

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 * with facade restoration

IDENTIFICATION

- Common name: Kyser Block
- Historic name, if known: Williams Block
- Street or rural address: 1211 Main Street
City: Napa, CA ZIP: 94558 County: NAPA
- Present owner, if known: Napa Community Redevelopment Agency Address: P.O. Box 660
City: Napa, CA ZIP: 94558 Ownership is: Public Private
- Present Use: retail stores Original Use: retail stores; post office
Other past uses: undertaking and furniture store

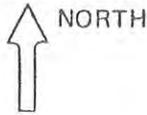
DESCRIPTION & SIGNIFICANCE

The Williams Block was the first major retail commercial development north of the bridge over Napa Creek on Main Street in 1886. It was expected to draw business northward along Main Street from its core at First and Main. Subsequently, many of the early frame false-fronts prevalent in the 1870s and 1880s in the downtown district would be replaced by brick and stone. The 3-section, one-story Williams Block, of native stone, marks this transition to stone and stands as one of the earliest remaining commercial blocks in Napa. The heir of George Williams contracted with architects Wright & Saunders to design the building. The unadorned commercial style reflects the craftsmanship in stone of Napa's 19th century stonemasons. Technologically an achievement, it was lit with skylights and encircled with galleries inside. Originally the gabled roof peaks were concealed by 3 stone gables at front and rear. The front gables have been altered but the rear gables have a corniced chimney and the segmental arched windows are still evident. Prior to 1948 the iron fronts were removed and the facade stuccoed; however, the original stonework apparently remains and with restoration the commercial block would be an asset to the downtown.

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 120
Depth 80;
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

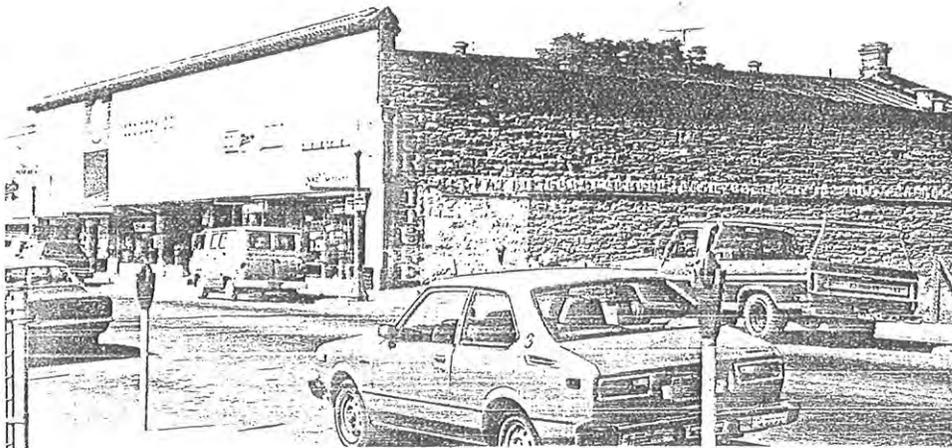
12. Threats to site:

- 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 1886 This date is: a. Factual b. Estimated
17. Architect (if known): Wright & Saunders
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Water tower/tank house h. Other 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:

Charles Hall Page & Assoc. Parkway Plaza Historic Preservation Study (1975)
Napa City & County Portfolio & Directory (1908)
Sanborn maps. 1886, 1891, 1901, 1910, 1924.

23. Date form prepared: 8-25-78 By (name): Napa County Historic Resources Survey
Address: P.O. BOX 702 City: NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS, INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

128

(State use only) Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 1 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

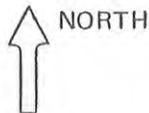
1. Common name: Sam Kee Laundry
2. Historic name, if known: Pfeiffer Building/ Barth Brewery
3. Street or rural address Clinton & Main (sw corner - 1245 Main)
 City: Napa, CA ZIP: 94558 County: NAPA
4. Present owner, if known: _____ Address: _____
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: rehabilitation for commercial store in progress Original Use: brewery, saloon
 Other past uses: laundry with residence upstairs

DESCRIPTION & SIGNIFICANCE

Known since the 1920s as the Sam Kee Laundry, the Pfeiffer/Barth Brewery is the oldest stone commercial structure remaining in Napa. Its simple commercial Italianate false-front style is representative of the earliest commercial buildings in Napa which were more commonly built of wood. The 2-story rectangular building is of native cut sandstone. The main facade has a symmetrical arrangement of windows and a central door. The main cornice is of wood supported by brackets and with a panelled frieze and dentil trim. Note the stone plaque above the door with the legend "P.1875P" for Philip Pfeiffer, the owner-builder and the year of construction. Interior partitions, stairs, and second floor are wood, framed independently of the stone walls. Philip Pfeiffer, a Bavarian immigrant, sold the building in 1879 to Gotthelp Barth, who expanded his brewery on the site. In 1881, Pfeiffer again took possession of the building and turned it into the Stone Saloon which continued until Prohibition. Sam Kee, a pioneer Chinese businessman, established his first laundry in Napa before 1880. He moved to the stone building in the 1920s, which was on the edge of the Chinese community east of Main St.

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 31
 Depth 50;
 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

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?

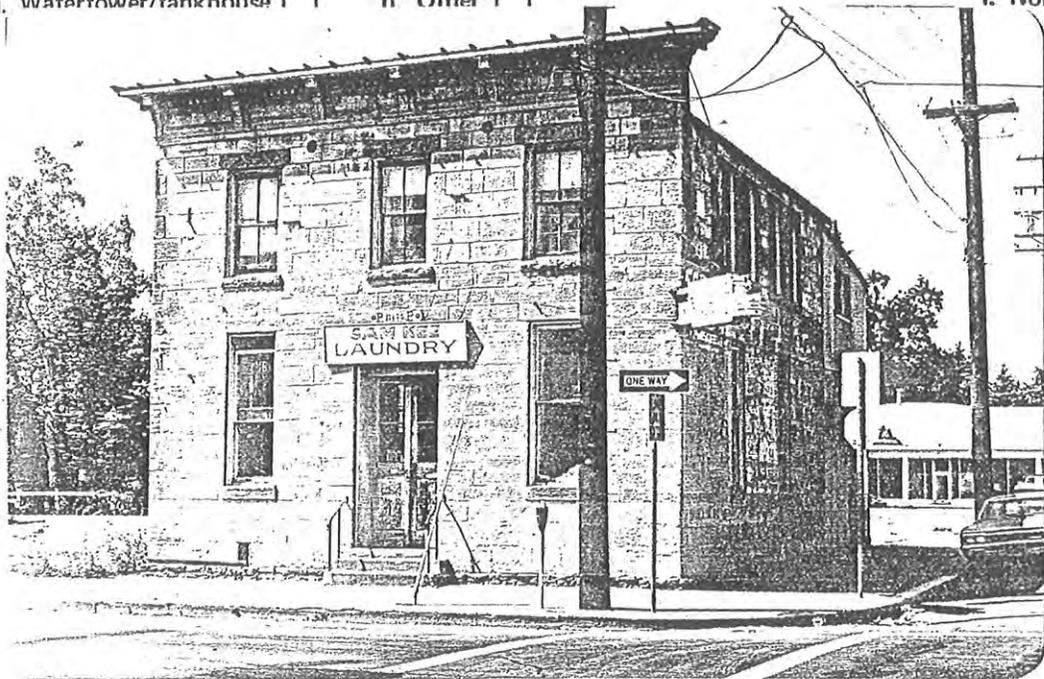
16. Year of initial construction 1875 This date is: a. Factual b. Estimated

17. Architect (if known): _____

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 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:
Landmarks Preservation Advisory Board (HP-10), July 1976, by Carol Perkins Poole
National Register Nomination Form, April 1974, by David Kernberger
Charles Hall Page & Associates. Parkway Plaza Historic Preservation Study (1975)

23. Date form prepared: 5-18-78 By (name): Napa County Historic Resources Survey
Address: P.O. BOX 702 City: NAPA, CALIF. 94556 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only)

UTM _____ Q _____ NR 4 SHL _____

Lat _____ Lon _____ Era _____ Sig _____

Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

UTM see #7

IDENTIFICATION

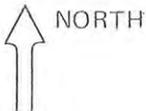
1. Common name: _____
 2. Historic name, if known: _____
 3. Street or rural address 1431 Polk Street
City: Napa, CA ZIP: 94558 County: NAPA
 4. Present owner, if known: Napa Valley Bank Address: Clay & Franklin Streets
City: Napa, CA ZIP: 94558 Ownership is: Public Private
 5. Present Use: residence Original Use: residence
- Other past uses: _____

DESCRIPTION & SIGNIFICANCE

The craftsmanship of the carpenter-builder is evident in the detailing of the small frame cottages throughout this 19th century residential neighborhood now encroached upon by the commercial district. Note the quoins in wood at the corners of this one story cottage with shiplap siding, a detail more often found in the larger Italianate buildings. The porch with its sawn arches and keystone is also unusual. Sash windows are two-over-two panes with molded lintels. Evidently the house has undergone renovation; there is a concrete foundation. A garage to the rear may be a converted early outbuilding. At the turn-of-the-century, E.W. Eby, a wheelwright, lived here.

