exhibit the following character-defining features:

- Civic or public use
- Location in Downtown Napa or early twentieth century residential neighborhood
- Classical architectural style and form
- One to three stories
- Concrete or masonry (brick or native stone) construction

Significance

Early Twentieth Century civic/institutional properties in Downtown Napa are likely to be significant because they represent a new property type, such as a library, or are exceptional examples of an Early Twentieth Century-era architectural style or an architect's work. In order to be eligible for listing in the local, state, or national historic register, early twentieth century civic or institutional properties must be significant under at least one of the following criteria.

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

Early twentieth century civic and institutional buildings demonstrate the city's residential and commercial growth during this era. Specifically, an early twentieth century civic or institutional building located in the downtown core or a historic residential neighborhood may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of the city's government or community development. An early twentieth century civic or institutional property may also be significant under Criterion A/1/A if it is associated with other themes, such as ethnic and cultural diversity.

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

A civic or institutional building may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A civic or institutional building is likely to be significant under Criterion C/3/C & D (Design/Construction) as a high-style example of one of the popular early twentieth century architectural styles (i.e. Gothic Revival, Neoclassical, Romanesque Revival, or Twentieth 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 early twentieth century civic or institutional architecture. A civic or institutional 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 Goodman Library (1901), may be representative of a notable local material. Most early twentieth century 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.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a civic or institutional property must retain sufficient integrity to convey its significance. An early twentieth century 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/A 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, an early twentieth century church such as the Christian Science Church might lose its integrity of setting and feeling if it was surrounded by industrial facilities, rather than a residential neighborhood of families with children.
- A civic or institutional building significant under Criterion B/2/B 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/C & D. For instance, alterations to the massing, form, or fenestration of the First United Methodist Church would greatly impact the building's ability to convey its significance as a place of worship. If the property is significant under this criterion as an example of an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, in cases where the significance of the property is derived from unique construction methods (i.e. a building constructed of native stone, such as the Goodman Library) or the property has distinctive features that link it to a master architect or builder, integrity of materials and workmanship are especially important.

Prohibition & Depression (1920-1939)

In the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.¹⁰⁵ Prohibition and the Great Depression greatly curbed economic development in Napa, but limited construction did occur during this era. There was a steady construction of single-family homes in the growing suburbs outside of the Downtown Survey Area. Several new factories were also established, but like much of the residential growth, this did not occur downtown. This era saw a dramatic shift in transportation patterns, and automobile-related businesses such as garages, gas stations, and car dealerships sprang up in Downtown Napa.

PROHIBITION

Before World War I, prohibition of alcohol became an important political issue spearheaded by religious groups and the temperance movement. These groups advocated for legislation that restricted the production, sale, and transportation of alcoholic beverages for consumption, and Congress responded by drafting the Volstead Act in 1917. The Volstead Act was ratified as the 18th Amendment to the U.S. Constitution in 1919, taking effect in January 1920, and many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades, with millions of gallons of wine produced annually. Clearly, Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and while the city of Napa was more industrial in nature, it shared in the hard economic times of the Valley. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers. In any case, contemporary accounts suggest that Napers were quite creative about circumventing the rules. By the time Prohibition was repealed in 1933, most of Napa Valley's vineyards were in disrepair, or had been planted with hardy, "shipping tolerant" grapes such as Petite Sirah; for years after the repeal, Napa winemakers typically produced inexpensive red wines.¹⁰⁶

As a result of Prohibition, the saloons which historically lined First Street at its juncture with the Napa River were replaced with grocery stores, soda shops, and candy stores. The former Uncle Sam's Winery operations and warehouses were abandoned and new garages to house automobiles were constructed downtown.

INDUSTRY

Mare Island Naval Shipyard near Vallejo, just 12 miles south of the Basalt quarry, was a major source of employment for many Napa residents, even during the Depression. Established in the mid-nineteenth century, Mare Island was engaged in major shipbuilding efforts during World War I, and became one of the Navy's favorite shipyards. By the 1930s, Mare Island was the largest single industrial plant in Northern California, employing men and women 24 hours a day. In 1932, Napa was home to more than 300 Mare Island workers, who built houses and patronized local banks and establishments.¹⁰⁷

In 1936, Julian Weidler established the Rough Rider Clothing Factory on Soscol Avenue between the river and the train tracks. Originally located in San Francisco, Rough Rider offered unionized jobs

¹⁰⁵ Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).

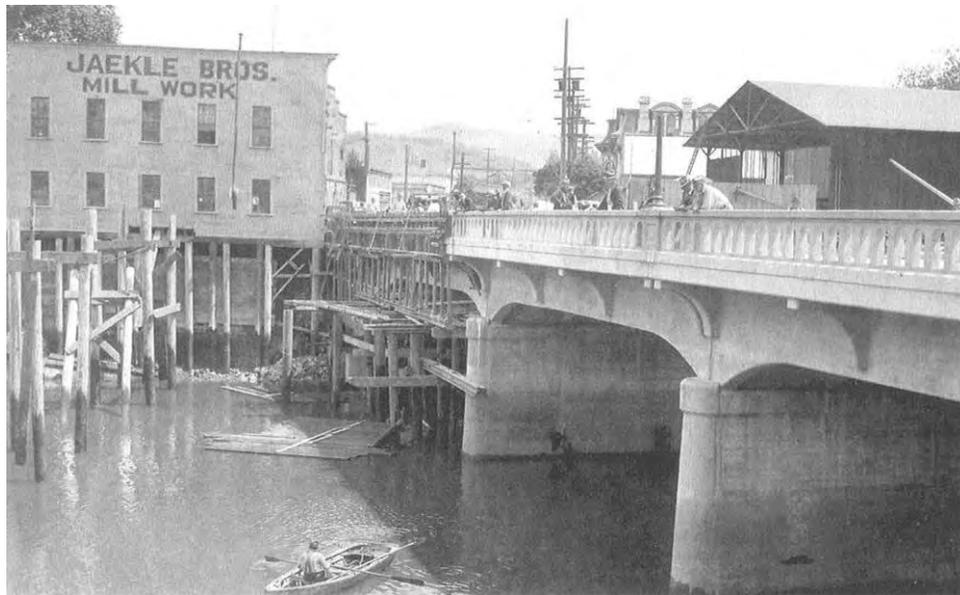
¹⁰⁶ Heintz, 245-284. *Napa, the Valley of Legends*, 87-88.

¹⁰⁷ Weber, *Roots of the Present: 1900 to 1950*, 206. Coodley and Schmitt, 71. Weber, *Napa*, 102.

that provided dramatic improvements in wages and working conditions. The company provided an important employment opportunity for young women, who did not have the same options at Mare Island and the Basalt Rock Company as their male counterparts. Napa High began offering industrial sewing classes to teach girls to operate power sewing machines, and eventually over 500 local women—all members of the International Ladies Garment Workers Union—were trained and employed at Rough Rider.¹⁰⁸ There were many men’s clothing stores in downtown Napa eager for Rough Rider apparel, including Voorhees, Straus, Albert’s, and Grossman’s.¹⁰⁹

GREAT DEPRESSION

The success of the city’s industries, especially the Rough Rider plant and nearby Mare Island spared Napa from some of the worst hardships of the Depression. For those who did not have jobs, there was a local unemployment relief committee run in part by service clubs. The committee sponsored four relief camps just outside the city in summer 1932 where men cut trees and sold firewood. The committee also sponsored donations and assistance with job searches. By 1932, the local relief program registered 1,665 unemployed people in Napa.¹¹⁰ Under Mayor Charles Trower, the city government sponsored civic improvement projects to provide further unemployment relief. In 1932, the narrow Third Street Bridge was replaced with a modern concrete structure suitable for automobile traffic, and the city passed a law that men from Napa County would be the first laborers hired for its construction.¹¹¹ Many locals also remember being saved from economic disaster by the generosity of the Rough Rider Company, which extended credit to its retail customers.¹¹²



**Third Street Bridge under construction in 1931 (no longer extant).
(Coodley and Schmitt, 99)**

URBAN DEVELOPMENT

A post-World War I building boom meant that residential construction continued during the Roaring Twenties, with the size, style, and layout of the houses beginning to reflect the California bungalow

¹⁰⁸ Coodley, “A Tannery in Town,” *Napa Valley Marketplace* (March 2006). Coodley and Schmitt, 67-69.

¹⁰⁹ Coodley, Lauren. *Napa: the Transformation of an American Town*. Arcadia: San Francisco, 2003, 53.

¹¹⁰ Coodley and Schmitt, 71-72. Weber, *Roots of the Present: 1900 to 1950*, 207-209.

¹¹¹ Weber, *Roots of the Present: 1900 to 1950*, 208.

¹¹² Coodley and Schmitt, 71-72. Coodley, “A Tannery in Town,” *Napa Valley Marketplace* (March 2006).

fashion and newer architectural trends. Houses from this period were clad in stucco instead of wood, became longer and lower, abandoned front porches, were increasingly oriented away from the street, and featured garages (often detached). Popular architectural styles included Colonial Revival, Spanish Eclectic, Mediterranean Revival, Tudor Revival, and later Art Deco.¹¹³ Some multiple-family housing also sprang up at this time. New apartment buildings were constructed during the Prohibition/Depression era at the edges of the commercial downtown, near the Fuller Park and Napa Abajo neighborhoods. A building containing five flats was built at the intersection of Randolph and Third streets, and a 12-unit apartment building was constructed at the corner of Franklin and Third streets. New civic and institutional resources such as churches and schools tended to be located in the new neighborhoods developing outside of downtown during the 1920s and early 1930s such as Spencer's Addition, Alta Heights, West Napa, and St. John's, although within the Downtown survey area, a new Full Gospel Mission was located on Randolph Street between First and Second streets (constructed between 1910 and 1924, no longer extant).¹¹⁴

New commercial buildings were also constructed downtown: the 1920s Gordon Building and Merrill's Building, both constructed on First Street in the Renaissance Revival style; the new Beaux Arts style Bank of Napa (1923, now Wells Fargo); the Art Deco style Oberon Bar at 902 Main Street (circa 1880s, replaced in 1933 after a fire); the Union Service Station at 1501 Third Street (1935); and the Shackford's Building (1936) at 1350 Main Street infilled the downtown core.¹¹⁵ The Franklin Station Post Office at 1351 Second Street (1932-33) was one of the many federal buildings across the country commissioned by the Works Progress Administration (WPA) to provide employment during the Depression. The building was designed by local architect William H. Corlett, and is the most prominent example of the Art Deco style in Napa.¹¹⁶ As in most American towns, Napa also received its first movie palaces during this era. The 1,500-seat Hippodrome, which later became the Fox, was constructed in 1920 at First and Randolph streets; the Empire Theatre was located on Coombs at First; and the Uptown Theatre on Third Street opened in 1937, with 1,200 seats.¹¹⁷



**Downtown Napa in the 1930s.
(Coodley and Schmitt, 99)**



**Fox Theatre on First Street (1920, no longer extant)
(Coodley and Schmitt, 98)**

In the 1920s, the Chinatown area between the Napa Creek and Napa River, just east of the commercial downtown, retained its Joss House as well as several wood frame cabins. However, only a few families remained by 1930 due to declining employment opportunities and frequent fires. In 1930, however, the local government relocated the remaining families and issued removal of the

¹¹³ Bloomfield, 13. Napoli, *Napa Abajo/Fuller Park Historic District*, 108.

¹¹⁴ Sanborn Fire Insurance Maps (1924).

¹¹⁵ Kilgallin, 10, 20.

¹¹⁶ *Ibid.* 29.

¹¹⁷ Coodley and Schmitt, 72-73.

“dilapidated” structures in the Chinese community as part of a Napa River and China Beach cleanup project. This action correlates to the disappearance of many of the Chinese-owned laundries that were historically located in the commercial downtown area.

TRANSPORTATION CHANGES

The increased popularity of the automobile brought dramatic changes to Napa’s transportation services and urban form, and by the end of the 1930s, buses and trucks had replaced the city’s railroads and ferries. The construction of several bridges across the San Francisco Bay facilitated regional automobile transportation throughout the Bay Area, including Napa, and eliminated the need for traditional forms of public transportation. The development and improvement of Highway (State Route) 29 further enabled mobility through the Napa Valley. The transition to automobiles as a primary mode of transportation also sparked new types of development in the downtown core, as gas stations and auto repair shops sprang up to service the new vehicle-owning population.

In 1909, a section of the current Highway 29 was established through the means of a bond act and ran from approximately the location of current Route 12 to Route 121, just southwest of Napa. After the County’s acquisition of the Lawley Toll Road in 1922, another lengthy section of the new Highway 29 was defined, running between Vallejo and Napa. The highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. In 1937, the segment connecting the southern end of Highway 29 (at Curtola Parkway in Vallejo) to Interstate 80 was made part of the route. About this time, the highway had reached its full extent and included a section running through the east side of Napa along the current route of Highway 221 and Soscol Avenue, crossing the river at Third Street and continuing through the downtown business district to Jefferson Street, where it then turned north and paralleled the SFN&C tracks before taking its current course again around the present-day intersection of the St. Helena Highway and Redwood Road. From there it continued up-valley to Yountville and beyond. This route remained intact until 1984, when the Napa River Bridge (now known as the George F. Butler Memorial Bridge and constructed in 1977) became the viaduct that rerouted Highway 29 to the west, bypassing downtown Napa and setting Highway 29 on its current course up the west side of the city to connect with the St. Helena Highway. This left Soscol Avenue, Third Street and Jefferson Street as surface streets rather than highway routes, as they are today. The section of the St. Helena Highway, running from Napa to Calistoga, was not made an official part of the Highway 29 route until 1993.¹¹⁸

In addition to transportation routes through Napa, routes to Napa, including the Carquinez Bridge (1927), San Francisco-Oakland Bay Bridge (1936), and Golden Gate Bridge (1937) all played a critical role in serving the valley and the City of Napa. In 1937, the SF&NV was given permission to operate motor truck and bus service directly to San Francisco, and ran the first buses to San Francisco via Oakland in September of that year. The Southern Pacific-Golden Gate Ferries, who had purchased the Monticello Steamship Line, discontinued its Vallejo-San Francisco ferries in 1937. The interurban had its final passenger rail excursion from Vallejo to Napa and return in 1938, and by 1939 the SF&NV had removed the tracks from Napa to Calistoga and abandoned the track and yard in Napa. By the beginning of World War II, only the freight line servicing Mare Island remained.¹¹⁹

¹¹⁸ Napa County Genealogy. “Timeline of Napa County History.” 15 December 2003. Excerpted from *From Golden Fields to Purple Harvest*. <http://www.cagenweb.com/napa/2napa_chron.htm> (accessed 17 October 2008). California Highways. State Route 29. <<http://www.cahighways.Califronorg/025-032.html#029>> (accessed 3 March 2009). Weber, *Roots of the Present: 1900 to 1950*, 229-234.

¹¹⁹ Swett, 390, 547-548. Coodley, “Listening For Trains,” *Napa Valley Marketplace*, (October 2006). *Napa, the Valley of Legends*, 79-80.

SUMMARY OF SIGNIFICANT THEMES

Development during the Prohibition and Depression Era (1920-1939) is important because it reflects the impact that passage of Prohibition had on Downtown Napa, and represents new trends related to the increased popularity of the automobile. Development was largely stymied by Prohibition and the economic depression which followed, but a handful of residential and commercial properties were still constructed during this period. Residences constructed during this time were typically modest, single-family homes that were not architect-designed. These new residences were generally constructed as in-fill in the western portion of Downtown Napa and the Oxbow neighborhood, residential areas established in the Victorian and Early Twentieth Century eras. Although some residential buildings were also located in the Chinatown area, located near the intersection of First Street and the Napa River, these buildings were demolished by an urban renewal program in the 1930s. New automobile-related commercial property types appeared in Downtown Napa in the Prohibition and Depression Era, such as garages, gas stations, and movie theatres. However, automobile-oriented commercial development did not fully develop until World War II and the postwar era. Only one civic or institutional property, a Works Progress Administration-funded U.S. Post Office building, was built. Some industrial properties initially developed in the Victorian and Early Twentieth Century eras remained in the Oxbow neighborhood and south of Third and Main streets, but much of Downtown Napa's industrial business, like its wineries, closed or moved outside the commercial downtown by this time. The Prohibition and Depression Era marked the closure of several of the wine-related industries in Downtown Napa as well as slow civic and institutional development; however, residential and commercial development continued during this time period.

ASSOCIATED PROPERTY TYPES

Property types from the Prohibition and Depression era located in the Downtown Napa survey area include primarily residential and commercial properties. One civic or institutional property—the Napa U.S. Post Office—was constructed during this period. There do not appear to be any industrial properties or agricultural properties from this period extant within the survey area.

RESIDENTIAL PROPERTIES

During the 1920s and early 1930s, residential development continued to build out the Oxbow neighborhood and areas north and west of the commercial downtown. A post-World War I building boom meant that a large number of Napa residences constructed at this time were designed in the size, style and layout of the California bungalow fashion and featured design trends of the Roaring Twenties. Corresponding religious, civic, and social institutions were also constructed as neighborhoods were built out.

Napa's oldest neighborhoods were largely built out by the beginning of World War I, but a number of homes were built in the 1920s as infill construction on the edges of the Downtown survey area.



Left: High-style Spanish Eclectic residence at 1426 Fourth Street (1930).
Right: High-style Craftsman residence at 1766 Third Street (1922).
(Page & Turnbull, August 2010)

Architectural Description

A handful of Downtown Napa residences were constructed during the city's post-World War I building boom. One- and two-story single-family homes were still the predominant residential property type, and most residences from this era were designed in the size, style and layout of the California bungalow. Most residences were still of wood-frame construction, but many were clad in stucco, a cladding material which has been popular since the 1920s. Architectural styles popular in Napa in the 1920s and 1930s include Craftsman, Colonial Revival, Spanish Eclectic, Mediterranean Revival, and vernacular styles. Homes were almost exclusively constructed individually, not developed as speculative tracts.