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

SEE DISTRICT MAP #7



UTM (Napa Quad)
10/561910/4238940
10/561780/4239660
10/562110/4239560
10/562360/4239140

8. Approximate property size:
Lot size (in feet) Frontage 71,
Depth 120’;
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 commercial area

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 1880 This date is: a. Factual b. Estimated

17. Architect (if known): _____

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 1461 Polk St. 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)
Polk Directory (1910-1912)

23. Date form prepared: 7-25-78 By (name): Napa County Historic Resources Survey
Address: P.O. BOX 734 City: NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 235-1536 Organization: NAPA LAND MARKS INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only)

UTM _____ O _____ NR 4 SHL 242

Lat _____ Lon _____ Era _____ Sig _____

Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

UTM see #7

IDENTIFICATION

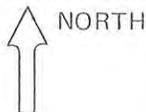
- Common name: _____
 - Historic name, if known: _____
 - Street or rural address 1461 Polk Street
City: Napa, CA ZIP: 94558 County: NAPA
 - Present owner, if known: Title Insurance Trust Address: P.O. Box 568
City: Napa, CA ZIP: 94558 Ownership is: Public Private
 - Present Use: residence Original Use: residence
- Other past uses: _____

DESCRIPTION & SIGNIFICANCE

This small Italianate cottage like many cottages in this neighborhood reflects on a simpler scale the characteristics of the larger houses and the formal styles of the late 19th century. Although only one story, the essential hallmarks of the Italianate style, the projecting flat eaves and elaborate supporting scrolled brackets, are evident. Resting on a stone and brick foundation, the frame cottage has shiplap siding. Note the slanted bay window with its careful detailing indicative of the Italianate period. The side porch with its Colonial Revival columns is a later addition c.1910. One of three cottages on Polk Street adjacent to the commercial downtown, they are presently encroached upon and are in danger of becoming isolated from the residential neighborhood of cottages to the north toward Napa Creek to which they belong.

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

SEE DISTRICT MAP #7



UTM (Napa Quad)
10/561910/4238940
10/561780/4239660
10/562110/4239560
10/562360/4239140

8. Approximate property size:

Lot size (in feet) Frontage 42
Depth 120
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 commercial area

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 1880 This date is: a. Factual b. Estimated

17. Architect (if known): _____

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 1431 Polk St. 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:
Sanborn maps, 1891, 1910, 1924

23. Date form prepared: 7-25-78 By (name): Napa County Historic Resources Survey
Address: P.O. BOX 702 City: NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 251-1036 Organization: NAPA LANDMARKS, INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ No. _____ Tr. 077
 UTM _____ Q _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

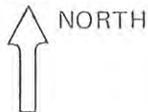
- Common name: _____
- Historic name, if known: Church of Christ Scientist
- Street or rural address 1527 Polk Street
 City: Napa, CA ZIP: 94558 County: NAPA
- Present owner, if known: Wm. & Ramona Giusti Address: 3600 Argyle St.
 City: Napa, CA ZIP: 94558 Ownership is: Public Private
- Present Use: hair stylist shop Original Use: church
 Other past uses: _____

DESCRIPTION & SIGNIFICANCE

A novelty in the Calistoga Ave. neighborhood is the former Christian Science Church which suggests the Romanesque Revival style. The gabled nave with a circular window, the impressive flanking wings with their large one-story arched windows and the row of arched windows on the front and sides is typical of the style. Note also the pilasters with their Corinthian capitals, the strong horizontal cornice and belt courses and the low relief trim. The tracery in the arched windows of the facade is of interest. The one story building with its stucco surface has been altered with additions to the rear and side although its unique facade remains intact. Until the 1920s, Napa's churches were located primarily in the Old Town area; as development moved westward several churches were built near and west of Jefferson Street.

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

SEE DISTRICT MAP #7



UTM (Napa Quad)
 10/561910/4238940
 10/561780/4239660
 10/562110/4239560
 10/562360/4239140

8. Approximate property size:
 Lot size (in feet) Frontage 120
 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

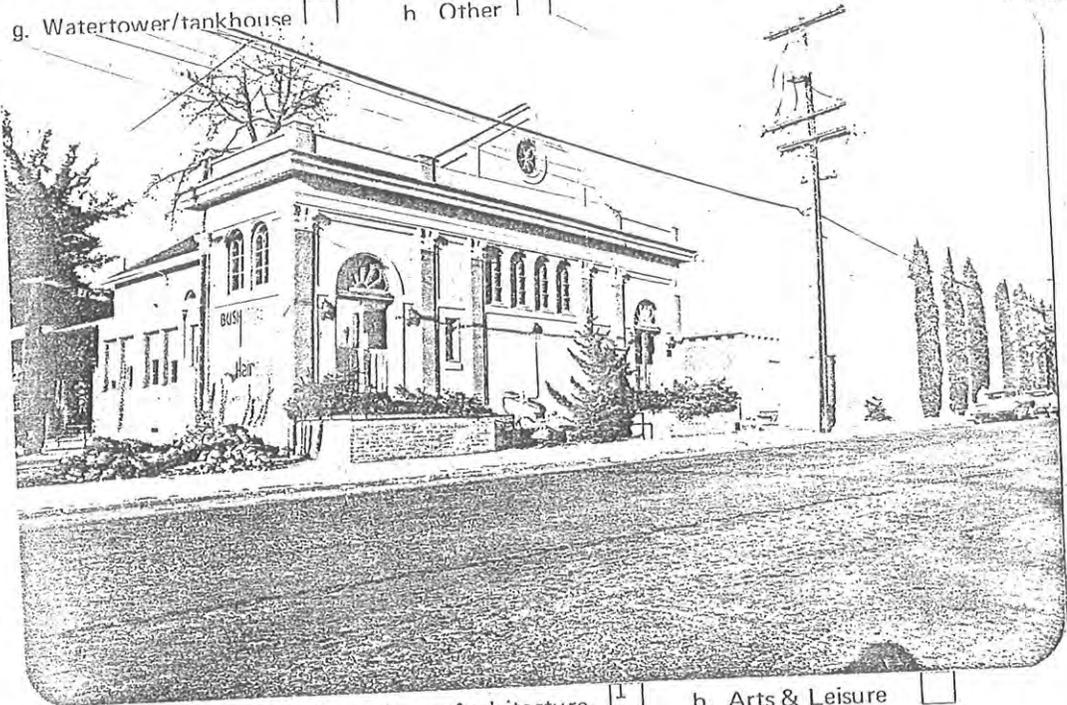
12. Threats to site:

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

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 1920 This date is: a. Factual b. Estimated
17. Architect (if known): _____
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 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:
Sanborn maps. Napa. 1910, 1924.

23. Date form prepared: 7-25-78 By (name): Diane Christman
Address: P.O. BOX 702 City: NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 252-1986 Organization: NAPA LANDMARKS, INC.
Napa County Historic Resources Survey
(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. 116
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

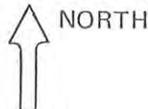
- Common name: _____
 - Historic name, if known: Robert P. Lamdin House
 - Street or rural address 590 Randolph Street
 City: Napa, CA ZIP: 94558 County: NAPA
 - Present owner, if known: Wm. & Jovita Burrell Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
 - Present Use: residence Original Use: residence
- Other past uses: _____

DESCRIPTION & SIGNIFICANCE

The Robert Lamdin House carries the characteristic signature detail of the turn-of-the-century houses of local architect, Luther M. Turton, in the shingled treatment of the gable end. Note the shingles appear to be pulled up like a curtain. Turton designed the house for Robert Lamdin, well-known grocer in Napa from 1884 until c.1930 and a partner in Andrews & Lamdin, on Second Street. Turton's versatility in combining 19th century Queen Anne influences with the popular early 20th century Shingle style is reflected in the varied wall textures of narrow horizontal siding on the first floor, shingle siding on the gable ends, applied decorative leaf-like scrolls on the frieze and in the projecting rounded bay windows and incorporated entry porch. The stained glass in the front bay window is very fine. C. 1920 a sleeping porch was added and in the early 1950s a garage was constructed in the raised basement. The Lamdin House occupies a prominent corner in the Randolph-Division neighborhood and contributes to the character of this early Napa residential neighborhood.

- 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

- Approximate property size:
 Lot size (in feet) Frontage 50,
 Depth 50;
 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
 e. Vandalism f. Other

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 1895 this date is: a. Factual b. Estimated

17. Architect (if known): Luther M. Turton

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 Lamdin cottage-1236 Division 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:

Sanborn maps. 1891, 1901

Napa City & County Portfolio & Directory (1908), p. 68

Adamo, Lynn. Robert P. Lamdin House (unpub. ms, 1978)

23. Date form prepared: 6-1-78 By (name): Frederick Pond (Napa Co. Hist. Pres. & Her. Com.) -
Lynn Adamo

Address: P.O. BOX 702 City: NAPA, CALIF. 94558 ZIP: _____

Phone: (707) 255-1835 Organization: NAPA LANDMARKS INC.

(State Use Only)

Napa County Historic Resources Survey

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 _____

IDENTIFICATION

- Common name: Methodist Episcopal Church
- Historic name, if known: First United Methodist Church
- Street or rural address: 601 Randolph. (n.w. corner Randolph & Fifth)
 City: Napa, CA ZIP: 94558 County: NAPA
- Present owner, if known: First United Methodist Church Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
- Present Use: church Original Use: church
 Other past uses: _____

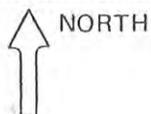
DESCRIPTION & SIGNIFICANCE

The First United Methodist Church was designed by prominent local architect Luther M. Turton in the English Gothic Style. The sanctuary interior is of oak and follows the Akron plan of that time period which had a raised pulpit and sloping floor to allow for visibility. The interior and the stained glass windows from the San Francisco Art Glass Studio in 1916 are remarkably intact. The main sanctuary also includes a lighting system which for its time was unique. The cornice around the ceiling provides for an even glow of light by hiding without obstructing the light bulbs. The present church is the third church of the congregation first organized in 1852 by Methodist circuit riders. From its original site at Second and Coombs, the church now owns the entire block on which has been erected several additions for church and school activities. The early congregation also formed the Napa Collegiate Institute, active from 1870 to 1896, which then merged with what is now the University of the Pacific.

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 120
 Depth 120;
 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

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 reinforced concrete

15. Is the structure: a. On its original site? b. Moved? c. Unknown?

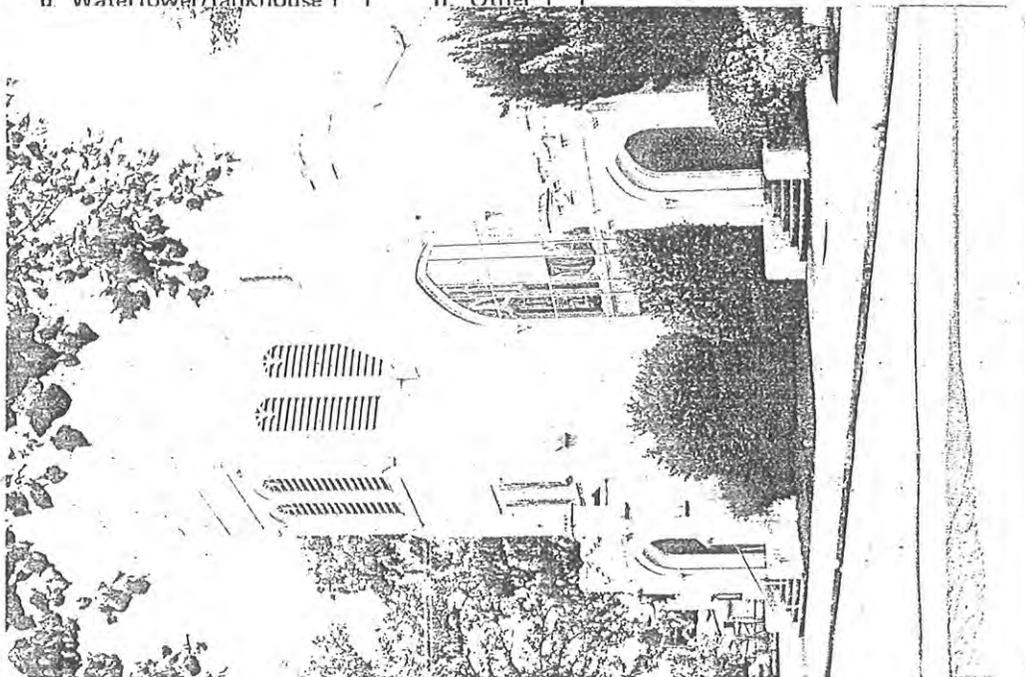
16. Year of initial construction 1916 This date is: a. Factual b. Estimated

17. Architect (if known): Luther M. Turton

18. Builder (if known): William Coffield

19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other 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:

City of Napa Landmarks Pres. Advisory Board Form(HP-11,1976) by Carole Perkins Poole

Frederick Pond (Napa Co. Hist. Pres. & Her. Com.)

23. Date form prepared: 5-19-78 By (name): Carole Poole
Address: P.O. BOX 702 City NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS INC.

(State Use Only)

Napa County Historic Resources Survey

(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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

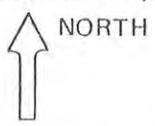
1. Common name: E.R. Gifford House
2. Historic name, if known: _____
3. Street or rural address 608 Randolph Street
 City: Napa, CA ZIP: 94558 County: NAPA
4. Present owner, if known: Ruth Rangod Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: multiple residence Original Use: residence
 Other past uses: _____

DESCRIPTION & SIGNIFICANCE

An important member of the Division-Randolph Streets complex of Victorian houses, the E.R.Gifford House carries the dominant feature of the late Queen Anne style, the corner tower. Basically unaltered, the 2 story house has highly textured wall surfaces with shiplap on the first level and shingles on the second. The roof is multi-gabled and the round tower is topped by a conical roof. A porch, curving around the front of the house, has a triangular pediment over the recessed doorway. Note the slender carved brackets supporting the projecting gable ends and eaves and the finial atop the tower roof. Surrounding the corner lot is an intricate iron fence and entry gates. E.R.Gifford, a prominent Napa merchant and founder of the E.R.Gifford & Co. clothing and dry goods store, lived here from about 1904 to about 1938.

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 80
 Depth 110;
 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?

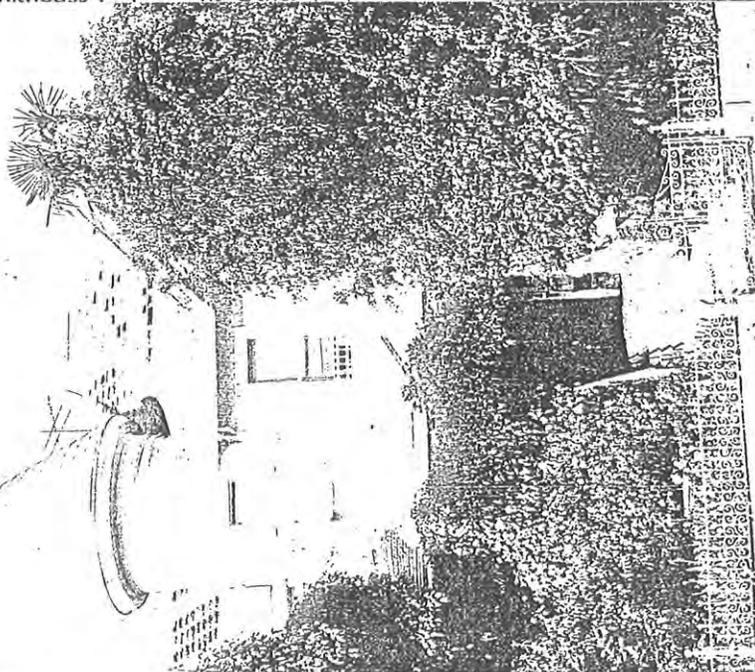
11. Surroundings: (Check more than one if necessary)
- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

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 1890 This date is: a. Factual b. Estimated
17. Architect (if known): _____
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 iron fence 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.102, photo of Gifford Store

23. Date form prepared: 7-10-78 By (name): Frederick R. Pond (Napa Co. Hist. Pres. & Her. Com.)
Address: P.O. BOX 702 City NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS INC.