Houses from this era tend to be surrounded by yard space (i.e.: they do not fill the parcel lot line to lot line). Yard space can be located at the front and/or rear, typically with marginal amounts of space on either side of the building to separate it from its neighbors. As automobiles gained popularity during this period, garages were often included in residential design; many homes featured detached garages located at the side or rear of the lot.

Character-Defining Features

Prohibition-era residential buildings typically exhibit the following character-defining features:

- Single-family home
- Location in residential neighborhood near former streetcar lines
- California bungalow style and form
- Set back from lot line
- One story
- Wood-frame construction
- Gable or hipped roof
- Stucco cladding
- Little or no ornamentation
- Wood-sash windows (typically fixed or casement)
- Driveway and/or detached garage

Significance

Prohibition and Depression Era residences in Downtown Napa are likely to be significant because they are exceptional examples of a Prohibition and Depression-era architectural style or an architect's

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

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

A residence from this era may be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of infill construction in a Victorian-era neighborhood developed in the 1920s. Groups of houses that represent the theme of residential development patterns of this time may also be eligible as a district. A Prohibition-era residence may also be significant under Criteria A/1/A if it is associated with other themes, such as industrial development, transportation, or ethnic and cultural diversity.

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

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A residence may also be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Craftsman, Colonial Revival, or Spanish Eclectic); 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. Larger homes are typically high-style examples of these architectural styles, and are potentially individually significant under this criterion. More modest homes may not qualify individually, but could be considered contributors to a historic 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.

Integrity Considerations

A property must retain sufficient integrity to convey its significance as a Prohibition-era residence. A Prohibition-era residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting (i.e. a Prohibition-era residence surrounded by a modern commercial development) will no longer reflect Prohibition-era residential development trends.
- For residential districts, cohesion among the buildings in the district is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2/B 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/C & D. If the property is significant under this criterion as an example of a Prohibition-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, if

a property is significant under Criterion C/3/C & D as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

- *Integrity consideration for commercial uses:* Residences which have been converted to commercial use, such as those along Jefferson Street or Third Street, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Prohibition-era architectural styles, building types, and residential development patterns.
- *Integrity consideration for moved resources:* Residences which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location, and thus do not contribute to development patterns under Criterion A/1/A. However, a relocated residence may still be able to convey its significance under Criterion C/3/C if its overall form and architectural character are intact.

COMMERCIAL PROPERTIES

Downtown Napa remained the commercial center of the city through the 1920s. However, this was also an era of change, and new types of commercial buildings such as movie theatres and automobile garages were constructed for the first time during this era. As automobile ownership became widespread in Napa beginning in the late 1930s, commercial development patterns began to accommodate the increasingly mobile population. However, automobile-oriented commercial development did not fully develop until World War II and the postwar era.



Upper Left: Bank of Napa (1923), on Second Street. Upper Right: Gordon Building (1920) at First and Coombs.
Lower Left: Merrill's Building (1929) on First Street. Lower Right: Uptown Theatre (1937) on Third Street.
(Page & Turnbull, August 2010)

Commercial properties dating to the mid-twentieth century included the Shackford's Building (1936) at 1350 Main Street, Bank of Napa (1923), the Gordon Building and Merrill's Building on First Street (1920s), and the Art Deco-style Oberon Bar at 902 Main Street (replaced in 1933 after a fire in the original 1880s structure) in-filled the downtown core. Commercial businesses such as the Union Service Station at 1501 Third Street (1935) were located on the outskirts of the commercial downtown.

Architectural Description

Commercial buildings from this era are typically expressive in their design, but use more reserved styles than those of previous eras. Most downtown commercial buildings occupied the majority, if not all, of the parcel on which they sit. Prohibition-era commercial buildings were typically constructed of concrete, and were clad in stucco, terracotta, or brick veneer. Simple, metal storefronts were common. Architectural styles primarily include the Beaux-Arts, Renaissance Revival, Mediterranean Revival, Art Deco, and Art Moderne styles.

Character-Defining Features

Commercial buildings associated with Prohibition-era commercial development patterns typically exhibit the following character-defining features:

- Commercial use
- Location in Downtown Napa
- Prohibition-era architectural style and form
- One to two stories
- Concrete construction
- Stucco, terracotta, or brick veneer cladding
- Flat roof with parapet
- Metal storefronts, with large expanses of windows

Significance

Prohibition and Depression Era commercial properties in Downtown Napa are likely to be significant because they reflect a new property type, such as a gas station or theatre; demonstrate the effects of the Prohibition or the Great Depression; or are exceptional examples of a Prohibition and Depression Era architectural style or an architect's work. In order to be eligible for listing in the local, state, or national historic register, Prohibition-era commercial properties must be significant under at least one of the following criteria.

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

A Prohibition-era building located in the downtown core may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of commercial development trends during this era (i.e. downtown commercial development or automobile-related commercial development). A property associated with a prominent Prohibition-era business may also qualify under this criterion. Additionally, properties that demonstrate the effects of Prohibition or the Great Depression (i.e. a property used as a speakeasy) may qualify under this criterion. A Prohibition-era commercial property may also be significant under Criterion A/1/A if it is associated with other themes, such as industrial development, transportation, or ethnic and cultural diversity. For example, the Uptown Theatre might represent the arrival of new, modern commercial property types in Napa's downtown.

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

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A commercial building may also be significant under Criterion C/3/C & D (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Beaux-Arts, Renaissance Revival, Art Deco, or Art Moderne), or a building type that was new during this era (i.e. movie theatre); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Prohibition-era commercial architecture. Many Prohibition-era commercial buildings were architect-designed, and thus might also be significant under this criterion as the work of a master architect or builder. For example, the Uptown Theatre might be significant under this criterion as an example of the Art Deco style, and as the only extant example of a single-screen theatre in Downtown Napa.

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 a downtown commercial development or automobile-oriented development during the Prohibition era. A Prohibition-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum. Location in the downtown core or along a major thoroughfare is essential, although redevelopment and recent infill construction in Napa's downtown have already altered the setting of some Prohibition-era commercial buildings.
- A commercial building significant under Criterion B/2/B 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/C. If the property is significant under this criterion as an example of a Prohibition-era architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, if the property is significant under Criterion C/3/C as the work of a master architect, it should retain a high degree of integrity of materials and workmanship. Because of the relative rarity of Art Deco and Art Moderne styles in Napa, integrity thresholds for these examples may be somewhat lowered.

CIVIC & INSTITUTIONAL PROPERTIES

As described previously, new civic and institutional resources such as churches and schools tended to be located in the new neighborhoods developing outside of downtown during the 1920s and early 1930s such as Spencer's Addition, Alta Heights, West Napa, and St. John's. Government buildings, however, remained in the downtown core. The Franklin Station Post Office appears to be the only example from this period of civic use in downtown. Constructed in 1933 by the Works Progress Administration to provide employment during the Depression, the post office is notable as a rare example of the Art Deco style in Napa.



Art Deco-style Franklin Station Post Office (1933), designed by William Corlett and built with funds from the WPA. (Page & Turnbull, August 2010)

Architectural Description

Most Prohibition-era civic and institutional properties were of concrete or brick masonry construction, were architect-designed, and were monumental in form and detailing. Popular architectural styles government buildings included Gothic Revival, Neoclassical, Renaissance Revival, Beaux Arts, and Art Deco.

Character-Defining Features

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

- Civic or public use
- Location in Downtown Napa
- Prohibition-era architectural style and form
- One to two stories
- Concrete or brick masonry construction

Significance

Prohibition and Depression-era civic and institutional properties in Downtown Napa are likely to be significant because they demonstrate residential and commercial growth during this era; or are exceptional examples of a Prohibition and Depression-era architectural style, such as Art Deco, or an architect's work, such as the WPA. In order to be eligible for listing in the local, state, or national historic register, Prohibition-era civic or institutional properties must be significant under at least one of the following criteria.

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

Prohibition-era civic and institutional buildings are particularly significant as resources that demonstrate the city's residential and commercial growth during this era. Specifically, a Prohibition-era civic or institutional building located in the downtown core may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of the city's government or community development during this era. Additionally, a property constructed by the Works Progress

Administration (i.e. the Franklin Station Post Office) would be significant under this criterion as an example of architecture designed during the Great Depression. A Prohibition-era civic or institutional property may also be significant under Criterion A/1/A if it is associated with other themes, such as automobile-related development or ethnic and cultural diversity.

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

A civic or institutional building may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A civic or institutional building is likely to be significant under Criterion C/3/C & D (Design/Construction) as a high-style example of one of the popular Prohibition-era architectural styles (i.e. Gothic Revival, Neoclassical, Renaissance Revival, Beaux-Arts, or Art Deco); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Prohibition-era century civic or institutional architecture. Most Prohibition-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 William H. Corlett.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a civic or institutional property must retain sufficient integrity to convey its significance. A Prohibition-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/A should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because civic or institutional properties should retain a physical proximity to the community that they were intended to serve in order to convey their significance.
- A civic or institutional building significant under Criterion B/2/B 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/C. For instance, alterations to the monumental scale, formal plan, or Art Deco detailing of the Franklin Station Post Office would greatly impact the building's ability to convey its architectural significance. If the property is significant under Criterion C/3/C as an example of a Prohibition-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.

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

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Wartime industries were especially important for American women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt Rock Company and Mare Island. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.¹²⁰

In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.¹²¹ Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era. Affordable cars and access to cheap gasoline following World War II allowed more families than ever to own a car; combined with the population boom, this new dependence on automobiles radically altered the urban form of Napa and other American cities. Up until the war, the city had grown in an organic piecemeal fashion, but with such a boom in population and physical growth, the first zoning ordinance was instituted in 1945. Since then, zoning regulations have controlled how and where the city expands. The Downtown survey area was not as strongly associated with these postwar suburbanization trends as other neighborhoods, but the physical and cultural changes experienced by the city as a whole fueled commercial development in the downtown core.

WARTIME INDUSTRIES

Major war industries did not settle in the city of Napa, but the Basalt Rock Company (located just downstream from Napa) and nearby Mare Island Naval Shipyard provided employment for many Napers and made a great contribution to the war effort. Twenty percent of the 25,000 workers at Mare Island lived in Napa and commuted to the shipyard daily.¹²² Defense workers in other Bay Area industries also settled in Napa, boosting the town's economy. Wartime industries were especially important for American women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt and Mare Island.

Meanwhile, many of the former industrial properties downtown were vacated as industry continued to shift south and north of the commercial center. Grain warehouses remained on the southeast corner of Fifth and Main streets but the Basalt Rock Company, a major war-time employer, was located just south of downtown. While Napa's manufacturing had historically been based on its agricultural roots, the new, more mobile workforce made the economy of postwar Napa increasingly dependent on the industries and trends of the greater Bay Area.

RESIDENTIAL & COMMUNITY DEVELOPMENT

Because of the sudden influx of wartime workers, the existing communities where the defense plants were located could not supply enough housing, and new arrivals looked to the surrounding cities for homes. Some people regularly commuted three to five hours daily for shipbuilding and other wartime jobs, and thousands of wartime workers, mostly employed at Mare Island, lived in Napa. Napa was declared a "defense housing area," which meant that people could buy homes with only a 0 to 5% downpayment.¹²³ Quality and quantity of housing in Napa changed with the war, and

¹²⁰ Bloomfield, 9-10

¹²¹ Coodley and Schmitt, 128.

¹²² *Ibid.*, 126

¹²³ Weber, *Roots of the Present: 1900 to 1950*, 252.

Napans were asked to make living space available to workers arriving from across the country. Old houses, empty stores, and warehouses were pressed into service as wartime housing. Workers often rented a room in a stranger's house; lived in "hot beds" shared by those who worked different shifts; camped at the Napa fairgrounds; or lived in one of many new trailer homes. Temporary government wartime housing projects were constructed, usually with inferior materials to expedite construction and conserve resources needed for the war.¹²⁴ Some lived in small cottages—often prefabricated and developed as tracts—which quickly filled empty lots and new subdivisions. Little defense houses typically had two bedrooms, one bathroom, a big living room with a fireplace, a kitchen and dinette, and a garage.¹²⁵

The growth of Napa in the postwar era paralleled that of many California cities, both in population and land area. Workers who came to Napa to work in the defense industry made their new homes permanent, and soldiers who had passed through the Bay Area on their way to the Pacific returned after the war. The construction of seventy-one new subdivisions were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city council to incorporate these new developments.¹²⁶ A number of these postwar neighborhoods appear to have been formally developed as subdivisions with identical houses: notably, Glenwood Garden in Spencer's Addition was built as a 53-home subdivision circa 1950, and Devita was developed just south of Westwood in 1950.¹²⁷

Despite the rapidly increasing population, there was very little multiple-unit housing in Napa during this time. Some apartment buildings were developed in the 1950s, but most of the new subdivisions and residential construction were still in the single-family tradition that had characterized Napa since the Victorian era. The availability of land and affordability of cars and gasoline did not create the need for increased density, so the city began to expand farther from downtown.

Within the Downtown survey area, several cottages from earlier eras north of Napa Creek on Clinton Street were demolished as businesses downtown expanded north in the postwar era. New residential construction downtown was limited, but apartment buildings became a more popular building type as the demand for housing increased. Multi-unit buildings were located on Randolph Street between Third and Fourth streets and were interspersed throughout the downtown. However, multi-unit housing was not a significant building type throughout Napa because the availability of land and affordability of cars and gasoline did not create the need for increased density.

INSTITUTIONAL DEVELOPMENT

Community development accompanied the booming residential growth. As the city expanded, so did the municipal government, and a new City Hall was constructed at 955 School Street in 1951. The dramatic population changes and the postwar Baby Boom caused an increased need for social services and education. To meet this need, many of Downtown's existing historic churches added schools or social halls to their facilities: the First United Methodist Church and the First Presbyterian Church are both examples of this trend. Fraternal organizations such as the American Legion also built social halls and community centers in Downtown.

¹²⁴ Bloomfield, 10. Coodley and Schmitt, 124.

¹²⁵ Weber, *Roots of the Present: 1900 to 1950*, 252.

¹²⁶ Weber, *Roots of the Present: 1900 to 1950*, 252.

¹²⁷ Bloomfield, 34-35.

CAR CULTURE & COMMERCIAL DEVELOPMENT

Along with post-war suburbanization came an increasing reliance on the automobile, and cars became integrated into American culture to an unprecedented degree. In the 1950s, everything from architecture to leisure activities revolved around cars, and most cities saw a shift toward lower density residential and commercial development surrounded by acres of surface parking and connected by intricate freeway systems. The Googie style and other forms of roadside vernacular architecture designed to attract the attention of an increasingly mobile population became extremely popular in the 1950s and 1960s.

Soscol Avenue was the heart of Napa's car culture during the postwar era, and was soon a strip full of car dealerships, auto repair shops, and gas stations, as well as drive-in restaurants and popular cruising spots. Similar car-related businesses also sprang up in Downtown, although not to the same extent as along Soscol Avenue.¹²⁸ The Pete Gasser Dodge dealership was located at Second and Randolph streets, and the circular Googie-style Mel's Junior Drive-In, now Nation's Giant Hamburgers (1964) at Third and Franklin streets was a popular spot for local youth to socialize. Used auto lots were located at the northwest corner of Third and Franklin streets, on the southwest corner of Clay and Coombs, and on the northwest corner of First and Franklin streets. Uncle Sam's Winery at Fourth and Main streets was replaced by a garage structure. The Montgomery Ward Department Store entered the commercial retail scene, with shop and warehouse buildings on Fifth Street between Coombs and Brown streets.¹²⁹



Pete Gasser Dodge dealership in its original location downtown. The Gasser family also owned the Googie-style dealership just south of the intersection of Silverado Trail and Soscol Avenue.
(Coodley and Schmitt, 104)

¹²⁸ Napa City Directories (1947). Sanborn Fire Insurance Maps (1949). Note: street numbering has since changed, and addresses listed here are therefore outdated.

¹²⁹ Sanborn Fire Insurance Maps (1949). Pacific Aerial Surveys, 1950-1989.

SUMMARY OF SIGNIFICANT THEMES

Development during the World War II and Post-War Era (1940-1965) is important because, although Downtown Napa was not strongly associated with postwar suburbanization trends, physical and cultural changes experienced by the City of Napa fueled the development of commercial and civic and institutional properties in the downtown core. A few single-family and multi-unit residences were constructed as in-fill in Downtown Napa; however, these properties are unlikely to have individual significance. As the development became increasingly automobile-oriented, more businesses were constructed outside of the central business district. Those buildings that were constructed downtown tended to be located on vacant lots interspersed among the existing structures. Although commercial and industrial development during this period was slim, several civic and institutional buildings were constructed to support the residential development occurring outside in the suburbs surrounding Downtown Napa.

ASSOCIATED PROPERTY TYPES

Properties types constructed during the World War II and Post-War Era in the Downtown Napa Survey Area included primarily commercial and civic and institutional properties. Automobile-related commercial businesses also continued to dominate the cityscape. Although residential in-fill occurred in the suburbs around downtown there are only a few examples of residential in-fill in the Downtown survey area because it was built-out by this period. Likewise, industrial properties developed outside the survey area south and north of downtown on the Napa River where there were larger tracts of open land available.

RESIDENTIAL PROPERTIES

During World War II and the post-war era the sudden influx of wartime workers at the Basalt Rock Company and Mare Island created a huge demand for housing in Napa. Homes had to be built quickly and cheaply to meet the demand and the number of multi-unit housing buildings increased. Housing projects were constructed, usually with inferior-quality materials to expedite construction and conserve resources needed for the war. Small defense cottages—often prefabricated and developed in tracts—filled empty lots and were located in new subdivisions throughout the city.

In the postwar era, the drastic shift in the approach to residential development in the postwar era also led to corresponding changes in Napa's commercial development patterns. In the 1950s and 1960s, the city began to expand farther from downtown.