(State Use Only)

Napa County Historic Resources Survey

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. 197
 UTM _____ Q _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

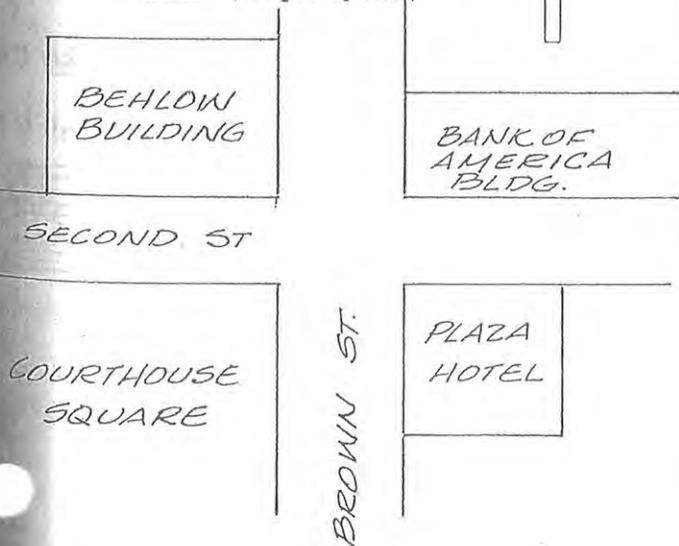
IDENTIFICATION

- Common name: Site of Behlow Building
- Historic name, if known: Behlow Building
- Street or rural address corner of Second and Brown Streets
 City: Napa, CA ZIP: 94558 County: NAPA
- Present owner, if known: City of Napa Address: Napa City Hall
 City: Napa, CA ZIP: 94558 Ownership is: Public Private
- Present Use: site Original Use: commercial first level; offices second level
 Other past uses: _____

DESCRIPTION & SIGNIFICANCE

The Behlow Building was one of the largest commercial stores in Napa City. The original first floor tenant was Thompson, Beard and Sons, in 1900 reported to be the largest department store in northern California. Architect, Luther M. Turton, and builder, J.B. Newman, were both significant figures in Napa County Building history. The two story building, with a basement, was of hand-cut sandstone and was built in 1900-1901. The stone was locally quarried. After a fire in the 1930s, the south wall was modified in keeping with original design. The contractor who did the remodeling may have worked on the building originally. Although placed on the National Register of Historic Places in 1973 the building was razed for downtown redevelopment in 1976.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
 SEE DISTRICT MAP #1
 UTM (Napa Quad)



- Approximate property size:
 Lot size (in feet) Frontage _____
 Depth _____;
 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
 e. Vandalism f. Other

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? demolished

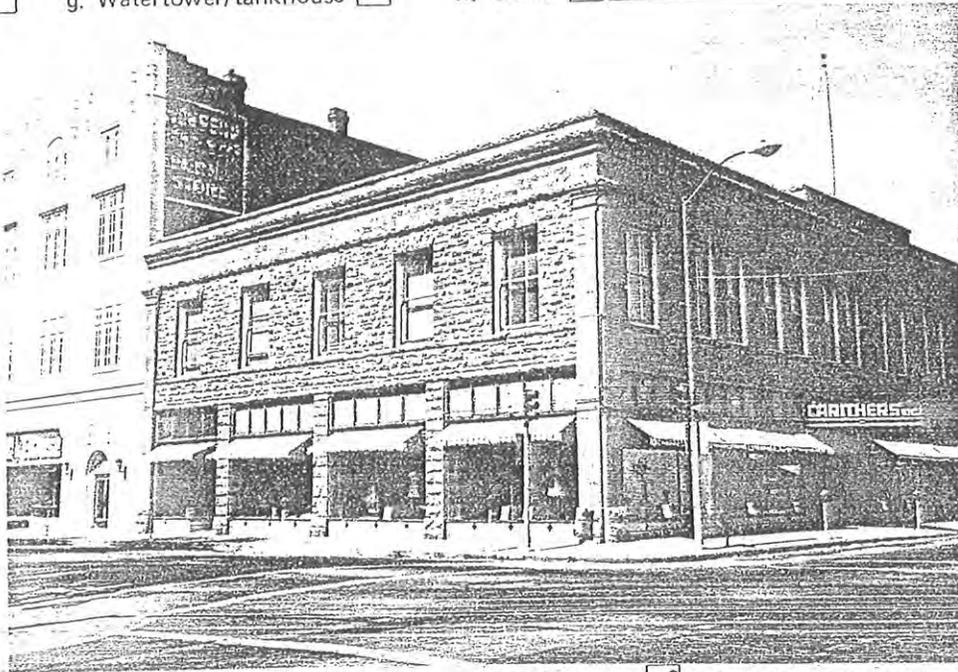
16. Year of initial construction 1900-1901 this date is: a. Factual b. Estimated

17. Architect (if known): Luther M. Turton

18. Builder (if known): J. B. Newman

19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other 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 Register. Misc. issues 1900-1901; Slocum & Bowen, Hist. of Napa & Lake Cos.
Napa Daily Reporter. Misc. issues 1900-1901; Graves Real Estate folder.
Notes of Virginia Hanranhan, 1940-1960. Interviews w/Mrs. Mark Strong, Streich family

23. Date form prepared: 9-18-76 (Revised 8-78) By (name): Kathleen Kernberger
Address: 3460 St. Helena Hwy. N. City St. Helena, CA ZIP: 94574
Phone: 963-2855 Organization: Napa Historic Preservation Society

(State Use Only) Napa County Historic Resources Survey

HISTORIC RESOURCES INVENTORY

(State use or
UTM _____ Q _____ NR SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM see #7

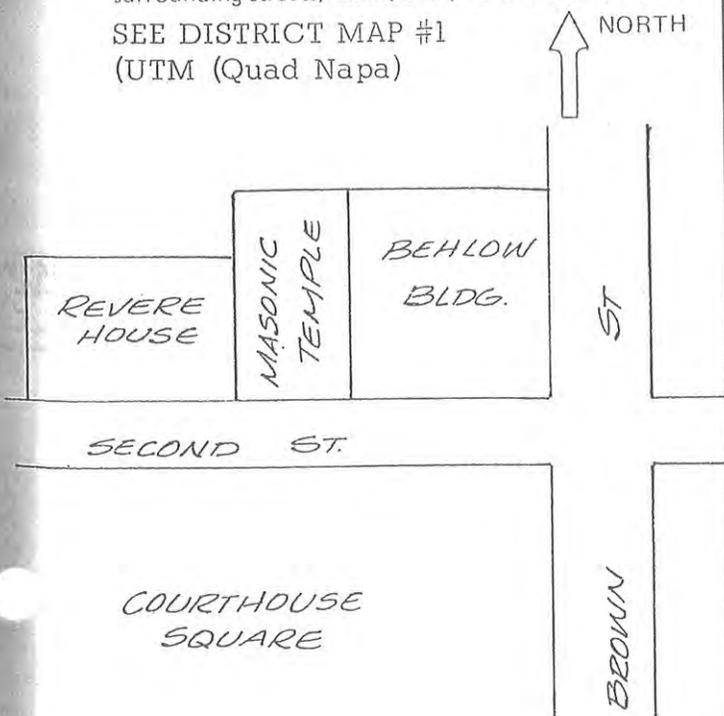
IDENTIFICATION

1. Common name: Site of Revere House
2. Historic name, if known: Revere House
3. Street or rural address: Second Street between Brown and Coombs
City: Napa, CA ZIP: 94558 County: NAPA
4. Present owner, if known: _____ Address: _____
City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: _____ Original Use: hotel
Other past uses: _____

DESCRIPTION & SIGNIFICANCE

Revere House was an early (1856-57) hotel of brick in Napa City; host to many pioneers as well as meeting site for early gatherings in the town's history. The two story brick hotel was erected by Joseph Mount. The 1906 Earthquake damage caused demolition and removal.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
SEE DISTRICT MAP #1
(UTM (Quad Napa))



8. Approximate property size:
Lot size (in feet) Frontage _____
Depth _____';
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
13. Date(s) of enclosed photograph(s): no photo

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? demolished
- 16. Year of initial construction 1856--57 This date is: a. Factual b. Estimated
- 17. Architect (if known): _____
- 18. Builder (if known): Joseph Mount
- 19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ 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 Register. Misc. issues
Napa Daily Reporter. Misc. issues.