Left: Duplex on Randolph Street (circa 1940). Right: Ranch style house on Second Street (1955)
(Page & Turnbull, August 2010)



**Lazarus Apartments on Main Street (1960)
(Page & Turnbull, August 2010)**

Architectural Description

Following Napa's earlier single-family residential development trends, defense cottages constructed during World War II were one-story, wood-frame single-family residences, clad in either wood or stucco. Many defense cottages were prefabricated and developed in tracts. Because they were built quickly and cheaply, wartime housing typically lacked architectural distinction; many were constructed in the Minimal Traditional or a simple vernacular style. Postwar era single-family homes were one-story, wood-frame single-family residences, clad in either wood or stucco. Houses had become longer and lower, included integral garages with vehicular entrances more prominently situated on the primary façade, abandoned front porches, featured large rear yards, and were increasingly oriented away from the street.

Some apartment buildings were developed in the 1950s and early 1960s as in-fill development downtown and older suburbs, but the single-family homes that had characterized Napa since the Victorian era were constructed in greater numbers than multi-family buildings. Most apartment buildings in Napa are small to mid-sized buildings (containing approximately four to fifty residential units), some in two-building groupings. Larger apartment buildings and multiple-building apartment complexes are typically of modern construction. Apartment buildings tend to be located on larger lots and lots situated on street corners. Apartment buildings feature a variety of architectural styles, but due to the fact that most in Napa were constructed in the mid-twentieth century, Modernist and Contemporary styles are most prevalent (including the Dingbat style, which originated in mid-century apartment building design in California). Apartment building construction is usually wood frame, like most other residential buildings, and cladding materials include more modern forms of wood siding (vertical groove plywood and shiplap among others), as well as stucco and decorative materials like pebbledash, brick veneer, and formstone. Multiple types of cladding materials will commonly be applied on a single building, either in panels or defining distinct sections of a structure.

Character-Defining Features

Residential buildings associated with World War II and postwar residential development patterns typically exhibit the following character-defining features:

- Single-family home or apartment building
- As in-fill development downtown
- Small setback from lot line, with large rear yard
- Mid-century style and form (postwar homes) or simple/prefabricated vernacular style (World War II defense cottages)
- One story in height

- Wood-frame construction
- Gable, flat or hipped roof
- Stucco or wood cladding
- Little or no ornamentation
- Aluminum-sash windows (typically fixed or casement)
- Integral garage on primary façade (single family home)

Significance

Although single-family and multi-unit residences were constructed in Downtown Napa in the World War II/Post-War Era, it is unlikely that these properties would have individual significance. However, if a residential property constructed during World War II or the postwar era is to be eligible for listing in the local, state, or national historic register, it must be significant under at least one of the following criteria.

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

Residences from this era in Downtown are not likely to be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of Napa's residential development patterns during this time. The postwar era was characterized by large-scale, suburban tract development, and while there are a few examples of this property type in Downtown, they do not significantly represent this trend. Those buildings that were constructed Downtown tended to be located on vacant parcels as in-fill development rather than developed in clusters as tracts, and it is unlikely that these residences would be significant under this criterion. Instead, a subdivision developed during World War II (i.e. Westwood or Lincoln Park) or the postwar era (i.e. Devita, Bel Aire, or Glenwood Gardens) would better represent the theme of suburban development under Criterion A/1 (Events, Patterns and Trends).

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

Residences from this era are not likely to be significant under Criterion B/2/B (Person) because multiple-unit buildings are not typically the best representation of the life of a significant community member, and single postwar homes are not likely to be associated with a prominent real estate developer or other significant community member.

Criterion C/3 (Design/Construction)

A wartime or postwar residence in Downtown is not likely to be significant under Criterion C/3/C (Design/Construction) as an example of this type and period of construction or one of the popular mid-century architectural styles (i.e. Minimal Traditional, Ranch, or Contemporary). These resources constitute only a minor part of the city's postwar development pattern, and none of the downtown residences appear to be good enough examples of the "postwar apartment" or "tract house" building type to rise to the level of significance necessary to qualify under this criterion. Furthermore, because the theme of suburban development is best exemplified by homogenous housing tracts, groups of homes from this era outside the survey area would more appropriately represent this building type.

Integrity Considerations

Postwar residences in Downtown Napa are not likely to be significant under any criteria, and therefore their integrity need not be evaluated.

COMMERCIAL PROPERTIES

As automobile ownership became widespread in Napa, commercial development patterns adjusted to accommodate the increasingly mobile population. In the Downtown survey area, auto-related businesses such as repair and part shops tended to be located at the north and south ends of Main Street, the primary thoroughfare downtown. Several used car dealerships also cropped up on vacant lots throughout the commercial downtown. Garage structures were constructed in the location of former warehouses vacated when industries moved to areas north and south of the downtown. Like the residences built during this time downtown, commercial properties were constructed as in-fill and were, therefore, interspersed throughout downtown.



Top left: Commercial building on Franklin Street that exemplifies the Modern style (circa 1950).

Top right: Contemporary style Napa Savings and Loan Building on Second Street (circa 1960).

Bottom left: Nation's Giant Hamburgers on Third Street (1964).

Bottom right: Multi-unit mid-century commercial building on Second Street (1953).

(Page & Turnbull, August 2010)

Architectural Description

Because of the increase in automobile ownership, commercial properties from this era are often surrounded by surface parking and consist of a series of attached retail spaces, one to two stories high, with prominent storefronts and a generally homogenous design. They may exhibit architectural styles like Art Moderne or Streamline Moderne, Googie, Contemporary or derivations of Spanish Colonial or Ranch styles. Interestingly, the horizontality of strip mall and shopping center design—with multiple units arranged in a row—tends to lend itself to many of these styles, particularly Art Moderne, Spanish Colonial and Ranch. The latter two styles were effective in expressing a California regional aesthetic.

Character-Defining Features

Commercial buildings associated with World War II and postwar residential development patterns typically exhibit the following character-defining features:

- Commercial use
- Location along major automobile thoroughfare such as Soscol Avenue or Jefferson Street
- Mid-century architectural style and form
- One to two stories
- Concrete construction
- Stucco cladding
- Prominent storefronts, with large expanses of windows (often full-height)
- Surrounded by surface parking
- Multiple units arranged horizontally (strip malls only)

Significance

Few commercial properties were constructed in Downtown Napa during this era; however, World War II/Post-War-era commercial properties may be significant if they are exceptional examples of a World War II/Post-War-era architectural style. In order to be eligible for listing in the local, state, or national historic register, commercial properties from World War II and the postwar era must be significant under at least one of the following criteria.

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

A commercial building from this era located in the downtown core may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of automobile-related commercial development trends and the accompanying cultural shift towards cars. For example, the Nation's Giant Burgers building on Third Street—originally constructed as a drive-in restaurant—may be significant because it demonstrates the emergence of car culture in Napa. A property associated with a prominent postwar business may also qualify under this criterion. A commercial property from this era may also be significant under Criterion A/1/A if it is associated with other themes, such as industrial development or suburban residential development.

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

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A commercial building may also be significant under Criterion C/3/C & D (Design/Construction) as an example of one of the popular mid-century architectural styles (i.e. Art Moderne or Streamline Moderne, Googie, or Contemporary); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's World War II and postwar era commercial architecture. For example, the Nation's Giant Burgers building on Third Street may be significant for its unique glazing and form, while the cantilevered eaves and unique form of the Napa Savings and Loan building on Second Street are hallmarks of the Contemporary style. A commercial building from this era might also be significant under this criterion as the work of a master architect or builder if it was architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the automobile-related commercial

development theme during World War II or the postwar era. A commercial property from this era that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because a property that is moved from its location along a major thoroughfare or loses its historic setting (i.e. a commercial property designed to relate to the historic buildings downtown that is moved to a modern location) may no longer be able to convey its connection to its appropriate context.
- A commercial building significant under Criterion B/2/B 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/C & D. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, if the property is significant under Criterion C/3/C & D as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES

As in previous eras, civic and community uses were constructed downtown in conjunction with expanding residential development. For example, the American Legion constructed a meeting hall on Pearl Street in 1960, and City Hall was constructed at 955 School Street in 1951.



Top: American Legion Building on Pearl Street (circa 1960). Bottom left: Napa City Hall at First & School streets (1951). Bottom Right: Police Station on Fifth Street (1949). (Page & Turnbull, August 2010)

Architectural Description

Following Napa's earlier development trends, construction of civic and social functions continued to accompany residential development during World War II and the postwar era. Civic and institutional buildings from this era tend to exhibit mid-century aesthetics in the Contemporary style. Located on large lots, buildings are long and low—generally one story in height—and surrounded by surface parking.

Character-Defining Features

Civic or institutional buildings constructed during World War II or the postwar era typically exhibit the following character-defining features:

- Civic or public use
- Location downtown
- Mid-century architectural style and form
- One to two stories
- Concrete construction
- Stucco, wood, or other contemporary cladding (such as pebbledash or formstone)
- Multiple buildings linked by covered walkways

Significance

Civic and institutional properties in Downtown Napa are likely to be significant because they demonstrate the need to construct civic facilities to support the burgeoning residential suburbs in Napa, or are exceptional examples of World War II/Post-War-era architectural style. In order to be eligible for listing in the local, state, or national historic register, civic or institutional properties constructed during World War II or the postwar era must be significant under at least one of the following criteria.

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

A World War II or postwar civic or institutional building located downtown may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of the community growth and master planning which accompanied the theme of postwar suburban development. Civic buildings constructed during this period are free-standing buildings rather than clustered or grouped complexes. Therefore, buildings are more likely to be significant as an individual property rather than as part of a larger district. A World War II or postwar civic or institutional property may also be significant under Criterion A/1/A if it is associated with other themes, such as automobile-related development.

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

A World War II or postwar civic or institutional building may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)

A World War II or postwar civic or institutional building is likely to be significant under Criterion C/3/C & D (Design/Construction) as a high-style example of one of the popular mid-century architectural styles (i.e. Modern or Contemporary); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's wartime or postwar century civic or institutional architecture. An architect-designed civic or institutional building from this era might also 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 civic or institutional property must retain sufficient integrity to convey its significance. A wartime or postwar 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/A should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because civic or institutional properties should retain a physical proximity to the community that they were intended to serve in order to convey their significance. For example, City Hall's location at the heart of the bustling downtown needs to be intact for the building to convey its connection to postwar civic development themes.
- A civic or institutional building significant under Criterion B/2/B 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/C. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. 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.
- *Integrity consideration for post-war additions to older civic buildings:* As mentioned above, the dramatic population changes and the postwar Baby Boom caused an increased need for social services and education. It was common to find postwar additions of schools or social halls to existing churches—such as those adjacent to First United Methodist Church or the First Presbyterian Church—to meet this need. While the impact of these additional buildings on the integrity of the older associated civic building should be considered, these buildings should also be evaluated to determine whether or not they have gained significance in their own right.

Modern Napa (1965-present)

Since its initial growth in the Gold Rush and Victorian eras, Napa has been transformed from a blue-collar town into a community with a more specialized, service-based economy. The city continued to grow throughout the postwar era, reaching a population of 37,000 by 1970; it is still the Valley's population center with a population of 74,000 in 2003. However, the decline of manufacturing, redevelopment, and the rebirth of the wine industry greatly impacted modern Napa. The increased popularity of the wine industry made tourism a dominant force in the local economy. Tours, hotels, restaurants, and wine-related businesses thrive in Napa, and have multiplied rapidly since the 1980s. As local historian Lauren Coodley writes, "In a very brief time, Napa lost its notoriety as home to the mental hospital, and became inseparable from an image of luxury and easy living. Housing prices shot up, as the downtown was "revitalized" and vestiges of blue-collar life were removed."¹³⁰

Since the 1960s, Downtown Napa has continued to function as the commercial center of the city. First Street, Jefferson Street, and Soscol Avenue have remained major thoroughfares since Napa's early years. However, modern changes to the character of the Downtown—due in large part to the redevelopment and urban renewal efforts of the 1960s and 1970s—have not gone unnoticed. Soscol Avenue was extended across Third Street and the Napa River circa 1980, and infill construction has continued throughout the survey area. More recently, Downtown has benefited from the ongoing success of Napa's wine and tourism industry, with new residences, hotels, and restaurants springing up along the riverfront.

MODERN DEVELOPMENT

REDEVELOPMENT & PRESERVATION

In the 1960s and 1970s, Napa struggled with redevelopment and urban renewal issues, as did most American cities at that time. The desire to modernize, renew blighted areas, and accommodate growing post-war populations nationwide led to the urban renewal and redevelopment programs of the 1960s and 1970s, initially sponsored by the federal government. In 1962, the Napa City Council took steps to establish a redevelopment agency charged with the responsibility to negotiate with the Federal Urban Renewal Agency to undertake an urban renewal plan in Napa. By 1968, City Council prepared and submitted the Central Business Study to the federal Housing and Urban Development Awards Program, for which it received approval. Also in 1968, an updated General Plan was proposed which included the creation of a Crosstown Expressway over Napa Creek, cutting through Downtown, Spencer's Addition, and West Napa; the plan would have never been realized, but likely would have resulted in the demolition of historic resources.¹³¹ In 1969, the City Council established a separate redevelopment agency, with its own bylaws and appointed officers. Some citizens were displeased with the Agency and its Urban Redevelopment Plan for the Parkway Plaza Redevelopment Project (adopted December 15, 1969), so they filed a referendum petition which ultimately did not get enough signatures and failed.¹³²

In 1970, the City of Napa's application for the Neighborhood Development Program was approved and funded by the U.S. Department of Urban Development, setting the wheels in motion for the first major phase of redevelopment, which included the First Street beautification project, Brown Street Mall, another new downtown shopping mall, parking garages, new department stores (Mervyns and Carithers), and a one-time public art program. This effort led to the demise of some historic downtown commercial buildings, including the construction of a controversial clock tower and plaza

¹³⁰ Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007)

¹³¹ City of Napa Engineering Department, "General Plan Street Proposal Map" (12 November 1968).

¹³² Napa Community Redevelopment Agency

on First Street to replace the Migliavacca Building (1905, demolished 1973), and the demolition of the Behlow Building (1900, demolished 1977) to make way for a new parking garage. Building permits from the 1970s are also on record for the demolition of a handful of buildings on Pearl Street to make way for a parking lot.

A number of buildings impacted by new development and urban renewal in the Downtown survey area were relocated elsewhere in the city, rather than demolished. For example, in 1988, two Queen Anne cottages on First Street in Downtown Napa were sold for \$1 each to make way for a new commercial development. The cottages were moved to 1901 & 1907 Spencer Street, where they complement the neighborhood's scale and character.¹³³ The Levinson House, originally located Downtown at First and Franklin streets was moved to its current location on Third Street in 1954. Likewise, the Minnie and Harry Johnston House, originally located at First and Seminary streets, was moved to West Napa and replaced by a parking lot in 1977.



**Migliavacca Building, constructed 1905, razed 1973.
(Kernberger, *Mark Strong's Napa Valley*, 24)**

In Napa and nationwide, a growing preservation movement went hand-in-hand with, and as a direct response to, urban renewal efforts. The city's urban renewal programs were not universally supported, and many community members led fights to save historic buildings, with one case going all the way to the California Supreme Court. Local preservation groups called "Citizens Against the Destruction of Napa" and "Neighbor" were formed, as well as Napa Landmarks, which undertook the first Napa City Historic Resources Inventory in 1976-1978 and later became a county-wide advocacy group.¹³⁴

In 1975, an official citizen advisory board was created to be responsible for preservation activities, like maintaining a list of Napa's historic structures, nominating landmarks and historic districts, advising the City Council on preservation issues, and providing the public with information. These responsibilities are now held by the Cultural Heritage Commission (CHC), which is a Certified Local Government (CLG) review board consisting of five members, including Napa residents and preservation professionals. The CHC not only oversees local preservation activities, but is a link to federally-funded programs through its official CLG status.

¹³³ *Napa Valley Register*, (6 August 1988).

¹³⁴ Coodley and Schmitt, 148-150. *Napa, the Valley of Legends*, 4. Coodley, "Finding the History of the Present Moment," *Napa Valley Marketplace* (August 2007).



**Plaza and clock tower created by Redevelopment in 1973. The clocktower was demolished in 2001.
(Coodley and Schmitt, 111)**

Today, redevelopment and historic preservation are no longer mutually exclusive. Beginning in the latter part of the twentieth century, the Napa Community Redevelopment Agency has been instrumental in the preservation of numerous downtown properties, including the A. Hatt Building, Kyser-Lui-Williams block, Winship Building, Napa Valley Opera House, Labor Temple Building, and others. The Agency continues to be proactive by offering incentives for seismic retrofitting of buildings on the unreinforced masonry list. In the early twenty first century, the Agency applied for and received preservation grants and oversaw the seismic retrofit of the historic Goodman Library and Borreo Building, both now owned by the City of Napa. The Agency was also responsible for forming the Soscol Gateway Redevelopment Project Area in 2007, and has sponsored the intensive-level historic surveys of the Soscol Gateway/East Napa and Downtown areas.¹³⁵

1986 FLOOD

In 1986, a massive flood—called by the *Napa Register* “the most devastating flood since the winter of 1896”—hit the city, destroying 250 homes, damaging 2,500 others, killing three people, evacuating 7,000, and ultimately costing \$140 million in damage. Two thirds of downtown businesses were damaged by the floodwaters, and the buildings were covered in mud. The flood spurred the county of Napa to undertake a flood-control project to minimize damage from future floods, which has further changed the face of the city, especially downtown.¹³⁶ As a result of the devastation caused by the 1986 flood and subsequent floods in 1995, 1997, and 2005, legislation was passed that requires, among other things, flood-resistant construction and limits the number of units in multiple-family residential buildings. A Napa River Flood Management Plan was also created, taking a restorative approach to flood control which restores tidal wetlands, sustains wildlife systems, and subsequently protects homes, businesses and other properties from flood damage.¹³⁷

¹³⁵ Napa Community Redevelopment Agency

¹³⁶ Coodley and Schmitt, 162-163. Weber, *Napa*, 81.