23. Date form prepared: 9-18-76 By (name): Kathleen Kernberger
 Address: 3460 St. Helena Hwy. N. City St. Helena, CA ZIP: 94574
 Phone: 963-2855 Organization: Napa Historic Preservation Society

(State Use Only) Napa County Historic Resources Survey

HISTORIC RESOURCES INVENTORY

13/

(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: Franklin Station Post Office
2. Historic name, if known: U.S. Post Office - Franklin Station
3. Street or rural address: 1351 Second Street
 City: Napa, CA ZIP: 94558 County: NAPA
4. Present owner, if known: _____ Address: _____
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: post office and offices Original Use: same
 Other past uses: office space for IRS, Farm Advisor, Civil Works Administration

DESCRIPTION & SIGNIFICANCE

The Franklin Station Post Office is of a style familiar throughout the country in Post Offices constructed during the 1930s. In the Art Deco style, often called WPA Moderne, the Post Office is the most prominent example of its style in Napa and is a reminder of the many federal buildings undertaken by the Roosevelt Administration to provide employment during the Depression. Designed by local architect William H. Corlett, the building is of brick and carries a cornice with an ornamental terra cotta frieze of shields and rams heads. Grooved pilasters set apart the massive vertical windows; large eagles are sculpted into the frieze above the north facing doors. The monumental nature of government buildings of the period is reinforced in the interior with marble wainscoting, an elaborate Art Nouveau frieze, sculptured eagles, and star ceiling designs. The interior is remarkably unaltered following a 1965 renovation which added additional offices in the basement and an exterior ramp. The Post Office remains a focal point for the commercial area today.

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 120;
 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

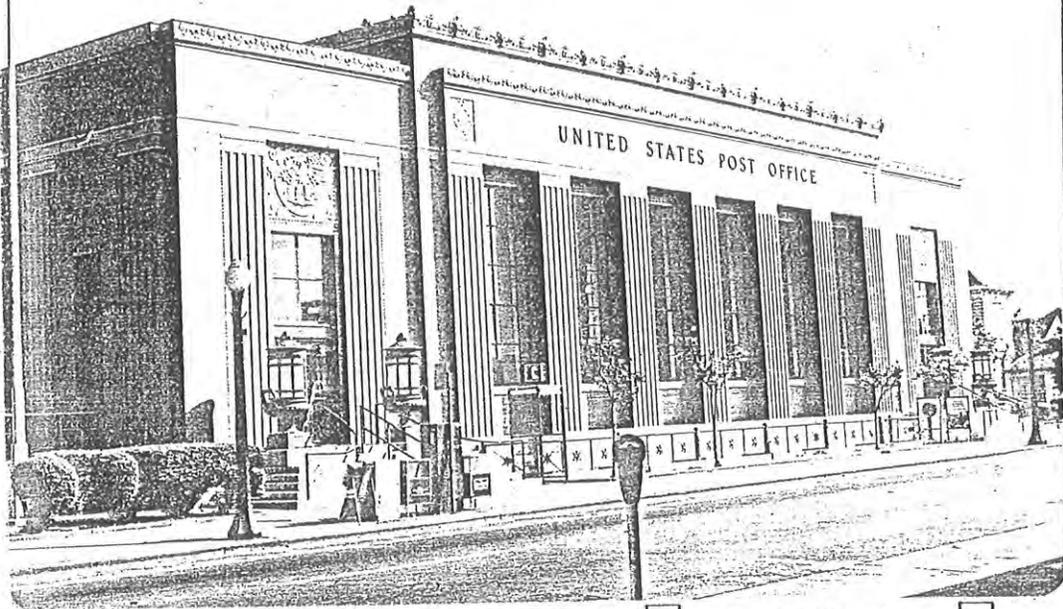
12. Threats to site:

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

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 1932-33 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 lamps at entrances 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:
City of Napa Landmarks Preservation Adv. Board Form (HP-15), Carol Perkins Poole

Napa County Historic Resources Survey
Carol Perkins Poole

23. Date form prepared: 6-1-78 By (name): _____
Address: P.O. BOX 703 City NAPA, CALIF. 94550 ZIP: _____
Phone: (707) 253-1666 Organization: NAPA LANDMARKS INC.

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only)

179

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 1 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM see #7

IDENTIFICATION

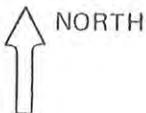
- Common name: First Presbyterian Church
- Historic name, if known: First Presbyterian Church
- Street or rural address: 1333 Third Street
 City: Napa, CA ZIP: 94558 County: NAPA
- Present owner, if known: First Presbyterian Church Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
- Present Use: church Original Use: church
 Other past uses: _____

DESCRIPTION & SIGNIFICANCE

An exceptional example of late Victorian Gothic church architecture, the original wood frame 1874 First Presbyterian Church with its 1890 chapel wing to the rear has survived with only minor changes. Consistent with the Victorian Gothic style, the gable, eave and entryway trim is massive and defined in a contrasting color and the traditional Gothic pointed-arch windows and doors are used. Note the unusual wood decorative trim of the third level of the tower. In 1911, the original gas fixtures were converted to electricity and are in use today. The First Presbyterian Church congregation was established in 1853-54 by the Rev. J.C. Herron, from Philadelphia. Nathan Coombs donated the site and the first church was completed in 1857. It was moved from the site when the present church was constructed. The interior was altered slightly when the pipe organ was moved. The organ came from San Francisco in 1874 via river steamer to Napa. The church is a dominant landmark in Napa and marks the transition from commercial to residential neighborhoods. It is on the National Register of Historic Places, and is a State Landmark.

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 120

Depth 80

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:

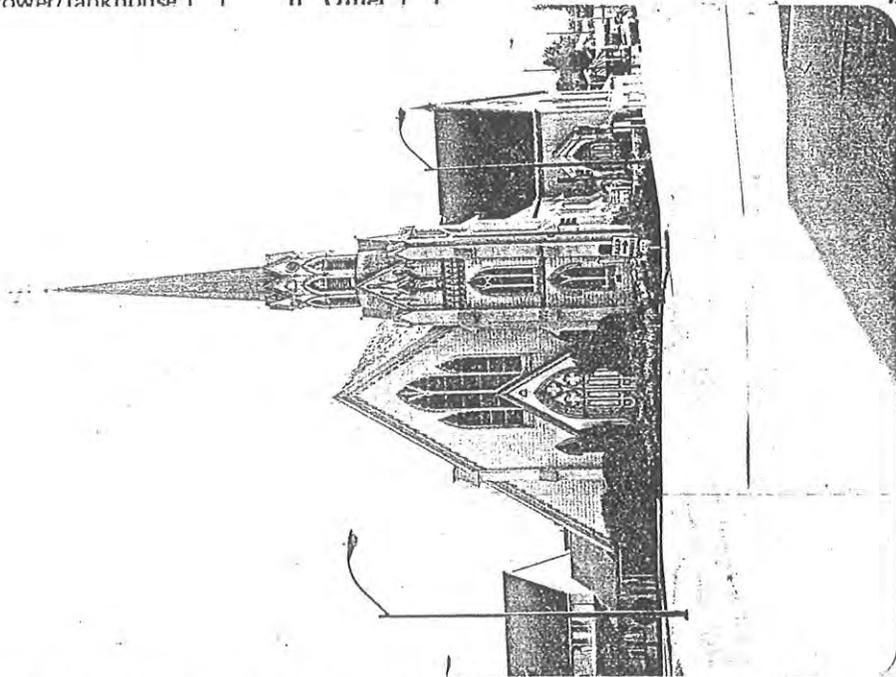
a. None known b. Private development

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 1874 This date is: a. Factual b. Estimated
17. Architect (if known): Daley & Eisen of Napa
18. Builder (if known): J.W. Batchelor of Vallejo
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other 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 Presbyterian Centennial Book (1953) ; History of Napa and Lake Counties(1881), p. 23
National Register Nomination Form(1974) by W. Harold Reames
Napa City Landmarks Preservation Advisory Board Form (HP-03)

23. Date form prepared: 5-19-78 By (name): W. Harold Reames (First Presbyterian Church)

Address: P.O. BOX 702 City NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS, INC.