¹³⁷ City of Napa Municipal Code. Title 17: Zoning. Chapter 17.38 Floodplain Management Overlay District. Napa Flood and Water Conservation District.



Napa inundated by the 1986 flood.
(Verardo, 101)

TOURISM

The increased popularity of the wine industry starting in the late 1960s made tourism a dominant force in the local economy. Tours, hotels, restaurants, and wine-related businesses thrive in Downtown Napa, and have multiplied rapidly since the 1980s. For example, the Napa Valley Wine Train was established on the remnants of the Napa Valley Railroad after Southern Pacific abandoned its tracks. The Napa Valley Wine Train purchased the rail line from Southern Pacific in 1987 and restored vintage turn-of-the-century Pullman rail cars. The Wine Train depot is located just off Soscol Avenue at the northeast corner of the Downtown survey area, and the train includes gourmet food service and winery stops for tourists.¹³⁸ The Napa Valley Conference and Visitors Bureau was founded in 1991 to manage and promote tourism in the city, and in 1996, hospitality and tourism was the second-largest industry in the county.¹³⁹ Many Napa residents have transitioned away from blue-collar jobs to working up-valley or in town at the wineries, restaurants, and resorts.¹⁴⁰

DOWNTOWN TODAY

Since the city's founding, Downtown Napa has continuously functioned as the commercial center of the city. First Street, Jefferson Street, Main Street, and Soscol Avenue have remained major thoroughfares since Napa's early years. Downtown experienced profound changes during the redevelopment and urban renewal efforts of the 1960s and 1970s, and infill construction has continued throughout the survey area. The recent rebirth of Napa's wine industry and related success of hospitality and tourism has benefited Downtown, with construction of new residences, hotels, and restaurants springing up along the riverfront. The transformation of East First Street was also a result of this trend: Napa's Oxbow District began to blossom around Copia (built in 2001 and closed in 2008) and the Oxbow Public Market, with tasting rooms, restaurants and new hotels clustered in the area. With the upcoming publication of the Downtown Specific Plan, Downtown Napa is poised to be the vibrant heart of the city and the region in the 21st century.

¹³⁸ Napa Valley Wine Train, "About Our Train," <http://winetrain.com/about-train.php> (accessed 26 December 2008)

¹³⁹ *Napa, the Valley of Legends*, 32.

¹⁴⁰ Coodley and Schmitt, 169-170.

V. SURVEY REPORT & RECOMMENDATIONS

Summary of Survey Findings

Page & Turnbull's field survey of the 263 parcels in the Downtown Napa Survey Area included photographic documentation of 186 resources that appeared to be age-eligible (45 years or older) according to known construction dates provided by the Napa County Assessor and other sources, or visual estimates. As stated in the "Methodology" section of **I. Introduction**, these properties were also documented in a database, which contains basic survey data such as location information, physical features and construction date. This information is sufficient for the production of physical descriptions of each property at a later date. This database, which is capable of producing both spreadsheets and auto-generated architectural descriptions, is intended to achieve the same level of documentation as Primary Records (DPR 523A forms) with greater efficiency and versatility. This approach allowed the survey to capture all age-eligible resources at the most basic level of documentation, whereas the production of full DPR 523A forms would have proven cost-prohibitive.

Intensive-level documentation allows for the evaluation of properties' eligibility for historic designation based on historic significance and integrity. The evaluation of historic significance follows National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) Criteria for Evaluation. The seven aspects of integrity presented by the NRHP and followed by the CRHR are used to guide evaluation of integrity. (For a detailed explanation of the Criteria for Evaluation and aspects of integrity, please see "Evaluation Criteria" in section **III. Guidelines for Evaluation**.)

Note: California Historical Resource Status Codes (CHRSC) indicate potential eligibility for designation, but *do not* result in official designation or listing on any historic lists or registers. Further action is required in order to officially designate any property as a historic resource. (See **Appendix** for an explanatory list of CHRSCs.)

A summary of survey findings is as follows:

- 263 total parcels were included within the boundaries of the Downtown Napa Survey Area
- 186 age-eligible resources were documented in the survey database
- 57 DPR 523 B forms were completed, documenting 60 total resources
- 1 DPR 523 D Form was completed, documenting the potential Oxbow Historic District
- 7 DPR 523 L Forms were completed, updating previous documentation for 12 structures
- In addition to those already listed in the Napa HRI or documented on a DPR 523 Form, 8 additional age-eligible resources appear to warrant further individual evaluation for local listing (7N)
- 34 properties were surveyed, but not further documented due to obvious lack of integrity (6Z)
- 77 properties were not surveyed
 - 34 of these are age-ineligible
 - 43 of these are vacant parcels or parking lots

See Survey Spreadsheet in Appendix for a complete list of parcels included in Downtown Napa Intensive-Level Survey

PREVIOUS DOCUMENTATION

Age-eligible properties within the Downtown Napa Survey Area which were previously documented through the 1995 City-Wide Survey, the existing HRI, or an individual National Register nomination generally did not receive further evaluation as part of the Downtown Napa Intensive-Level Survey. Construction dates for previously-documented properties were provided by the Napa County Assessor, and were not verified or revised as part of this intensive-level survey effort.

LISTED IN NATIONAL REGISTER AND/OR AS LOCAL LANDMARK PROPERTIES

The following properties are currently listed in the National Register of Historic Places, or are listed in the local register as Landmark Properties (see Table 1). Further evaluation of these properties was not completed as part of the Downtown Napa Intensive-Level Survey, as they are already recognized as historic resources as follows, with corresponding CHRSCs in parentheses:

- 16 properties were previously listed in the NR & CR (1S)
- 7 properties were previously listed in the NR & CR as contributors to the Napa Abajo/Fuller Park Historic District (1D)
- 18 properties were previously listed locally on the Napa HRI as Landmark Property (5S1)

Note that some properties may be listed in both the National Register and as a Local Landmark, so see the table below for accurate tally of previously-designated resources.

Table 1. Properties previously listed in the NR and/or Local Landmark (26 total).

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003137003000_0000	1245 - 1245 MAIN ST		1875	1	1S, 5S1	Sam Kee Laundry/Pfeiffer Building
003164005000_0000	1005 - 1005 COOMBS ST	1202 First Street	1905	1	1S, 5S1	Napa Valley Register Building
003166004000_0000	1130 - 1146 FIRST ST	1014 Coombs	1920	1	1S, 5S1	Gordon Building
003167011000_0000	1026 - 1030 FIRST ST		1905	1	1S, 5S1	First National Bank
003172003000_0000	1030 - 1030 MAIN ST		1879	1	1S, 5S1	Napa Opera House
003192005000_0001	1775 - 1775 CLAY ST	1750 First St	1904	2	1S, 3B, 5S1	Noyes Mansion/Wine Spectator (First & Jefferson)
003208001000_0000	1351 - 1351 SECOND ST		1933	1	1S, 5S1	U.S. Post Office - Franklin Station
003209004000_0000	1333 - 1333 THIRD ST		1874	1	1S, 5S1	First Presbyterian Church
003211002000_0000	1219 - 1219 FIRST ST		1901	1	1S, 5S1	Goodman Library; Napa County Historical Society
003215001000_0000	825 - 825 BROWN ST	810 Coombs	1878	1	1S	Napa County Courthouse
003221012000_0000	901 - 901 MAIN ST	900 Brown Street	1923	1	1S, 5S1	Bank of Napa; Wells Fargo
003222001000_0000	840 - 844 BROWN ST		1910		1S, 5S1	Alexandria Hotel
003231001000_0000	942 - 948 MAIN ST		1888	1	1S, 5S1	Winship Building
003231002000_0000	967 - 975 FIRST ST		1888	1	1S, 5S1	Semorile Building
003231008000_0000	902 - 912 MAIN ST		1933		5S1	Oberon Building; Downtown Joe's
003262007000_0000	625 - 625 RANDOLPH ST		1916	1	5S1	First United Methodist Church
003264001000_0000	590 - 590 RANDOLPH ST		1895	1	1D	Robert P. Lamdin House (Napa Abajo/Fuller Park)
003264002000_0000	1236 - 1236 DIVISION ST		1870	1	1D	Lamdin Cottage (Napa Abajo/Fuller Park)
003264003000_0000	585 - 595 COOMBS ST	595 Coombs St	1910	3	1D	(Napa Abajo/Fuller Park)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003264003000_0001	585 - 595 COOMBS ST	587-591 Coombs St	1880		1D	(Napa Abajo/Fuller Park)
003271006000_0000	1224 - 1224 FIFTH ST		1895	3	1D	(Napa Abajo/Fuller Park)
003271007000_0000	608 - 608 RANDOLPH ST		1888	1	1D	E.R. Gifford House (Napa Abajo/Fuller Park)
003271008000_0000	618 - 620 RANDOLPH ST		1905	3	1D	(Napa Abajo/Fuller Park)
003277002000_0000	500 - 550 MAIN ST		1884		1S, 5S1	Hatt Building (1884)
003277003000_0000	530 - 530 MAIN ST		1886		1S, 5S1	Hatt Building (1886)
006133002000_0000	920 - 930 THIRD ST		1877	1	5S1	Borreo Building

LISTED IN THE HRI WITH A MAP SCORE OF "1," OR ASSIGNED A CHRSC OF "3S"

Properties previously listed in the HRI with a Map Score of "1" and not otherwise designated, or previously determined eligible for listing in the National Register were assigned a CHRSC of "3S" (Table 2) and were not further evaluated as part of the Downtown Napa Intensive-Level Survey. These properties are already recognized as historic resources.

Table 2. Properties previously listed in the HRI with a Map Score of "1" or assigned a CHRSC of "3S" (9 total).

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003164021000_0000	1212 - 1222 FIRST ST		1929	1	3S	Merrill's Building
003172011000_0000	1122 - 1142 MAIN ST		1890	1	3S	Kyser/Williams Block
003201001000_0000	1562 - 1562 THIRD ST		1879	1	3S	Nichols House
003202008000_0000	1516 - 1516 THIRD ST		1885	1	3S	
003202009000_0000	1526 - 1526 THIRD ST		1889	1	3S	
003205012000_0000	833 - 833 FRANKLIN ST		1872	1	3S	Robert Sterling House
003206004000_0000	709 - 709 FRANKLIN ST		1880	1	3S	
003222008000_0000	813 - 813 MAIN ST		1908	1	3S	Fagiani Building
003222011000_0000	810 - 816 BROWN ST		1904	1	3S	Center Building

LISTED IN THE HRI WITH A MAP SCORE OF "2"

Properties previously listed in the HRI with a Map Score of "2" and not otherwise designated, or previously determined eligible for listing in the local register were assigned a CHRSC of "5S3" (Table 3). These properties are already recognized as historic resources, and were not further documented as part of the Downtown Napa Intensive-Level Survey. However, six of these HRI Map Score "2" properties also appear to be eligible for listing in the National Register based on their architectural character, and have thus been assigned an additional CHRSC of "3S."

Table 3. Properties previously listed in the HRI with a Map Score of "2" (24 total).

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003133006000_0000	1227 - 1237 COOMBS ST		1880	2	5S3	
003133007000_0000	1219 - 1219 COOMBS ST	1219A Coombs St	1880	2	5S3	
003133008000_0000	1213 - 1213 COOMBS ST		1870	2	5S3	
003133009000_0000	1207 - 1207 COOMBS ST	1210 Pearl St	1895	2	5S3	
003173009000_0000	1100 - 1100 WEST ST		1900	2	5S3	City of Napa Parks & Recreation Building
003191002000_0000	1525 - 1527 POLK ST		1915	2	5S3	Christian Science Church

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003191003000_0000	1133 - 1133 SEMINARY ST		1915	2	5S3	
003193007000_0000	1755 - 1755 FIRST ST		1915	2	3S, 5S3	Katcher House; Blackbird Inn
003193008000_0000	1790 - 1792 SECOND ST		1890	2	5S3	
003193009000_0000	952 - 952 JEFFERSON ST		1890	2	5S3	
003196001000_0000	1645 - 1645 FIRST ST		1905	2	5S3	
003196002000_0000	1635 - 1635 FIRST ST		1905	2	5S3	
003196005000_0000	1607 - 1607 FIRST ST		1903	2	5S3	
003197001000_0000	1461 - 1461 POLK ST		1880	2	5S3	
003198001000_0000	1042 - 1042 SEMINARY ST		1905	2	5S3	
003198019000_0000	1580 - 1580 FIRST ST		1890	2	3S, 5S3	
003202001000_0000	1553 - 1553 SECOND ST		1900	2	5S3	
003205004000_0000	817 - 817 FRANKLIN ST		1880	2	3S, 5S3	Bickford House
003206003000_0000	715 - 715 FRANKLIN ST		1905	2	3S, 5S3	The Plunge; Community Thrift Shop
003208004000_0000	1332 - 1364 THIRD ST		1935	2	3S, 5S3	Uptown Theater
003209007000_0000	700 - 700 FRANKLIN ST		1895	2	5S3	
003211003000_0000	1201 - 1209 FIRST ST	931-937 Coombs St	1915	2	3S, 5S3	Native Sons of Golden West Bldg
003251017000_0000	1742 - 1742 THIRD ST		1890	2	5S3	
003271005000_0000	623 - 623 COOMBS ST		1920	2	5S3	Treadway & Wigger Funeral Chapel

LISTED IN THE HRI WITH A MAP SCORE OF “3”

The properties previously listed in the HRI with a Map Score of “3”—potential contributors to an undetermined historic district—were automatically assigned a CHRSC of “7N” prior to the survey effort. These properties were all individually re-evaluated for eligibility in the national, state, and local historical registers as part of the Downtown Intensive-Level Survey via DPR 523 B or D forms.

The methodology for assessing the 53 HRI Map Score “3” properties was as follows:

- 3 properties were previously listed in the NR & CR as contributors to the Napa Abajo/Fuller Park Historic District (see Table 1)
- 30 properties were documented on DPR 523 B forms (see Table 4)
- 10 properties were documented on the Oxbow DPR 523 D form (see Table 5a)
- 1 property was documented on a DPR 523 L form (see Table 6)
- 4 properties were not further documented because they lack integrity (see Table 7a)
- 5 properties were not further documented because they are vacant (see Table 7b)

Through this process, some HRI Map Score “3” properties were found to be individually eligible for listing, while others do not possess the significance or integrity necessary to qualify (see Tables 4-7 for further details).

DPR 523 FORMS

As part of the Downtown Napa Intensive-Level Survey, Page & Turnbull completed fifty-seven (57) Building, Structure, Object Records (DPR 523B Forms) detailing the history of individual properties; one (1) District Record (DPR 523D Form) to document a potential historic district in the Oxbow area; and updates to existing documentation of twelve (12) resources.

BUILDING, STRUCTURE, OBJECT RECORDS (DPR 523 B FORMS)

The 57 properties documented on DPR 523 B Forms were selected in consultation with City of Napa staff and members of Napa County Landmarks. After the completion of the initial field survey, Page & Turnbull categorized all age-eligible properties to create a systematic approach to identifying DPR 523 B form candidates. Properties which were not selected for documentation on DPR 523 B forms included those already designated as local Landmark Properties or listed in the National Register of Historic Places; those currently listed in the HRI with a Map Score of “1” or “2;” those located within the boundaries of the potential Oxbow Historic District; and those obviously lacking sufficient integrity for listing under any criteria. Six buildings less than 50 years of age (i.e. constructed between 1961 and 1965) and two historic bridges were identified for future study, but were not documented on DPR 523 B Forms at this time. DPR 523 B Forms were completed for all remaining age-eligible properties (see Table 4 below). Properties evaluated on DPR 523 B Forms were assigned a CHRSC of “5S3” (Appears to be individually eligible for local listing or designation) or “6Z” (Ineligible for NR, CR, or local designation through survey evaluation).

Table 4. Resources recorded on DPR 523B Forms (57 parcels, 60 total resources).

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003133011000_0000	1240 - 1240 PEARL ST		1961		6Z	American Legion Hall
003136003000_0000	1327 - 1327 MAIN ST		1895	3	6Z	
003137005000_0000	1201 - 1201 MAIN ST		1935		5S3	Napa Firefighter's Museum
003142001000_0000	1350 - 1350 MAIN ST		1936	3	6Z	Shackford's
003142014000_0000	1326 - 1326 MAIN ST		1920		6Z	Mathis Furniture Co.
003143009000_0000	1202 - 1214 MAIN ST	964-980 Pearl St	1947	3	5S3	Lazarus-Grinsell Building
003147001000_0000	845 - 845 CLINTON ST		1905	3	6Z	
003147006000_0000	1214 - 1214 YAJOME ST		1930	3	6Z	
003147007000_0000	1216 - 1216 YAJOME ST		1905	3	6Z	
003147008000_0000	1234 - 1234 YAJOME ST		1920	3	6Z	
003148002000_0000	815 - 851 CAYMUS ST		1885	3	6Z	
003161001000_0001	1339 - 1339 PEARL ST	1128 Franklin Street	1925		6Z	
003161005000_0000	1300 - 1300 CLAY ST		1946		6Z	AT&T
003161006000_0000	1330 - 1330 CLAY ST		1880	3	6Z	
003161007000_0000	1340 - 1340 CLAY ST		1880		6Z	City of Napa Water Division Office
003164006000_0000	1210 - 1210 FIRST ST		1925	3	6Z	
003172010000_0000	1144 - 1146 MAIN ST	1142-1146 Main Street	1940		6Z	Bloom creative hair design and art gallery
003182009000_0000	708 - 714 FIRST ST	1021 - 1027 McKinstry	1948		6Z	
003191004000_0000	1600 - 1600 CLAY ST	1107-1115 Seminary	1955		6Z	Economic Development Dept.
003192002000_0000	1700 - 1700 FIRST ST		1957		6Z	Bank of America
003193004000_0000	1778 - 1778 SECOND ST		1902	3	5S3	Golden State Lumber Inc
003194005000_0000	1766 - 1776 SECOND ST	1776 Second St	1900	3	5S3	
003195001000_0000	1600 - 1600 FIRST ST		1958		6Z	City of Napa Community Services Building

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003197010000_0000	1514 - 1514 CLAY ST		1905		6Z	
003197011000_0000	1526 - 1526 CLAY ST		1885	3	6Z	
003198018000_0000	1564 - 1564 FIRST ST		1915	3	5S3	
003199014000_0001	1539 - 1539 FIRST ST	955 School Street	1951		6Z	City Hall
003201003000_0000	835 - 835 CHURCH ST		1939	3	6Z	
003201004000_0000	827 - 827 CHURCH ST		1905	3	5S3	
003201006000_0000	1538 - 1538 THIRD ST		1940	3	7N*	
003202010000_0000	1532 - 1532 THIRD ST		1905	3	6Z	
003203002000_0000	1517 - 1521 THIRD ST		1954		6Z	
003203005000_0000	1512 - 1512 FOURTH ST	701- 705 School Street	1905		6Z	
003204006000_0000	1400 - 1420 SECOND ST		1953		6Z	
003204007000_0000	1424 - 1436 SECOND ST		1948		6Z	
003205007000_0000	800 - 828 SCHOOL ST	1424-38 Third Street	1905	2	6Z	
003205007000_0001	800 - 828 SCHOOL ST	828 School Street	1905		6Z	
003205011000_0000	1407 - 1417 SECOND ST		1953		6Z	
003205013000_0000	830 - 832 SCHOOL ST		1905	3	5S3	
003206006000_0000	1426 - 1426 FOURTH ST		1930	3	5S3	
003207006000_0000	1310 - 1310 SECOND ST		1960		5S3	
003207008000_0000	920 - 930 FRANKLIN ST		1949	3	5S3	
003207011000_0000	1321 - 1321 FIRST ST		1964		6Z	
003208002000_0000	819 - 819 RANDOLPH ST		1940		6Z	Zeller's Hardware Store
003208002000_0001	819 - 819 RANDOLPH ST	1322 Third Street	1929		6Z	
003208003000_0000	1324 - 1330 THIRD ST		1938	3	6Z	
003209008000_0000	720 - 720 FRANKLIN ST		1940	3	6Z	
003211001000_0000	1227 - 1245 FIRST ST		1916	3	5S3	Migliavacca Building (1916)
003214002000_0000	1141 - 1141 FIRST ST		1920		5S3	
003214012000_0000	1139 - 1139 FIRST ST		1920	3	5S3	
003231002000_0001	967 - 975 FIRST ST	967 First St	1951		6Z	
003251005000_0000	1763 - 1763 SECOND ST		1905	3	5S3	
003251019000_0000	1766 - 1766 THIRD ST		1922	3	5S3	
003251021000_0000	1790 - 1790 THIRD ST		1915		6Z	
003271001000_0000	642 - 642 RANDOLPH ST		1880	3	5S3	
003271009000_0000	630 - 632 RANDOLPH ST		1940	3	6Z	
003300001000_0000	821 - 821 COOMBS ST		1915	3	5S3	
003300002000_0000	830 - 830 RANDOLPH ST		1930		6Z	
003300005000_0000	811 - 811 COOMBS ST		1905		6Z	
003300007000_0000	801 - 801 COOMBS ST		1920		6Z	

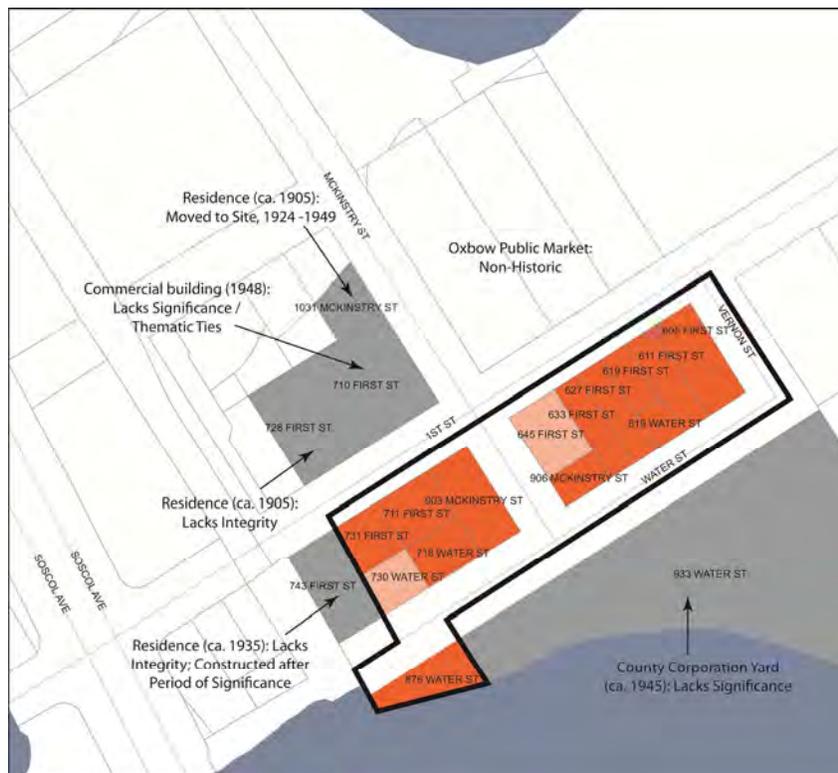
* Page & Turnbull found the property at 1538 Third Street to meet the eligibility criteria for listing as a local landmark, and suggested a "5S3" status code. However, during the public outreach process for this survey, the property owner of 1538 Third Street objected to the survey findings, and a peer review of Page & Turnbull's findings was conducted, resulting in a difference of professional opinions. The "7N" status code assigned here indicates that further study will be needed to resolve this difference of opinions; in the future, the City Council could consider supplemental information or opinions in addition to Page & Turnbull's findings to determine whether this property is eligible for local landmark designation.

All DPR 523B forms are included in the Appendix.

DISTRICT RECORDS (DPR 523 D FORMS)

A District Record was completed to document the potentially historic Oxbow District, which includes simple working-class cottages from the Victorian era and early twentieth century. The 14 resources within the potential district are located along First Street east of Soscol Avenue in the “oxbow” of the Napa River. The majority of resources within the Oxbow District were constructed between 1870 and 1930. The residential area along First Street was once larger than it is today, but since many properties have been demolished or altered over the years, the district boundaries were drawn to exclude large groups of non-contributing parcels and encompass only the remaining resources. (See map and Tables 5a & 5b below.)

The Oxbow District does not appear to be eligible for listing in the national, state, or local historical registers under any criteria. The district was loosely associated with themes of residential and industrial development, and the city’s early Italian-American community, but not to a degree significant enough to qualify for designation. The Oxbow District contains vernacular architectural forms that are typical of working-class cottages, but it does not stand out within the context of vernacular architecture in Napa and therefore does not possess sufficient architectural significance to qualify for listing. However, two properties within the district boundaries appear to qualify for individual listing in the local register based on their architectural character (731 First Street and 906 McKinstry Street).



Oxbow District Map, 2010. Outline indicates Oxbow District boundaries. Orange shaded parcels indicate District Contributors. Light orange shaded parcels indicate Non-Contributors. Parcels outside the historic district that were considered as part of this survey effort have also been marked to justify the boundary. (All parcels evaluated as part of this DPR 523D Form were assigned a CHRSC of 6Z).

Table 5a. Resources recorded on the Oxbow District DPR 523D Form (14 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003241002000_0000	731 - 731 FIRST ST		1870	2	5S3	Contributor
003241002000_0001	731 - 731 FIRST ST	730 Water Street	1870		6Z	Lacks integrity (non-contributor)
003241003000_0000	711 - 711 FIRST ST		1910	3	6Z	Contributor
003241003000_0001	711 - 711 FIRST ST	718 Water Street	1870	3	6Z	Contributor
003241004000_0000	903 - 903 MCKINSTRY ST		1930	3	6Z	Contributor
003242001000_0000	876 - 876 WATER ST		1915	3	6Z	Contributor
003243001000_0000	645 -645 FIRST ST		1955		6Z	Commercial building (non-contributor)
003243002000_0000	633 - 633 FIRST ST		1890	3	6Z	Contributor
003243003000_0000	627 - 627 FIRST ST		1885	3	6Z	Contributor
003243004000_0000	619 - 619 FIRST ST		1885	3	6Z	Contributor
003243005000_0000	611 - 611 FIRST ST		1890	3	6Z	Contributor
003243006000_0000	605 - 605 FIRST ST		1870	3	6Z	Contributor
003243007000_0000	619 - 619 WATER ST	620 Water Street	1925	3	6Z	Contributor
003243008000_0000	906 - 906 MCKINSTRY ST		1880	2	5S3	Contributor

Table 5b. Resources considered for inclusion in the DPR 523 D Form, but ultimately excluded from the Oxbow District boundaries (5 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003182012000_0000	1031 - 1031 MCKINSTRY ST		1905		6Z	Moved to site between 1924 and 1949 (outside district)
003182007000_0000	728 - 728 FIRST ST		1905		6Z	Lacks integrity (outside district)
003182009000_0000	708 - 714 FIRST ST	1021 - 1027 McKinstry	1948		6Z	Commercial building (outside district)
003241001000_0000	743 - 743 FIRST ST		1935		6Z	Lacks integrity (outside district)
003242003000_0000	933 -933 WATER ST		1945		6Z	County Corporation Yard (outside district)

The DPR 523D form for the Oxbow district is included in the Appendix.

UPDATE FORMS (DPR 523 L FORMS)

Updates to existing documentation were completed for 12 resources within the Downtown Napa Survey Area. These updates included the evaluation of an additional building on a designated parcel, or re-evaluation of a building that had undergone alterations since its original assessment. Updates were documented on DPR 523L Forms (see Table 6).

Table 6. Resources updated on DPR 523L Forms (7 parcels, 12 total resources)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003164021000_0001	1025 - 1025 COOMBS ST		1929	3	6Z	Merrill's Building Annex
003172007000_0000	1038 - 1040 MAIN ST		1907	1	5S3, 7N1	Mathis-Flanagan Building
003209005000_0000		1333 Third Street/Randolph Street			6Z	Presbyterian Day School
003221012000_0001	900 - 900 BROWN ST		1934		1S, 5S1	Bank of Napa/Wells Fargo Addition
003262006000_0000	629 - 629 RANDOLPH ST	Franklin St	1955		6Z	Bonner Educational Bldg

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003262006000_0001	629 - 629 RANDOLPH ST	1301 Fourth Street	1960		6Z	Centennial Hall/ Adams Hall
003275003000_0000	1071 - 1091 FIFTH ST		1949		6Z	City of Napa Police Station
003277006000_0000	540 - 540 MAIN ST		1959		6Z	Hatt Complex: Hay Warehouse, Napa General Store
003277006000_0001	540 - 540 MAIN ST		1893		6Z	Hatt Complex: Wharf Shed; Angele Restaurant
003277008000_0000	MAIN ST	951 Fifth Street	1890		6Z	Hatt Complex: Annex #1
003277008000_0001	MAIN ST		1944		6Z	Hatt Complex: Napa Mill Silo
003192005000_0000	1775 - 1775 CLAY ST		1902		3B, 5B	Noyes Mansion Carriage House

All DPR 523L forms are included in the Appendix.

NOT DOCUMENTED (NO INTEGRITY/VACANT)

As described above, some age-eligible properties within the survey area were considered for documentation on DPR 523B, D, or L Forms, but were not documented due to obvious lack of historic integrity. This survey also uncovered errors in previous HRI ratings; properties previously listed in the HRI with a Map Score “3” but currently vacant or age-ineligible were not documented. The property at 1501 Third Street is listed in the HRI with a Map Score “2,” but was previously determined ineligible for listing in the HRI by the City Council, and thus was not documented as part of this effort. (see Tables 7a & 7b below).

Table 7a. Age-eligible resources considered for documentation, but excluded due to lack of historic integrity (34 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003136002000_0000	1343 - 1343 MAIN ST		1915	3	6Z	
003136003000_0001	1327 - 1327 MAIN ST	1335 Main Street.	1895		6Z	
003147009000_0000	1236 - 1236 YAJOME ST		1905		6Z	
003153008000_0000	1300 - 1338 PEARL ST		1920	3	6Z	Rossi Building
003153009000_0000	1436 - 1436 POLK ST		1909		6Z	Blue Oak School
003164004000_0000	1015 - 1017 COOMBS ST	1011-1017 Coombs	1920		6Z	
003164019000_0000	1232 - 1248 FIRST ST		1963		6Z	
003167010000_0000	1006 - 1018 FIRST ST		1962		6Z	
003182007000_0000	728 - 728 FIRST ST		1905	3	6Z	
003194001000_0000	1721 - 1721 FIRST ST		1890		6Z	
003198025000_0000	1500 - 1500 FIRST ST		1963		6Z	
003199013000_0000	930 - 930 SEMINARY ST		1965		6Z	Napa Fire Department 1
003201002000_0000	849 - 849 CHURCH ST	1559 Second St	1880	2	6Z	Christian Advent Church; Valley Bible Chapel
003205005000_0000	1406 - 1414 THIRD ST		1915	3	6Z	
003205006000_0000	1420 - 1420 THIRD ST		1960		6Z	
003205007000_0000	800 - 828 SCHOOL ST	1420 Third Street	1905	2	6Z	
003207003000_0000	1305 - 1307 FIRST ST		1951		6Z	
003207007000_0000	1320 - 1370 SECOND ST		1960		6Z	
003208002000_0000	819 - 819 RANDOLPH ST		1940		6Z	Zeller's Hardware Store

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003212002000_0000	853 - 853 COOMBS ST		1963		6Z	Travelodge
003212004000_0000	1234 - 1234 THIRD ST	810 Randolph St	1920		6Z	
003214001000_0000	926 - 932 COOMBS ST	1147-1149 First Street	1945		6Z	
003221001000_0000	1025 - 1025 FIRST ST		1905		6Z	
003221002000_0000	1005 - 1005 FIRST ST	943 Main Street; 1015 Main Street	1905		6Z	
003222005000_0000	829 - 829 MAIN ST		1880		6Z	
003222006000_0000	823 - 825 MAIN ST		1880		6Z	
003222007000_0000	815 - 815 MAIN ST		1880		6Z	
003222009000_0000	807 - 807 MAIN ST		1890		6Z	
003222012000_0000	822 - 828 BROWN ST		1880		6Z	Former City Hall/Fire Engine House
003241001000_0000	743 - 743 FIRST ST		1935		6Z	
003241002000_0001	731 - 731 FIRST ST	730 Water Street	1870		6Z	
003242003000_0000	933 - 933 WATER ST		1945		6Z	County Corporation Yard
003243001000_0000	645 - 645 FIRST ST		1955		6Z	
003251020000_0000	1776 - 1780 THIRD ST		1920		6Z	

Table 7b. HRI Map Score “2” or “3” properties considered for documentation, but excluded because parcel is now vacant, structure is age-ineligible, or building was previously determined ineligible for listing (6 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003144009000_0000	1105 - 1105 WEST ST	915 Clinton	1970	3	--	Napa Sanitation District Building (Age-Ineligible)
003182011000_0000	1045 - 1045 MCKINSTRY ST		0	3	--	Listed in HRI with construction date 1900; currently vacant
003197013000_0000	1120 - 1120 SEMINARY ST		0	3	--	Listed in HRI with construction date 1896; currently vacant
003203003000_0000	1501 - 1501 THIRD ST		1947	2	6Z	Union Service Station; previously determined ineligible by City Council. ¹⁴¹
003213008000_0000	720 - 720 RANDOLPH ST		0	3	--	Listed in HRI with construction date 1940; currently vacant
003213009000_0000	730 - 730 RANDOLPH ST		0	3	--	Listed in HRI with construction date 1940; currently vacant

¹⁴¹ For detailed findings about the ineligibility of 1501 Third Street for listing in the HRI, refer to Napa City Council Resolution #R2010 55, 4 May 2010.

Recommendations for Future Work

OFFICIAL DESIGNATION

Page & Turnbull recommends that those properties deemed eligible for listing at the local, state, or national level (as evaluated on the HRI, DPR 523B forms and/or DPR 523D forms) be designated as such.

1: NOMINATE INDIVIDUAL PROPERTIES TO THE NATIONAL REGISTER

Page & Turnbull recommends that the 17 resources determined individually eligible for listing in the National Register of Historic Places be officially nominated to the Register or receive official designation as a “determined eligible” resource. These resources have exceptionally high architectural merit, and/or were designed by a master architect. These resources have all been given a CHRSC of “3S” or “3B” to indicate their eligibility for listing (see Table 8).

Nomination to the National Register will involve consent by the property owners, as well as a larger public participation program. Once the property is listed in the National Register, various preservation incentives may be available to property owners, including Federal Historic Preservation Tax Credits for income-producing properties and usage of the California Historic Building Code (CHBC) and the Mills Act. While National Register nomination helps protect historic resources, it does not preclude properties from being altered or even demolished. Any proposed projects that may affect a National Register-eligible property are already subject to review under the California Environmental Quality Act (CEQA) to analyze the project’s impact on the resource, and should require a Certificate of Appropriateness (C of A). Note that per state law, CEQA review would occur regardless of whether or not the property is officially designated.

These National Register-eligible properties also appear eligible for listing in the California Register and the local register as Landmark Properties. If nominated to the National Register, these properties would automatically be listed in the California Register. Page & Turnbull recommends that they be officially designated in the local register as Landmark Properties in addition to being nominated to the National and California Registers.