(State Use Only)

Napa County Historic Resources Survey

Additional Survey Methodology

The following spreadsheet was compiled by Page & Turnbull in consultation with City staff to select which properties would be documented on DPR 523 B and D forms.

Downtown Napa Survey Methodology
B Form Selection Spreadsheet

status	c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	skip_reason2	bform_can	integ_prelim	c_yrbuilt	cor_yrbuilt	cor_yrbuilt_src	c_HRI_dat	c_HRI_rati	c_landmar	c_landmar	c_NCP	CHRSC	c_survey
B-Form Candidates (57 parcels, 60 buildings)	003133011000_0000	1240 - 1240 PEARL ST		American Legion Hall		Yes	High	0	1961	Building Permit						6Z	
	003136003000_0000	1327 - 1327 MAIN ST				Yes	Medium	0	1895	Sanborn Maps	1915	3				6Z	
	003137005000_0000	1201 - 1201 MAIN ST		Napa Firefighter's Museum		Yes	Medium	0	1935	Sanborn Maps						5S3	
	003142001000_0000	1350 - 1350 MAIN ST		Shackford's		Yes	High	1936	0			1930	3			6Z	
	003142014000_0000	1326 - 1326 MAIN ST		Mathis Furniture Co.		Yes	High	0	1920	Sanborn Maps						6Z	
	003143009000_0000	1202 - 1214 MAIN ST	964-980 Pearl St	Lazarus Building		Yes	High			1947	Building Permit	1930	3			5S3	
	003147001000_0000	845 - 845 CLINTON ST				Yes	Medium	1900	1905	Sanborn Maps	1905	3				6Z	
	003147006000_0000	1214 - 1214 YAJOME ST				Yes	High	1904	1930	Sanborn Maps	1900	3				6Z	
	003147007000_0000	1216 - 1216 YAJOME ST				Yes	High	1900	1905	Sanborn Maps	1895	3				6Z	
	003147008000_0000	1234 - 1234 YAJOME ST				Yes	Medium	1910	1920	Sanborn Maps	1925	3				6Z	
	003148002000_0000	815 - 851 CAYMUS ST				Yes	High	1905	1885	Sanborn Maps	1890	3				6Z	
	003161001000_0001	1339 - 1339 PEARL ST	1128 Franklin Street			Yes	High	1992	1925	Architectural Estimate						6Z	
	003161005000_0000	1300 - 1300 CLAY ST		AT&T		Yes	Medium	0	1946	Sanborn Maps						6Z	
	003161006000_0000	1330 - 1330 CLAY ST				Yes	High	1905	1880	Sanborn Maps	1900	3	0	0	0	6Z	
	003161007000_0000	1340 - 1340 CLAY ST		City of Napa Water Division Office		Yes	Medium	0	1880	Sanborn Maps						6Z	
	003164006000_0000	1210 - 1210 FIRST ST				Yes	High	0	1925	HRI	1920	3				6Z	
	003172010000_0000	1144 - 1146 MAIN ST	1142-1146 Main Street	Bloom creative hair design and art gallery		Yes	High	1940	0							6Z	
	003182009000_0000	708 - 714 FIRST ST	1021 - 1027 McKinstry			Yes	High	1948	0							6Z	
	003191004000_0000	1600 - 1600 CLAY ST	1107-1115 Seminary	Economic Development Dept.		Yes	Medium	1955	0							6Z	
	003192002000_0000	1700 - 1700 FIRST ST		Bank of America		Yes	High	1958	1957							6Z	
	003193004000_0000	1778 - 1778 SECOND ST		Golden State Lumber Inc		Yes	High	1950	1902	Research or Deed	1905	3			YES	5S3	
	003194005000_0000	1766 - 1776 SECOND ST	1776 Second St			Yes	Medium	0	1900	Sanborn Maps	1905	3				5S3	
	003195001000_0000	1600 - 1600 FIRST ST		City of Napa Community Services Building		Yes	High	0	1958	Building Permit						6Z	
	003197010000_0000	1514 - 1514 CLAY ST				Yes	High	0	1905	Sanborn Maps						6Z	
	003197011000_0000	1526 - 1526 CLAY ST				Yes	High	1898	1885	Sanborn Maps	1895	3			YES	6Z	
	003198018000_0000	1564 - 1564 FIRST ST				Yes	High	0	1915	Sanborn Maps	1915	3			YES	5S3	
	003199014000_0001	1539 - 1539 FIRST ST	955 School Street	City Hall		Yes	High	0	1951	HRI						6Z	
	003201003000_0000	835 - 835 CHURCH ST				Yes	High	1939	0		1920	3			YES	6Z	
	003201004000_0000	827 - 827 CHURCH ST				Yes	High	1911	1905	Sanborn Maps	1905	3			YES	5S3	
	003201006000_0000	1538 - 1538 THIRD ST				Yes	High	0	1940	Research or Deed	1935	3			YES	7N	
	003202010000_0000	1532 - 1532 THIRD ST				Yes	High	0	1905	HRI	1905	3			YES	6Z	
	003203002000_0000	1517 - 1521 THIRD ST				Yes	High	0	1954	Research or Deed						6Z	
	003203005000_0000	1512 - 1512 FOURTH ST	701- 705 School Street			Yes	High	1900	1905	Sanborn Maps					YES	6Z	
	003204006000_0000	1400 - 1420 SECOND ST				Yes	Medium	0	1953	Building Permit						6Z	
	003204007000_0000	1424 - 1436 SECOND ST				Yes	Medium	0	1948	Building Permit						6Z	
	003205007000_0000	800 - 828 SCHOOL ST	1424-38 Third Street		Integrity	No	Low	1905	0		1910	2				6Z	
	003205007000_0001	800 - 828 SCHOOL ST	828 School Street			Yes	High	1905	0							6Z	
	003205011000_0000	1407 - 1417 SECOND ST				Yes	Medium	1953	0							6Z	
	003205013000_0000	830 - 832 SCHOOL ST				Yes	High	0	1905	HRI	1905	3				5S3	
	003206006000_0000	1426 - 1426 FOURTH ST				Yes	High	0	1930	HRI	1930	3			YES	5S3	
	003207006000_0000	1310 - 1310 SECOND ST		Napa Savings and Loan		Yes	High	0	1960	Aerial Photo						5S3	
	003207008000_0000	920 - 930 FRANKLIN ST				Yes	High	0	1949	Building Permit	1950	3				5S3	
	003207011000_0000	1321 - 1321 FIRST ST				Yes	Low	1950	1964	Building Permit						6Z	
	003208002000_0000	819 - 819 RANDOLPH ST		Zeller's Hardware Store	Integrity	No	Low	0	1940	Architectural Estimate						6Z	
	003208002000_0001	819 - 819 RANDOLPH ST	1322 Third Street			Yes	High	0	1929	Sanborn Maps						6Z	
	003208003000_0000	1324 - 1330 THIRD ST				Yes	High	1940	1938	Research or Deed	1925	3				6Z	
	003209008000_0000	720 - 720 FRANKLIN ST				Yes	High	0	1940	HRI	1940	3			YES	6Z	
	003211001000_0000	1227 - 1245 FIRST ST		Migliavacca Building (1916)		Yes	High	1916	0		1916	3				5S3	
	003214002000_0000	1141 - 1141 FIRST ST				Yes	High	1900	1920	HRI						5S3	
	003214012000_0000	1139 - 1139 FIRST ST				Yes	High	0	1920	HRI	1920	3				5S3	
	003231002000_0001	967 - 975 FIRST ST	967 First St			Yes	High	0	1951	Research or Deed						6Z	
	003251005000_0000	1763 - 1763 SECOND ST				Yes	High	1900	1905	Sanborn Maps	1910	3				5S3	
	003251019000_0000	1766 - 1766 THIRD ST				Yes	High	1922	0		1915	3				5S3	
	003251021000_0000	1790 - 1790 THIRD ST				Yes	Medium	1910	1915	Sanborn Maps						6Z	
	003271001000_0000	642 - 642 RANDOLPH ST				Yes	High	1948	1880	Sanborn Maps	1900	3				5S3	
	003271009000_0000	630 - 632 RANDOLPH ST				Yes	High	0	1940	HRI	1940	3				6Z	
	003300001000_0000	821 - 821 COOMBS ST				Yes	High	1910	1915	HRI	1915	3	0	0	0	5S3	
	003300002000_0000	830 - 830 RANDOLPH ST				Yes	Medium	1910	1930	Architectural Estimate						6Z	
	003300005000_0000	811 - 811 COOMBS ST				Yes	High	1908	1905	Sanborn Maps						6Z	
	003300007000_0000	801 - 801 COOMBS ST				Yes	High	1920	0							6Z	