Table 8. National Register-eligible properties (17 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003164021000_0000	1212 - 1212 FIRST ST		1929		3S	Merrill's Building
003172011000_0000	1122 - 1142 MAIN ST		1890		3S	Kyser/Williams Block
003192005000_0000	1775 - 1775 CLAY ST		1902	2	3B, 5B	Noyes Mansion Carriage House
003193007000_0000	1755 - 1755 FIRST ST		1915	2	3B, 5B	Katcher House; Blackbird Inn
003198019000_0000	1580 - 1580 FIRST ST		1890	2	3S, 5S3	
003201001000_0000	1562 - 1562 THIRD ST		1879	1	3S	Nichols House
003202008000_0000	1516 - 1516 THIRD ST		1885	1	3S	
003202009000_0000	1526 - 1526 THIRD ST		1889	1	3S	
003205004000_0000	817 - 817 FRANKLIN ST		1880	2	3S, 5S3	Bickford House
003205012000_0000	833 - 833 FRANKLIN ST		1872	1	3S	Robert Sterling House
003206003000_0000	715 - 715 FRANKLIN ST		1905	2	3S, 5S3	The Plunge; Community Thrift Shop
003206004000_0000	709 - 709 FRANKLIN ST		1880	1	3S	
003208004000_0000	1332 - 1364 THIRD ST		1935	2	3S, 5S3	Uptown Theater
003211003000_0000	1201 - 1209 FIRST ST	931-937 Coombs St	1915	2	3S, 5S3	Native Sons of Golden West Bldg

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003222008000_0000	813 - 813 MAIN ST		1908	1	3S	Fagiani Building
003222011000_0000	810 - 816 BROWN ST		1904	1	3S	Center Building
003262007000_0000	625 - 625 RANDOLPH ST		1916	1	3S, 5S1	First United Methodist Church

#2: DESIGNATE INDIVIDUAL PROPERTIES AS LOCAL LANDMARK PROPERTIES

In addition to the properties listed above that are eligible for listing in all three historical registers, Page & Turnbull recommends that the 38 resources determined individually eligible for listing in the local register only be officially designated as Landmark Properties. These resources have high architectural merit, but may not rise to the level of significance or integrity necessary to qualify for listing in the National Register or California Register. 20 of these are currently listed on the HRI with a Map Score of “2,” while 18 additional properties appeared eligible for local designation through the intensive-level survey process. All of these resources have been given a CHRSC of “5S3” to indicate their eligibility for listing (see Table 9).

As mentioned above, any proposed projects affecting these properties are already subject to review under the California Environmental Quality Act (CEQA) to analyze the project’s impact on the resource, and will require a Certificate of Appropriateness (C of A). Landmark Designation can make various preservation incentives available for individual properties within the district, including usage of the California Historic Building Code (CHBC) and the Mills Act, and will contribute to the preservation of these resources for the public to appreciate. Landmark Designation for these properties would be initiated at a later date, and would involve proper noticing of property owners and approval by the Cultural Heritage Commission and the City Council.

Table 9. Individual resources eligible as Landmark Properties (38 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003133006000_0000	1227 - 1237 COOMBS ST		1880	2	5S3	
003133007000_0000	1219 - 1219 COOMBS ST	1219A Coombs St	1880	2	5S3	
003133008000_0000	1213 - 1213 COOMBS ST		1870	2	5S3	
003133009000_0000	1207 - 1207 COOMBS ST	1210 Pearl St	1895	2	5S3	
003137005000_0000	1201 - 1201 MAIN ST		1935		5S3	Napa Firefighter’s Museum
003143009000_0000	1202 - 1214 MAIN ST	964-980 Pearl St	1947	3	5S3	Lazarus-Grinsell Building
003172007000_0000	1038 - 1040 MAIN ST		1907		5S3, 7N1	Mathis-Flanagan Building
003173009000_0000	1100 - 1100 WEST ST		1900	2	5S3	City of Napa Parks & Recreation Building
003191002000_0000	1525 - 1527 POLK ST		1915	2	5S3	Christian Science Church
003191003000_0000	1133 - 1133 SEMINARY ST		1915	2	5S3	
003193004000_0000	1778 - 1778 SECOND ST		1902	3	5S3	Golden State Lumber Inc
003193008000_0000	1790 - 1792 SECOND ST		1890	2	5S3	
003193009000_0000	952 - 952 JEFFERSON ST		1890	2	5S3	
003194005000_0000	1766 - 1776 SECOND ST	1776 Second St	1900	3	5S3	
003196001000_0000	1645 - 1645 FIRST ST		1905	2	5S3	
003196002000_0000	1635 - 1635 FIRST ST		1905	2	5S3	
003196005000_0000	1607 - 1607 FIRST ST		1903	2	5S3	
003197001000_0000	1461 - 1461 POLK ST		1880	2	5S3	
003198001000_0000	1042 - 1042 SEMINARY ST		1905	2	5S3	
003198018000_0000	1564 - 1564 FIRST ST		1915	3	5S3	

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003201004000_0000	827 - 827 CHURCH ST		1905	3	5S3	
003202001000_0000	1553 - 1553 SECOND ST		1900	2	5S3	
003205013000_0000	830 - 832 SCHOOL ST		1905	3	5S3	
003206006000_0000	1426 - 1426 FOURTH ST		1930	3	5S3	
003207006000_0000	1310 - 1310 SECOND ST		1960		5S3	
003207008000_0000	920 - 930 FRANKLIN ST		1949	3	5S3	
003209007000_0000	700 - 700 FRANKLIN ST		1895	2	5S3	
003211001000_0000	1227 - 1245 FIRST ST		1916	3	5S3	Migliavacca Building (1916)
003214002000_0000	1141 - 1141 FIRST ST		1920		5S3	
003214012000_0000	1139 - 1139 FIRST ST		1920	3	5S3	
003241002000_0000	731 - 731 FIRST ST		1870	2	5S3	
003243008000_0000	906 - 906 MCKINSTRY ST		1880	2	5S3	
003251005000_0000	1763 - 1763 SECOND ST		1905	3	5S3	
003251017000_0000	1742 - 1742 THIRD ST		1890	2	5S3	
003251019000_0000	1766 - 1766 THIRD ST		1922	3	5S3	
003271001000_0000	642 - 642 RANDOLPH ST		1880	3	5S3	
003271005000_0000	623 - 623 COOMBS ST		1920	2	5S3	Treadway & Wigger Funeral Chapel
003300001000_0000	821 - 821 COOMBS ST		1915	3	5S3	

#3: REMOVE INELIGIBLE PROPERTIES FROM THE HRI

Thirty-eight (38) properties previously listed in the HRI were re-evaluated and determined to be ineligible for listing in the national, state, or local historical registers as part of this intensive-level survey. The majority of these re-evaluated properties were previously listed in the HRI with a Map Score of “3,” meaning that they are not individually eligible for listing, but may be a contributor to the formation of a historic district, if such a district exists. However, upon further evaluation, these buildings do not appear have the significance to qualify individually, nor do they appear to be located within the boundaries of any eligible historic districts. Five properties no longer appear eligible for listing because they lack sufficient integrity to convey their significance. Five properties no longer appear eligible for listing because they are now vacant or contain an age-ineligible building. One property no longer appears eligible for listing because it was previously determined ineligible by the City Council. All of these resources (except vacant parcels) have been given a CHRSC of “6Z” to indicate their ineligibility for listing (see Table 10).

Page & Turnbull recommends that these re-evaluated resources determined ineligible for listing in any historical register should be removed from the HRI.

Table 10. Former HRI properties that appear ineligible for listing (38 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003136002000_0000	1343 - 1343 MAIN ST		1915	3	6Z	(Integrity)
003136003000_0000	1327 - 1327 MAIN ST		1895	3	6Z	
003142001000_0000	1350 - 1350 MAIN ST		1936	3	6Z	Shackford's
003144009000_0000	1105 - 1105 WEST ST	915 Clinton	1970	3	--	Napa Sanitation District Building (Age-Ineligible)
003147001000_0000	845 - 845 CLINTON ST		1905	3	6Z	
003147006000_0000	1214 - 1214 YAJOME ST		1930	3	6Z	
003147007000_0000	1216 - 1216 YAJOME ST		1905	3	6Z	

APN	Address	Alternate Address	Year Built	HRI	CHRS	Notes
003147008000_0000	1234 - 1234 YAJOME ST		1920	3	6Z	
003148002000_0000	815 - 851 CAYMUS ST		1885	3	6Z	
003153008000_0000	1300 - 1338 PEARL ST		1920	3	6Z	(Integrity)
003161006000_0000	1330 - 1330 CLAY ST		1880	3	6Z	
003164006000_0000	1210 - 1210 FIRST ST		1925	3	6Z	
003164021000_0001	1025 - 1025 COOMBS ST		1929	3	6Z	Merrill's Building Annex
003182007000_0000	728 - 728 FIRST ST		1905	3	6Z	(Integrity)
003182011000_0000	1045 - 1045 MCKINSTRY ST		0	3	--	(Vacant)
003197011000_0000	1526 - 1526 CLAY ST		1885	3	6Z	
003197013000_0000	1120 - 1120 SEMINARY ST		0	3	--	(Vacant)
003201002000_0000	849 - 849 CHURCH ST	1559 Second St	1880	2	6Z	Christian Advent Church; Valley Bible Chapel (Integrity)
003201003000_0000	835 - 835 CHURCH ST		1939	3	6Z	
003202010000_0000	1532 - 1532 THIRD ST		1905	3	6Z	
003203003000_0000	1501 - 1501 THIRD ST		1947	2	6Z	Union Service Station; previously determined ineligible by City Council
003205005000_0000	1406 - 1414 THIRD ST		1915	3	6Z	
003205007000_0000	800 - 828 SCHOOL ST	1420 Third Street	1905	2	6Z	(Integrity)
003208003000_0000	1324 - 1330 THIRD ST		1938	3	6Z	
003209008000_0000	720 - 720 FRANKLIN ST		1940	3	6Z	
003213008000_0000	720 - 720 RANDOLPH ST		0	3	--	(Vacant)
003213009000_0000	730 - 730 RANDOLPH ST		0	3	--	(Vacant)
003241003000_0000	711 - 711 FIRST ST		1910	3	6Z	Oxbow
003241003000_0001	711 - 711 FIRST ST	718 Water Street	1870	3	6Z	Oxbow
003241004000_0000	903 - 903 MCKINSTRY ST		1930	3	6Z	Oxbow
003242001000_0000	876 - 876 WATER ST		1915	3	6Z	Oxbow
003243002000_0000	633 - 633 FIRST ST		1890	3	6Z	Oxbow
003243003000_0000	627 - 627 FIRST ST		1885	3	6Z	Oxbow
003243004000_0000	619 - 619 FIRST ST		1885	3	6Z	Oxbow
003243005000_0000	611 - 611 FIRST ST		1890	3	6Z	Oxbow
003243006000_0000	605 - 605 FIRST ST		1870	3	6Z	Oxbow
003243007000_0000	619 - 619 WATER ST	620 Water Street	1925	3	6Z	Oxbow
003271009000_0000	630 - 632 RANDOLPH ST		1940	3	6Z	

ADDITIONAL DOCUMENTATION

Although all age-eligible properties in the Downtown Napa Survey Area were photographed and documented with preliminary status codes in the database during the Downtown Napa Intensive-Level Survey undertaking, not all were documented in detail on DPR 523 forms. As described in the methodology above, six properties less than 50 years of age (i.e. constructed between 1961 and 1965) were identified for future study, but were not captured by this intensive-level survey effort. These properties could therefore benefit from additional documentation in the future.

#4: DOCUMENT ADDITIONAL PROPERTIES ON DPR 523 B FORMS

Page & Turnbull recommends that the properties in the Downtown Napa survey area that were assigned a CHRSC of “7N” (Needs to be re-evaluated) should be researched and documented on Building, Structure, Object Records (DPR 523 B forms), and further evaluated for potential eligibility for listing in the local register. DPR 523 A forms are not necessary, as basic information about these properties has already been captured in the Downtown Napa Intensive-Level Survey database. This recommendation applies to buildings constructed between 1961 and 1965 and historic bridges, and would be most efficiently addressed on a property-by-property basis as development pressures arise (see Table 11).

The production of future DPR 523 B forms will likely result in revisions to a property’s CHRSC. Once DPR 523 B Forms have been completed, all properties determined eligible should be officially designated as Landmark Properties, and should be assigned a revised CHRSC of “5S1.” Any properties determined ineligible for local listing after further research should be assigned a revised CHRSC of “6Z.”

Table 11. Properties recommended for future documentation on DPR 523 B Forms (9 total)

APN	Address	Alternate Address	Year Built	HRI	CHRSC	Notes
003137006000_0000	PEARL ST		1900	--	7N	Pearl Street Bridge
003143007000_0001	1216 - 1246 MAIN ST	1222-1246 Main Street	1963	--	7N	Lazarus Apartments
003167019000_0000	MAIN ST		1860	--	7N	Main Street Bridge
003201006000_0000	1538 - 1538 THIRD ST		1940	3	7N*	
003202011000_0000	827 - 827 SCHOOL ST	1505 Second Street	1965	--	7N	First Bank
003203001000_0000	1531 - 1531 THIRD ST		1963	--	7N	Val's Liquors; Chateau Barber Shop
003206001000_0000	1441 - 1441 THIRD ST		1964	--	7N	Nation's Giant Hamburgers/Mel's Junior Drive In
003211009000_0000	950 - 950 RANDOLPH ST		1962	--	7N	
003222010000_0000	1010 - 1040 THIRD ST		1965	--	7N	

* Page & Turnbull found the property at 1538 Third Street to meet the eligibility criteria for listing as a local landmark, and suggested a “5S3” status code. However, during the public outreach process for this survey, the property owner of 1538 Third Street objected to the survey findings, and a peer review of Page & Turnbull’s findings was conducted, resulting in a difference of professional opinions. The “7N” status code assigned here indicates that further study will be needed to resolve this difference of opinions; in the future, the City Council could consider supplemental information or opinions in addition to Page & Turnbull’s findings to determine whether this property is eligible for local landmark designation.

DESIGN GUIDELINES

#5: IMPLEMENT HISTORIC RESOURCES DESIGN GUIDELINES SPECIFIC TO DOWNTOWN NAPA

In order to protect the historic character of Downtown Napa, Page & Turnbull recommends implementing historic resources design guidelines to guide the placement and appearance of compatible infill construction as the neighborhood continues to develop in the twenty-first century. The “Design Guidelines for the Napa Abajo/Fuller Park Historic District” (April 1998) and the “Soscol Corridor/Downtown Riverfront Development & Design Guidelines” (August 2000) are currently used to guide development related to historic resources in Downtown. Specific guidelines for historic resources in Downtown Napa will be developed by Page & Turnbull as part of the Downtown Specific Plan and will build upon these existing documents.

Interim HRI Guidelines

Page & Turnbull’s memorandum “Napa Historic Resources Inventory (HRI) Update” (20 November 2009) outlines the method for converting the City of Napa’s current HRI rankings—which are based on the 1995 City-Wide Survey methodology—to a more uniform system based on California Historical Resource Status Codes (CHRSC). Creating and maintaining the HRI is an ongoing process, as the accuracy of older surveys diminishes with time and more uncharted areas are incorporated into the city limits. The original 1995 City-Wide Survey was based exclusively on age and visual evidence of significance, and de-emphasized the importance of post-1945 buildings. This updated system will strengthen the process of identifying and protecting Napa’s historic resources based on twenty-first century survey methodology, and will bring the HRI up to state-wide standards. (See **Appendix** for a full version of the memorandum and a description of all CHRSCs). The following recommendations for how to integrate the Downtown Napa survey results into the existing HRI system are based on this memorandum.

CURRENT DESIGN REVIEW SYSTEM

Depending on their status, properties throughout the city listed on the HRI are subject to varying levels of design review by the CHC and staff. Certificates of Appropriateness (C of A) are required as follows:

Landmarks & Landmark Districts: C of A is required for any new construction; alterations and additions to a Landmark or a contributing resource in a Landmark District; alteration or addition to a non-contributing resource in a Landmark District; changes to major interior architectural features of a publicly-owned Landmark; and demolition of a building or structure.

Neighborhood Conservation Properties: C of A is required for any substantial construction visible from a public way; substantial alteration or addition visible from a public way; and demolition of a building or structure.

Historic Resource Inventory (HRI) Properties: C of A is required for demolition. The CHC reviews demolitions of all properties with a Map Score of “1” or “2” and properties with a Map Score of “3” within a potential historic district, while staff reviews demolitions of properties with a Map Score of “3” outside a potential historic district.

NEXT STEPS & INTERIM MEASURES

Historic resources should be subject to design review under the new HRI system (using CHRSCs) as follows. This updated design review process is based on the existing policies and could be effective immediately, although it could be further refined at the City’s discretion.

- **“5S1,” “5D1” or “5B”** is an individual Landmark Property or contributor to a Landmark District, and should continue to be reviewed as such (CHC)
- **“1S” or “1D”** is a National Register-listed property; National Register properties meet or exceed the significance criteria required for designation as a local Landmark Property or Landmark District, and thus should be reviewed in the same manner as Landmark Properties or contributors to Landmark Districts (CHC)
- **“3S” or “3B”** is automatically equivalent to Map Score of “1” and should continue to be reviewed as such (CHC)

- **“3CS”** is comparable to those properties listed in the HRI with a Map Score of “1” or “2” and should be reviewed as such by the CHC
- **“5S3”** is automatically equivalent to Map Score of “2” and should continue to be reviewed as such (CHC)
- **“3D”** or **“5D3”** is comparable to Map Score of “3” within a potential historic district and should be reviewed as such by the CHC
- **“6L”** is comparable to Map Score of “3” outside a potential historic district and should be reviewed as such by staff
- **“6Z”** properties do not need to be officially designated, and are not subject to review

For a complete list of properties with each CHRSC, see Appendix.

Since the HRI was originally formed in 1995, more properties have become age-eligible, more areas have been incorporated into the city limits, and survey methodologies have been updated. Properties within the Downtown Napa survey area constructed before 1965 and not otherwise rated were assigned a CHRSC of “7N” (Needs to be reevaluated), and should be systematically re-evaluated.

In order to prevent demolition of potential historic resources while the conversion of the HRI system takes place, all properties with a CHRSC of “7N” should be reviewed by staff as a building or demolition permit is filed. The property’s CHRSC should be updated at this time, with additional research completed as necessary. If the property is still determined to be significant, staff should check to see whether the property retains sufficient integrity to convey its significance, and whether the surrounding area qualifies as a potential historic district. If so, the demolition permit application would be referred to the CHC. If not, staff would process the demolition permit application.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code 21000 et seq.) which requires state and local agencies to identify the significant environmental impacts of a proposed project and propose measures to avoid or mitigate adverse effects, if necessary.¹⁴² CEQA is concerned with a wide variety of environmental factors, including historic and cultural resources.

CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”¹⁴³ Historic and cultural resources are considered to be part of the environment, and therefore should a project be proposed that may physically alter an eligible or designated historic resource, the lead agency must complete the environmental review process as required by CEQA. In the Downtown Napa Survey Area, the City of Napa will generally act as the lead agency.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

¹⁴² State of California, California Environmental Quality Act, http://ceres.ca.gov/topic/env_law/ceqa/summary.html, accessed 2009.

¹⁴³ Ibid.

- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

CEQA REVIEW PROCESS

To summarize, resources officially listed or determined eligible for the California Register (including those listed or determined eligible for the National Register) are considered historic resources for the purposes of CEQA. Resources which have been officially designated in a local register of historic resources or recognized as historically significant by a local government pursuant to a local ordinance or resolution (such as the City of Napa's HRI), as well as resources identified as significant with a CHRSC of 3 or 5 in an adopted survey (such as the Downtown Napa Intensive-Level Survey) are also recognized as historic resources under CEQA.

Within the Downtown Napa Intensive-Level Survey Area, the following buildings are considered historic resources for the purposes of CEQA. If any project were proposed that could have an effect on these properties, some level of environmental review would be required.

- A number of resources are individually listed in the National Register, and therefore are automatically listed in the California Register (1S). Some resources in the survey area are also included in the National Register as contributors to the Napa Abajo/Fuller Park Historic District (1D). These resources fall within Category 1, and therefore appear to qualify as historic resources under CEQA.
- Resources currently listed in the Napa HRI as Landmark Properties (5S1), or properties that appear eligible for local designation through this survey effort (5S3) fall within Category 2, and therefore appear to qualify as historic resources under CEQA.
- Properties that appear eligible for listing in the National Register (3S or 3D) can also be assumed to meet the criteria for listing on the California Register of Historical Resources.

These properties fall within Category 3, and therefore appear to qualify as historic resources under CEQA.

- Properties designated with a CHRSC of “6L” or “6Z” are not eligible for listing, and therefore would not likely qualify as historic resources under CEQA.
- Properties designated with a CHRSC of “7N” should be further evaluated in conjunction with a proposed project to determine whether or not they qualify as historic resources under CEQA.

VI. CONCLUSION

The Downtown Napa survey area has played an important role in the City of Napa's development, and contains some of the city's finest historic resources. The most significant force that shaped the built environment in Downtown Napa was commercial development, although residential growth, industrial development, and transportation were also important themes. Since the Victorian era, Downtown Napa has served as a focal point for the surrounding agricultural area, housing important commercial, municipal, and manufacturing uses. Residential construction occurred on the outskirts of the commercial core, and residential resources reflect a variety of different periods, architectural styles, and socio-economic backgrounds. In the 1960s and 1970s, urban renewal efforts resulted in the demolition of many grand Downtown buildings, but today, redevelopment and historic preservation are no longer mutually exclusive.

The historical narrative and property types guide presented in this historic context statement provide a foundation for identifying and understanding historic resources within the Downtown Napa survey area. Using the information contained herein, it should be possible for city staff, historical consultants, and community parties to understand how individual historic properties connect with the neighborhood's social, cultural, commercial or developmental context.

The intensive-level survey of the Downtown Napa survey area documented and evaluated selected individual residential, commercial, industrial, and civic/institutional properties within the survey area. In addition to the 60 historic resources already listed or determined eligible for listing in national, state or local registers, the Downtown Napa Intensive-Level Survey found 18 individually significant properties that may be eligible for local designation as Landmark Properties. Please refer to the survey report chapter and associated spreadsheets and forms for more detailed survey information.

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VIII. APPENDIX

Maps

“Downtown Napa Development, 1850-1960”

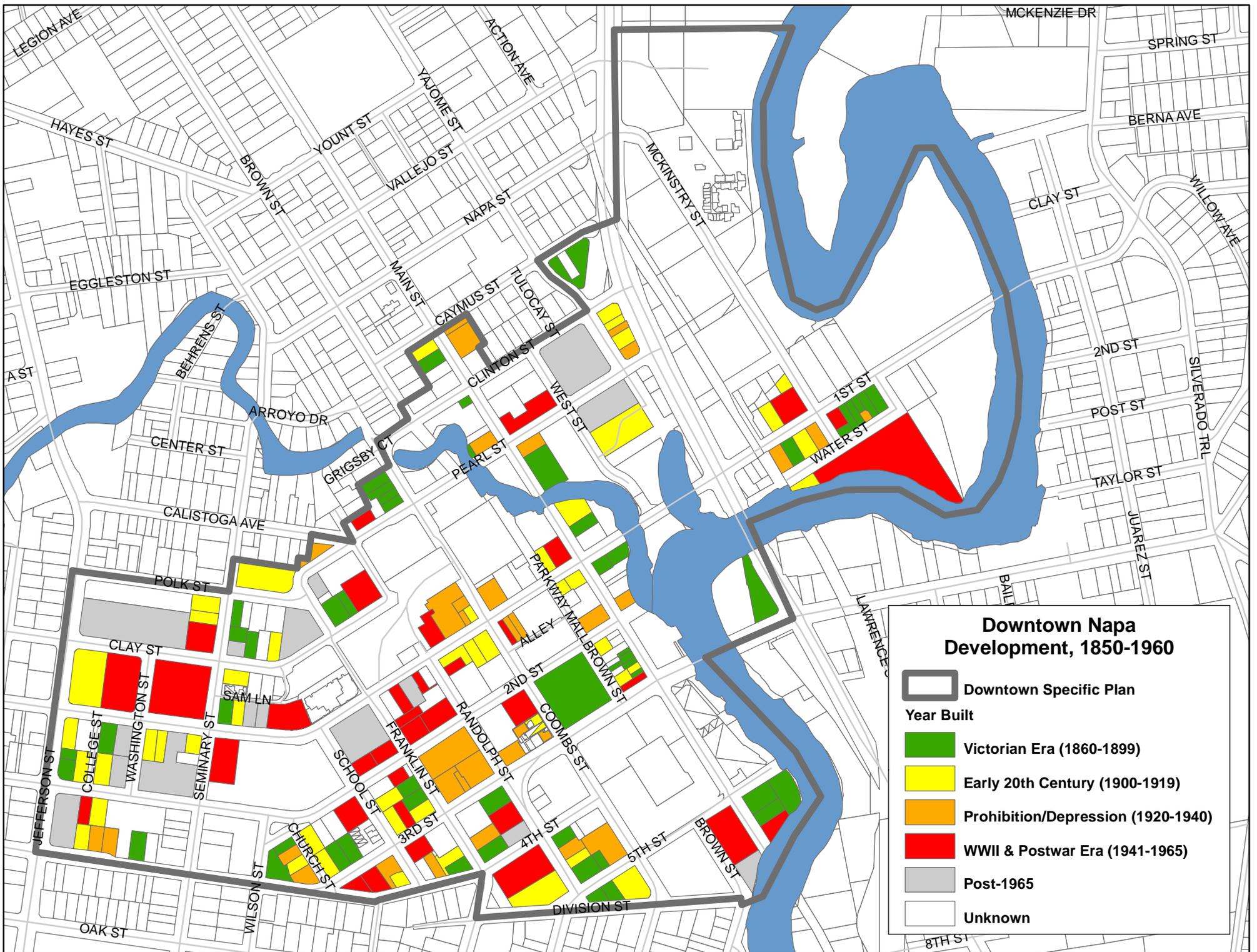
Map of survey area, showing overview of construction dates. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor’s Office and corrected during the course of the intensive-level survey.

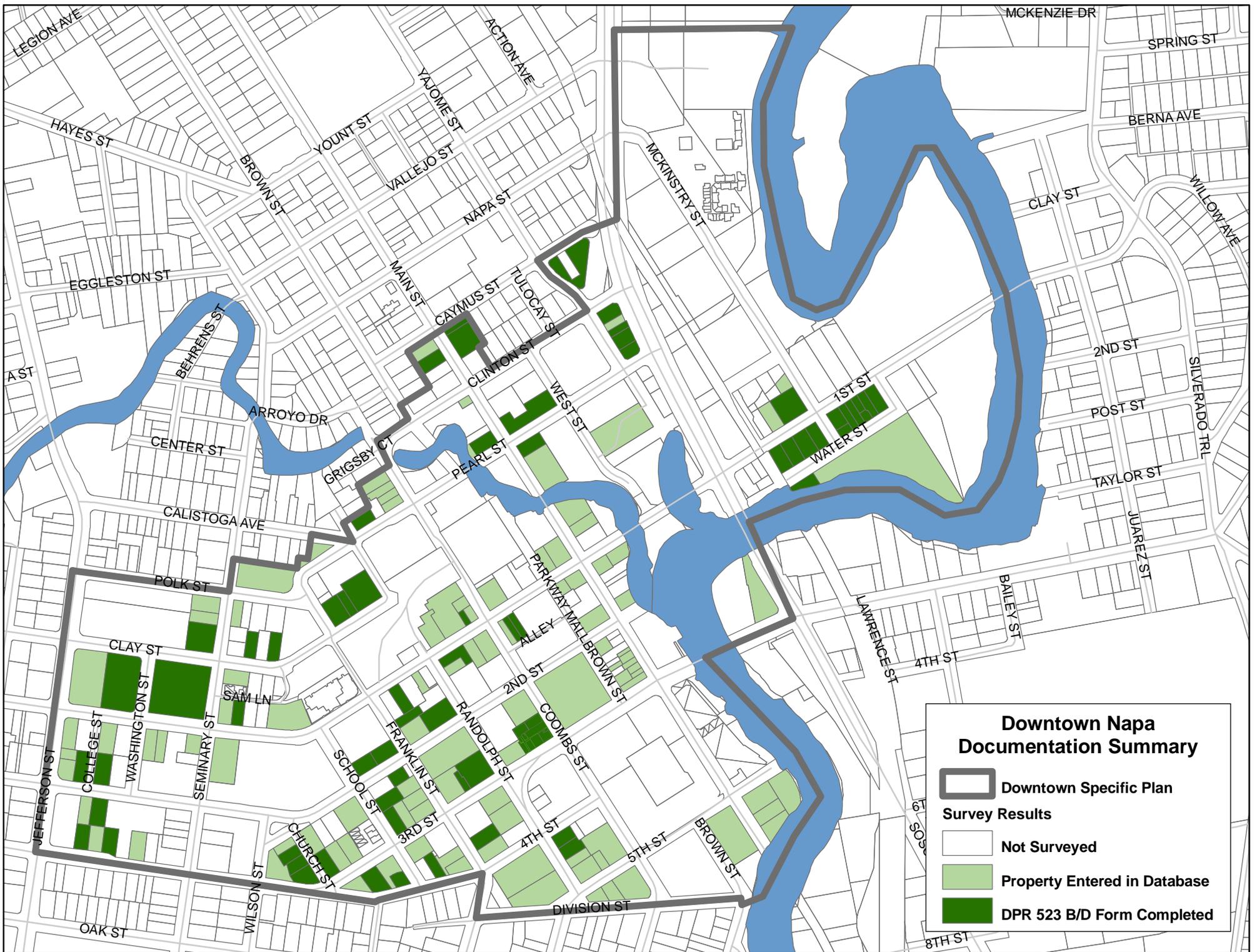
“Downtown Napa Documentation Summary”

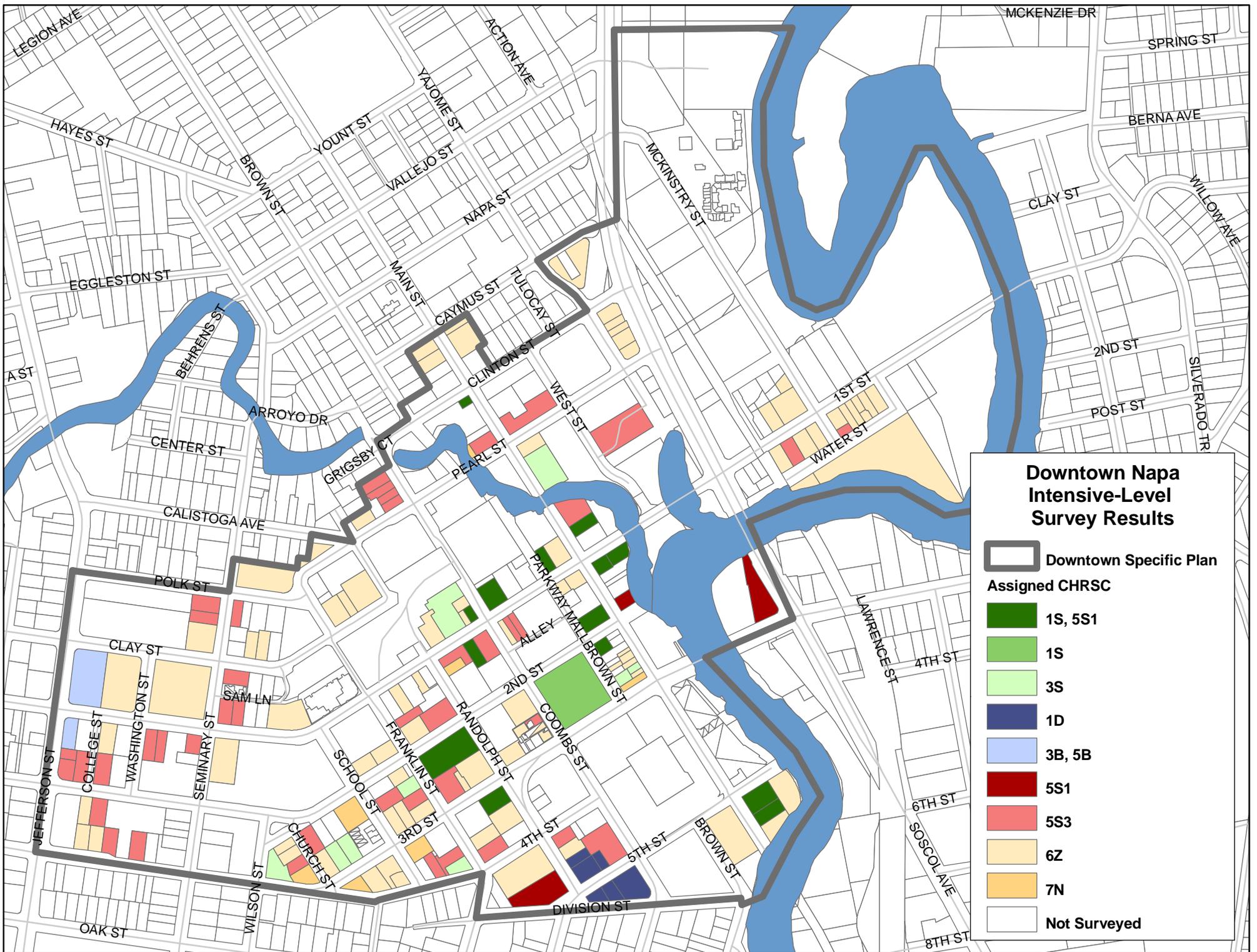
Map of survey area, showing extent of Downtown Napa Intensive-Level Survey. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor’s Office.

“Downtown Napa Intensive-Level Survey Results”

Map of survey area, showing California Historic Resource Status Codes (CHRSC) assigned during the Downtown Napa Intensive-Level Survey. See Appendix for full definitions of each CHRSC. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor’s Office.







HRI Update Memorandum

This section includes Page & Turnbull’s memorandum “Napa Historic Resources Inventory (HRI) Update” (20 November 2009), which outlines the city-wide changes to the HRI rating system.

M E M O R A N D U M

DATE 20 November 2009 PROJECT NO. 08024
TO Jennifer LaLiberte PROJECT NAME Heritage Napa
OF City of Napa, Economic Development Dept./ Napa Community Redevelopment Agency FROM Rebecca Fogel & Caitlin Harvey
1600 Clay Street
Napa, CA 94559
CC Marlene Demery, City of Napa VIA Email
Ruth Todd, Page & Turnbull

REGARDING NAPA HISTORIC RESOURCES INVENTORY (HRI) UPDATE [REVISED]

This memorandum discusses the method for converting the City of Napa's current HRI rankings—which are based on the 1995 City-Wide Survey methodology—to a more uniform system based on California Register of Historical Resources (CRHR) Status Codes. (See attached sheet for a full description of all CRHR Status Codes).

The following approach should be vetted with City of Napa staff and the Office of Historic Preservation (OHP) to ensure accuracy.

Current System

The current ranking system for the HRI was established by the Napa City-Wide Survey, completed in 1995 by San Buenaventura Research Associates of Santa Paula, California. As part of this windshield survey, buildings were rated and listed in the HRI according to a 1 to 5 point system called Map Score, defined as follows:

- (-) Not rated (usually, a vacant parcel)
- (1) Appears to be individually eligible for listing on the NRHP; already is listed or has been previously determined eligible for listing.
- (2) Appears to be individually eligible for designation as a City Landmark; already is designated or has been previously determined eligible for listing.
- (3) Not individually eligible for NRHP listing or designation as a landmark, but may be a contributor to the formation of an historic district.
- (4) Ineligible; a non-contributor to a district.
- (5) Not rated (usually, a non-visible property)

The Map Score for each property was derived from a combination of the building's construction date, Visual Estimate of Significance (VES) score, and integrity. According to the 1995 Survey Report, this system "served to weight the Map Scores for properties with similar visual characteristics towards higher levels of significance based on greater age. This weighting system also de-emphasized the importance of post-1945 buildings, but permitted the identification of architecturally significant contemporary buildings." ¹

In addition to the HRI ranking/Map Score, properties listed on the HRI can be designated as Landmark Properties, Landmark Districts, or Neighborhood Conservation Properties. Depending on their status, properties listed on the HRI are subject to varying levels of design review by the CHC and staff. Certificates of Appropriateness (C of A) are required as follows:

Landmarks & Landmark Districts: C of A required for any new construction; alterations and additions to a Landmark or a contributing resource in a Landmark District; alteration or addition to a non-contributing resource in a Landmark District; changes to major interior architectural features of a publicly-owned Landmark; and demolition of a building or structure.