Downtown Napa Survey Methodology
B Form Selection Spreadsheet

status	c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	skip_reason2	bform_can	integ_prelim	c_yrbuilt	cor_yrbuilt	cor_yrbuilt_src	c_HRI_dat	c_HRI_rati	c_landmar	c_landmar	c_NCP	CHRSC	c_survey
Update (7 parcels, 12 buildings)	003164021000_0001	1025 - 1025 COOMBS ST		Merrill's Building Annex	Update		High	0	1929	Architectural Estimate	3					6Z	
	003172007000_0000	1038 - 1040 MAIN ST		Mathis-Flanagan Building	Update		Medium	1907	0		1880	1				5S3, 7N1	1978 SURVEY
	003192005000_0000	1775 - 1775 CLAY ST		Noyes Mansion Carriage House	Update		High	0	1902	Architectural Estimate	1904	2	YES	YES		3B, 5B	1978 SURVEY
	003209005000_0000		1333 Third Street/Randolph Street	Presbyterian Day School	Update		High	0	1960	Aerial Photo				YES		6Z	
	003221012000_0001	900 - 900 BROWN ST		Bank of Napa/Wells Fargo Addition	Update		High	1924	1934	Architectural Estimate						1S, 5S1	1978 SURVEY
	003262006000_0000	629 - 629 RANDOLPH ST	Franklin St	Bonner Educational Building	Update		High	0	1955	Aerial Photo						6Z	
	003262006000_0001	629 - 629 RANDOLPH ST	1301 Fourth St	Centennial Hall/Adams Hall	Update		High	0	1952	Date on Building						6Z	
	003275003000_0000	1071 - 1091 FIFTH ST		City of Napa Police Station	Update		High	1943	1949	Date on Building						6Z	
	003277006000_0000	540 - 540 MAIN ST		Hatt Complex: Hay Warehouse, Napa General	Update		Low	1960	1959	Date on Building						6Z	
	003277006000_0001	540 - 540 MAIN ST		Hatt Complex: Wharf Shed; Angele Restaurant	Update		Low	1960	1893	Date on Building						6Z	1978 SURVEY
003277008000_0000	MAIN ST	951 5th Street	Hatt Complex: Annex #1	Update		Low		1890	Sanborn Maps	0	0	0	0		6Z		
003277008000_0001	MAIN ST		Hatt Complex: Napa Mill Silo	Update		High		1944	Date on Building						6Z		
Oxbow (17 considered for inclusion)	003182007000_0000	728 - 728 FIRST ST			Integrity	No	Low	1898	1905	Sanborn Maps	1920	3	0	0	0	6Z	
	003182012000_0000	1031 - 1031 MCKINSTRY ST					Oxbow			1905	Architectural Estimate					6Z	
	003241001000_0000	743 - 743 FIRST ST			Integrity	No	Low	0	1935	Sanborn Maps				YES		6Z	
	003241002000_0000	731 - 731 FIRST ST			HRI Map Score 2	Oxbow	Medium	0	1870	Architectural Estimate	1880	2		YES		5S3	
	003241002000_0001	731 - 731 FIRST ST	730 Water Street		Integrity	No	Low	0	1870	Architectural Estimate						6Z	
	003241003000_0000	711 - 711 FIRST ST				Oxbow	High	1910	0		1900	3		YES		6Z	
	003241003000_0001	711 - 711 FIRST ST	718 Water Street			Oxbow	Medium	1910	1870	Architectural Estimate		3				6Z	
	003241004000_0000	903 - 903 MCKINSTRY ST				Oxbow	Medium	1952	1930	Sanborn Maps	1930	3		YES		6Z	
	003242001000_0000	876 - 876 WATER ST				Oxbow	Medium	1905	1915	Sanborn Maps	1900	3		YES		6Z	
	003243001000_0000	645 - 645 FIRST ST			Integrity	No	Low	0	1955	Sanborn Maps				YES		6Z	
	003243002000_0000	633 - 633 FIRST ST				Oxbow	High	2001	1890	Sanborn Maps	1895	3		YES		6Z	
	003243003000_0000	627 - 627 FIRST ST				Oxbow	High	1900	1885	Sanborn Maps	1900	3		YES		6Z	
	003243004000_0000	619 - 619 FIRST ST				Oxbow	High	1930	1885	Sanborn Maps	1895	3		YES		6Z	
	003243005000_0000	611 - 611 FIRST ST				Oxbow	Medium	1890	1890	Sanborn Maps	1910	3		YES		6Z	
003243006000_0000	605 - 605 FIRST ST				Oxbow	Medium	1900	1870	Architectural Estimate	1900	3	0	0	0	6Z		
003243007000_0000	619 - 619 WATER ST	620 Water Street			Oxbow	Medium	1900	1925	Sanborn Maps	1910	3		YES		6Z		
003243008000_0000	906 - 906 MCKINSTRY ST				HRI Map Score 2	Oxbow	High	0	1880	Architectural Estimate	1885	2		YES		5S3	
Landmark/National Register	003137003000_0000	1245 - 1245 MAIN ST		Sam Kee Laundry/Pfeiffer Building	Landmark/NR	No	High	1875	0		1875	1		YES		1S, 5S1	1978 SURVEY
	003164005000_0000	1005 - 1005 COOMBS ST		Napa Valley Register Building	Landmark/NR	No	High	1905	0		1905	1		YES		1S, 5S1	1978 SURVEY
	003166004000_0000	1130 - 1146 FIRST ST	1014 Coombs	Gordon Building	Landmark/NR	No	High	1928	1920	Sanborn Maps	1929	1		YES		1S, 5S1	1978 SURVEY
	003167011000_0000	1026 - 1030 FIRST ST		First National Bank	Landmark/NR	No	High	1900	1905	Sanborn Maps	1915	1		YES		1S, 5S1	1978 SURVEY
	003172003000_0000	1030 - 1030 MAIN ST		Napa Valley Opera House	Landmark/NR	No	High	1890	1879	Date on Building	1879	1		YES		1S, 5S1	1978 SURVEY
	003192005000_0001	1775 - 1775 CLAY ST	1750 First St	Noyes Mansion/Wine Spectator	Landmark/NR	No	High	0	1904	HRI	1904	2		YES	YES	1S, 5S1	1978 SURVEY
	003208001000_0000	1351 - 1351 SECOND ST		U.S. Post Office - Franklin Station	Landmark/NR	No	High	0	0		1933	1	0	0	0	1S, 5S1	1978 SURVEY
	003209004000_0000	1333 - 1333 THIRD ST		First Presbyterian Church	Landmark/NR	No	High	0	1874	Date on Building	1874	1		YES	YES	1S, 5S1	1978 SURVEY
	003211002000_0000	1219 - 1219 FIRST ST		Goodman Library; Napa County Historical Soci	Landmark/NR	No	High	0	0		1901	1	0	0	0	1S, 5S1	1978 SURVEY
	003221012000_0000	901 - 901 MAIN ST	900 Brown Street	Bank of Napa; Wells Fargo	Landmark/NR	No	High	1924	1923	HRI	1923	1		YES		1S, 5S1	1978 SURVEY
	003222001000_0000	840 - 844 BROWN ST		Alexandria Hotel	Landmark/NR	No	Medium	0	1910	Architectural Estimate				YES		1S, 5S1	1978 SURVEY
	003231001000_0000	942 - 948 MAIN ST		Winship Building	Landmark/NR	No	High	1890	1888	Sanborn Maps	1888	1		YES		1S, 5S1	1978 SURVEY
	003231002000_0000	967 - 975 FIRST ST		Semorile Building	Landmark/NR	No	High	0	1888	Date on Building	1888	1		YES		1S, 5S1	1978 SURVEY
	003231008000_0000	902 - 912 MAIN ST		Oberon Building; Downtown Joe's	Landmark	No	High	1933	0							5S1	1978 SURVEY
	003262007000_0000	625 - 625 RANDOLPH ST		First United Methodist Church	Landmark/NR	No	High	0	1916	HRI	1916	1		YES		3S, 5S1	1978 SURVEY
	003277002000_0000	500 - 550 MAIN ST		Hatt Building (1884)	Landmark/NR	No	High	1884	0							1S, 5S1	1978 SURVEY
	003277003000_0000	530 - 530 MAIN ST		Hatt Building (1886)	Landmark/NR	No	High	1890	1886	Date on Building						1S, 5S1	1978 SURVEY
	006133002000_0000	920 - 930 THIRD ST		Borreo Building	Landmark	No	High	0	1877	City Assessor	1877	1		YES		5S1	SOSCOL/EAST NAPA
	003215001000_0000	825 - 825 BROWN ST	810 Coombs	Napa County Courthouse	National Register	No	High	0	0		1878	1				1S	1978 SURVEY
	003264001000_0000	590 - 590 RANDOLPH ST		Robert P. Lamdin House	National Register	No	High	1890	1895	HRI	1895	1				1D	1978 SURVEY
003264002000_0000	1236 - 1236 DIVISION ST		Lamdin Cottage	National Register	No	High	1899	1870	HRI	1870	1				1D	1978 SURVEY	
003264003000_0000	585 - 595 COOMBS ST	595 Coombs St		National Register	No	High	0	1920	Sanborn Maps	1910	3				1D	FULLER/ABAJO	
003264003000_0001	585 - 595 COOMBS ST	587-591 Coombs St		National Register	No	Medium	0	1880	Sanborn Maps						1D	FULLER/ABAJO	
003271006000_0000	1224 - 1224 FIFTH ST			National Register	No	High	1971	1895	HRI	1895	3				1D	FULLER/ABAJO	
003271007000_0000	608 - 608 RANDOLPH ST		E.R. Gifford House	National Register	No	High	1888	0		1890	1	0	0	0	1D	1978 SURVEY	
003271008000_0000	618 - 620 RANDOLPH ST			National Register	No	High	1900	1905	HRI	1905	3				1D	FULLER/ABAJO	
HRI Map Score 1 (3S): NR-eligible	003164021000_0000	1212 - 1222 FIRST ST		Merrill's Building	HRI Map Score 1	No	High	0	1929	Architectural Estimate		1				3S	1978 SURVEY
	003172011000_0000	1122 - 1142 MAIN ST		Kyser/Williams Block	CHRSC of 3S	No	High	1890	0			0	0	0	0	3S	1978 SURVEY
	003201001000_0000	1562 - 1562 THIRD ST		Nichols House	HRI Map Score 1	No	High	0	1879	HRI	1879	1		YES		3S	1978 SURVEY
	003202008000_0000	1516 - 1516 THIRD ST			HRI Map Score 1	No	High	0	1885	HRI	1885	1	0	0	0	3S	
	003202009000_0000	1526 - 1526 THIRD ST			HRI Map Score 1	No	High	1889			1880	1	0	0	0	3S	
	003205012000_0000	833 - 833 FRANKLIN ST		Robert Sterling House	HRI Map Score 1	No	High	1872	0		1872	1		YES		3S	1978 SURVEY
	003206004000_0000	709 - 709 FRANKLIN ST			HRI Map Score 1	No	High	1880			1880	1		YES		3S	
	003222008000_0000	813 - 813 MAIN ST		Fagiani Building	HRI Map Score 1	No	High	0	0		1908	1				3S	1978 SURVEY
003222011000_0000	810 - 816 BROWN ST		Center Building	HRI Map Score 1	No	High	0	0		1904	1				3S	1978 SURVEY	