Neighborhood Conservation Properties: C of A required for any substantial construction visible from a public way; substantial alteration or addition visible from a public way; and demolition of a building or structure.

Historic Resource Inventory (HRI) Properties: C of A required for demolition. The CHC reviews demolitions of all properties with a Map Score of “1” or “2” and properties with a Map Score of “3” within a potential historic district, while staff reviews demolitions of properties with a Map Score of “3” outside a potential historic district.

Proposed Changes

The first step in updating the HRI rankings is to cross-reference existing documentation (CHRIS Database and City of Napa Combined HRI List), and record existing CRHR status codes. All properties listed individually in the National Register will receive a status code of “1S,” while properties which are contributors to a National Register historic district will receive a status code of “1D.” All properties listed on the HRI as “Landmark Properties” will receive a status code of “5S1,” while properties listed on the HRI as “Landmark Districts” will receive a status code of “5D1.” All properties with other status codes will also be recorded.

MAP SCORE CONVERSION

Once these properties’ existing status codes have been recorded, the current HRI rankings (Map Score) of the remaining properties will automatically be converted to CRHR Status Codes as follows:

Map Score of “1” → CRHR Status Code “3S” (“Appears eligible for NR as an individual property through survey evaluation”)

Map Score of “2” → CRHR Status Code “5S3” (“Appears to be individually eligible for local listing or designation through survey evaluation”)

Map Score of “3” → CRHR Status Code “7N” (“Needs to be reevaluated”). The 1995 survey identified these properties as potential contributors to a potential historic district; however, without documentation of such a district, these properties cannot be given an accurate CRHR status code. Therefore, properties with a Map Score of “3” should be systematically re-evaluated and recorded as they are studied. Some properties may ultimately become contributors to a historic district, or may be determined ineligible if no district exists in the vicinity.

Map Score of “4” → CRHR Status Code “6Z” (“Found ineligible for NR, CR, or Local designation through survey evaluation”) or CRHR Status Code “7N” (“Needs to be reevaluated”). The 1995 survey assigned a Map Score of “4” to two categories of properties: those with poor integrity or architectural significance, and those located within Historic Resource Planning Areas (HRPAs)

constructed after 1950. Properties which were given a Map Score of “4” because they are a poor example of an architectural style or have undergone major alterations can be safely assumed to be ineligible for listing in the national, state, or local registers, and thus should be assigned a CRHR Status Code of “6Z.” Properties which were given a Map Score of “4” because they are located within an HRP but were constructed between 1950 and 1965 cannot be given an accurate CRHR status code without additional documentation; they should be assigned a CRHR Status Code of “7N” and reevaluated at a later date based on updated survey methodology.

Map Score of “5” → CRHR Status Code “7” (“Not Evaluated for NR or CR, or Needs Reevaluation”). These properties should be evaluated at a later date.

Since the HRI was originally formed in 1995, more properties have become age-eligible. Any properties constructed before 1965 and not otherwise rated should thus be assigned a CRHR Status Code “7” (“Not Evaluated for NR or CR, or Needs Reevaluation”), and should be evaluated at a later date.

Next Steps & Interim Measures

Once the HRI ranking system has been updated, properties with a CRHR Status Code of “7” or “7N” should be systematically re-evaluated. An updated reconnaissance-level survey could better identify some of the “7” properties, while intensive-level survey(s) would identify historic districts in order to refine the classification of “7N” properties.

In order to prevent demolition of potential historic resources while this conversion takes place, all properties with a CRHR Status Code of “7” or “7N” should be reviewed by staff. The property’s CRHR Status Code should be updated at this time, with additional research completed as necessary. If the property is still determined to be significant, staff should check to see whether the property still has sufficient integrity to convey its significance, and whether the surrounding area qualifies as a potential historic district. If so, the demolition permit application would be referred to the CHC. If not, staff would process the demolition permit application.

Creating and maintaining the HRI is an ongoing process, as the accuracy of older surveys diminishes with time and more uncharted areas are incorporated into the city limits. 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. The proposed changes to the HRI rating system will further strengthen this process of identifying and protecting Napa’s historic resources.

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

California Historical Resource Status Codes

The following table includes a list of all California Historical Resource Status Codes (CHRSC) for reference.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Previous Documentation

Attached are the Historic Resource Inventory forms completed by Napa County Landmarks as part of the 1978 Survey.

HISTORIC RESOURCES INVENTORY

104

(State use only) Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

1. Common name: Napa County Court House
 2. Historic name, if known: Napa County Court House
 3. Street or rural address Brown & Second Streets
 City: Napa, CA ZIP: 94558 County: NAPA
 4. Present owner, if known: County of Napa Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
 5. Present Use: Court House Original Use: same
- Other past uses: _____

DESCRIPTION & SIGNIFICANCE

The Napa County Court House of 1878, Napa County's third Court House, in the sophistication of its Italianate facade, was matched at the time only by the Napa Opera House. Both were executed by the Newsom Brothers, the foremost Victorian architects in California of the period, and their local representative, Ira Gilchrist, owner of the Napa Planing Mill. The Court House, built of brick from the "old brickyards on the Sonoma Road" (1881) is reinforced with iron rods and faced in "Rosendale cement". The 2-story Court House, with its broad hipped roof, presents today a rather severe facade accented only by the modillion brackets of the cornice and panelled frieze, the molded segmental and semi-circular windows heads, and the triangular pedimented window hoods over the second story windows. The recessed entryways have richly ornamented vestibules with marble flooring, wainscoting and imitation grained woods. This classic appearance does not hint of the original bell-tower, removed after WW I, which was a flight of fancy incorporating Moorish Gothic and Classic motifs. The 1906 Earthquake had weakened the tower and the chimneys, now removed. A squeezed pediment was added to the cornice when the tower was removed.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

SEE DISTRICT MAP #1  NORTH

UTM (Napa Quad)
 10/561870/4238700
 10/561900/4238940
 10/562990/4239690
 10/562810/4238620

8. Approximate property size:

Lot size (in feet) Frontage 240
 Depth 240
 or approx. acreage _____

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

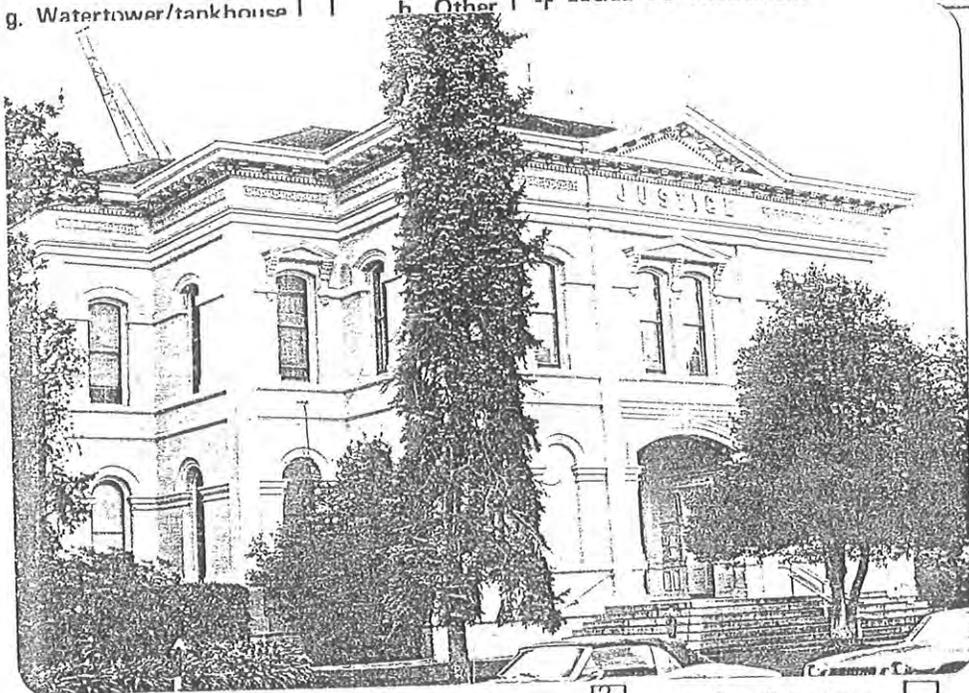
- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other smooth cement facing of walls
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1878 This date is: a. Factual b. Estimated
17. Architect (if known): Joseph & Samuel Newsom with Ira Gilchrist of Napa
18. Builder (if known): J. Cox of San Francisco (contractor)
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other Hall of Records i. None
- PHOTOGRAPH



21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Napa City & County Portfolio & Directory (1908), p.4

Slocum & Bowen. History of Napa & Lake Counties (1881), pp.86-89

Charles Hall Page & Assoc. Parkway Plaza Historic Preservation Study (1975), p.14

Christman, Diane. The Napa County Courthouse (1975, ms.) pp.5-6

23. Date form prepared: 4-26-78 By (name): Diane Christman - Judith Munns

Address: P.O. BOX 702 City NAPA, CALIF. 94553 ZIP: _____

Phone: (707) 255-1836 Organization: NAPA LANDMARKS, INC.

Napa County Historic Resources Survey

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

- Common name: Center Building
- Historic name, if known: F. Martin Building
- Street or rural address: 816 Brown Street
 City: Napa, CA ZIP: 94558 County: NAPA
- Present owner, if known: Brian & Diane Silver Address: 810 Brown
 City: Napa, CA ZIP: 94558 Ownership is: Public Private
- Present Use: offices Original Use: retail-liquor store;offices;restaurant; bar
 Other past uses: fraternal hall

DESCRIPTION & SIGNIFICANCE

The Center-Martin Building constructed at the turn of the century is 19th century in character, picking up its strongest influences from the Renaissance Revival of the mid and late 19th century. It is one of only a few stone buildings remaining in Napa reminiscent of the once large commercial blocks of stone buildings erected during the height of Napa County's stone construction era. The 2story rectangular building of rough cut native stone and brick has a finished facade of brown and grey stone. The second story is relatively unaltered. The decorative stone trim of the windows is a major feature with quoins and radiating stones at the window heads in a contrasting color accenting the windows. Note the rectangular windows are in sets of three separated by a central window with a segmental arch, a formal arrangement of the Renaissance Revival. A cornice with panelled frieze, dentil trim and brackets supports a triangular pediment. The name "F.Martin" has been replaced by "Center Bldg.". F.Martin was a prominent liquor dealer in Napa. City Hall was adjacent to the building on the north and the County Court House directly across the street. The first floor facade has had major alterations; only the doublehung windows with one over one sash have been replaced on the second floor.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

SEE DISTRICT MAP #1  NORTH

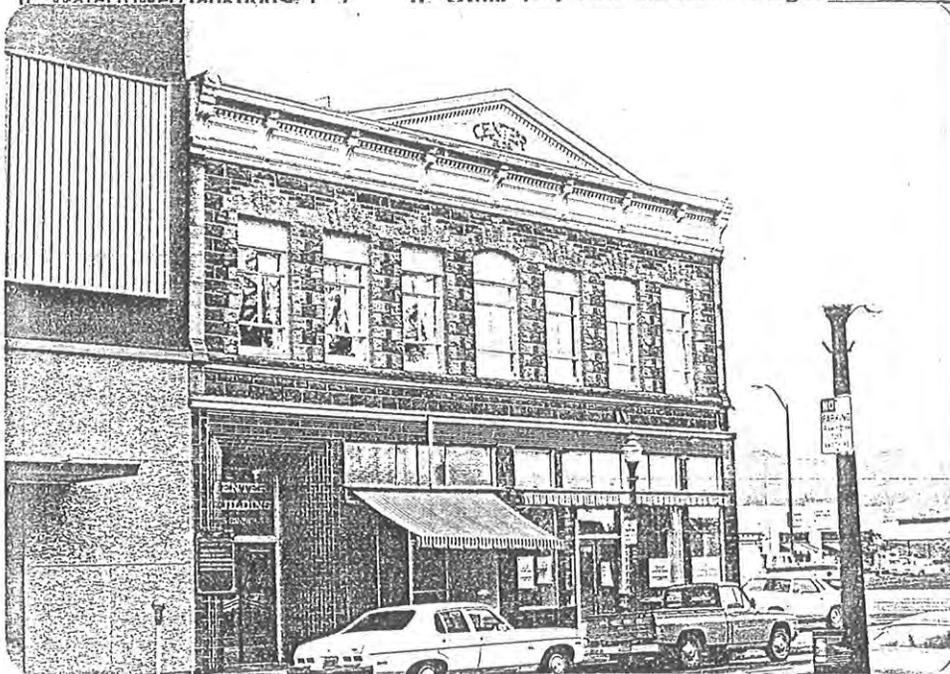
UTM (Napa Quad)
 10/561870/4238700
 10/561900/4238940
 10/562990/4239690
 10/562810/4238620

- Approximate property size:
 Lot size (in feet) Frontage 49
 Depth 60 ;
 or approx. acreage _____
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other side walls of brick
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1904 This date is: a. Factual b. Estimated
17. Architect (if known): William H. Corlett
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other 813 Main- Fagiani's _____ i. None

PHOTOGRAPH



21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Napa Daily Journal. 7-24-1904

Sanborn maps. 1891, 1901, 1910

Napa City & County Portfolio & Directory (1908), p. 98, 81-82

23. Date form prepared: 5-2-78 By (name): Carol Perkins Poole Napa County Historic Resources Survey
Address: P.O. BOX 702 City NAPA, CALIF 94550 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

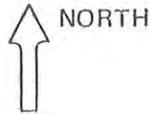
1. Common name: Plaza Hotel
 2. Historic name, if known: Alexandria Hotel
 3. Street or rural address: 840-844 Brown Street
 City: Napa, CA ZIP: 94558 County: NAPA
 4. Present owner, if known: Albert's Dept. Store Address: P.O. Box 1090
c/o Bank of America
 City: Santa, Rosa, CA ZIP: 95402 Ownership is: Public Private
 5. Present Use: hotel Original Use: hotel
 Other past uses: _____

DESCRIPTION & SIGNIFICANCE

The Alexandria Hotel, now the Plaza, is an unusual example of the Italian Villa style applied to a commercial building in the first decade of the 20th century. The 3 story brick building is defined by 3 square towers, projecting eaves supported by brackets, semi-circular arched windows and bay windows, all characteristic of the Villa style. The second and third levels, which are most architecturally significant, have retained their original design. Note particularly the Palladian windows in the towers. The first floor facade reflects the changes of the Thirties with the streamlined glazed tile facade found on several buildings in this downtown area. In the late 19th and early 20th centuries Napa had numerous hotels to serve travelling salesmen and boarders. Charles Dryer, who owned the original Oberon Bar, also owned the Alexandria Hotel, which was run by Mrs. W.F. Alexander. Her husband was on the County Board of Supervisors. In 1918, the hotel name changed to the Plaza Hotel. Since 1928, the hotel has been part of the Grossman estate.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

SEE DISTRICT MAP #1



UTM (Napa Quad)
 10/561870/4238700
 10/561900/4238940
 10/562990/4239690
 10/562810/4238620

8. Approximate property size:

Lot size (in feet) Frontage 60'
 Depth 60';
 or approx. acreage _____

9. Condition: (check one)

a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

a. None known b. Private development
 c. Zoning d. Public Works project

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1910 This date is: a. Factual b. Estimated
17. Architect (if known): William Corlett
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other County Court House i. None



21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Napa County Assessor's records. Architect's Drawings in possession of Arnold Gross
Polk Directory (1912-1931)
Sanborn maps, 1910, 1924

Napa County Historic Resources Survey
Carole Perkins Poole

23. Date form prepared: 6-30-78 By (name): _____
Address: P.O. BOX 7982 City NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS, INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. 149
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

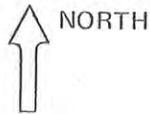
1. Common name: _____
2. Historic name, if known: Lamdin Cottage
3. Street or rural address 1236 Division Street
 City: Napa, CA ZIP: 94558 County: NAPA
4. Present owner, if known: Preston Shackelford Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: residence Original Use: residence
 Other past uses: _____

DESCRIPTION & SIGNIFICANCE

The Lamdin Cottage, a small Victorian Gothic cottage, predates the late 19th century Victorian residences which line Division Street. The cottage originally stood where the Robert Lamdin House is now (590 Randolph St.) and was moved to its present location c.1895 when Robert Lamdin, well-known Napa grocer, decided to build his house on the corner lot given to him by his sister. The broad gable roof with the gable end to the street suggests the Cottage was built in the Greek Revival style and perhaps later given the decorative gable trim identified with the Victorian Gothic. The 1 1/2 story cottage has clapboard siding, now rarely seen in Napa, and the typical Greek Revival placement of doors and windows with the transomed door to one side and a window in the gable. Windows are six-over-six sash. There have been additions to the side and a shed dormer added. The porch has been renovated. The concrete curb along the front sidewalk is seen along most of Division Street and is a unifying factor in the streetscape. At one time the curbs supported wrought-iron fences; all but a few have disappeared.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

SEE DISTRICT MAP #2



UTM (Napa Quad)
 10/562240/4238620
 10/562550/4238820
 10/562090/4237640
 10/562800/4237700

8. Approximate property size:
 Lot size (in feet) Frontage 70,
 Depth 90; (irreg. lot)
 or approx. acreage _____.

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other