Downtown Napa Survey Methodology
B Form Selection Spreadsheet

status	c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	skip_reason2	bform_can	integ_prelim	c_yrbuilt	cor_yrbuilt	cor_yrbuilt_src	c_HRI_dat	c_HRI_rati	c_landmar	c_landmar	c_NCP	CHRSC	c_survey	
HRI Map Score 2 (5S3): Local landmark-eligible	003133006000_0000	1227 - 1237 COOMBS ST			HRI Map Score 2	No	High	1910	1880	Sanborn Maps	1895	2				5S3		
	003133007000_0000	1219 - 1219 COOMBS ST	1219A Coombs St		HRI Map Score 2	No	Medium	1898	1880	Architectural Estimate	1895	2				5S3		
	003133008000_0000	1213 - 1213 COOMBS ST			HRI Map Score 2	No	High	1910	1870	Architectural Estimate	1900	2				5S3		
	003133009000_0000	1207 - 1207 COOMBS ST	1210 Pearl St		HRI Map Score 2	No	High	0	1895	Sanborn Maps	1900	2				5S3		
	003173009000_0000	1100 - 1100 WEST ST		City of Napa Parks & Recreation Building	HRI Map Score 2	No	Medium	0	1900	HRI	1900	2				5S3		
	003191002000_0000	1525 - 1527 POLK ST		Christian Science Church	HRI Map Score 2	No	High	0	1915	Sanborn Maps	1905	2			YES	5S3	1978 SURVEY	
	003191003000_0000	1133 - 1133 SEMINARY ST			HRI Map Score 2	No	High	1915	0		1900	2			YES	5S3		
	003193007000_0000	1755 - 1755 FIRST ST		Katcher House; Blackbird Inn	HRI Map Score 2	No	High	1960	1915	Sanborn Maps	1915	2				3B, 5B		
	003193008000_0000	1790 - 1792 SECOND ST			HRI Map Score 2	No	High	1900	1890	HRI	1890	2	0	0	0	5S3		
	003193009000_0000	952 - 952 JEFFERSON ST			HRI Map Score 2	No	High	1920	1890	HRI	1890	2			YES	5S3		
	003196001000_0000	1645 - 1645 FIRST ST			HRI Map Score 2	No	High	1905	0		1900	2			YES	5S3		
	003196002000_0000	1635 - 1635 FIRST ST			HRI Map Score 2	No	High	1905	0		1900	2	0	0	0	5S3		
	003196005000_0000	1607 - 1607 FIRST ST			HRI Map Score 2	No	High	1903	0		1910	2	0	0	0	5S3		
	003197001000_0000	1461 - 1461 POLK ST			HRI Map Score 2	No	High	1900	1880	HRI	1880	2			YES	5S3	1978 SURVEY	
	003198001000_0000	1042 - 1042 SEMINARY ST			HRI Map Score 2	No	High	1905	0		1900	2			YES	5S3		
	003198019000_0000	1580 - 1580 FIRST ST			HRI Map Score 2	No	High	1890	0		1887	2			YES	5S3		
	003202001000_0000	1553 - 1553 SECOND ST			HRI Map Score 2	No	High	1900	0		1895	2			YES	5S3		
	003203003000_0000	1501 - 1501 THIRD ST		Union Service Station	HRI Map Score 2	No	High	0	1935	HRI	1935	2	0	0	0	6Z		
	003205004000_0000	817 - 817 FRANKLIN ST		Bickford House	HRI Map Score 2	No	High	1910	1880	HRI	1880	2			YES	5S3		
	003206003000_0000	715 - 715 FRANKLIN ST		The Plunge; Community Thrift Shop	HRI Map Score 2	No	High	0	1905	HRI	1905	2			YES	5S3	1978 SURVEY	
003208004000_0000	1332 - 1364 THIRD ST		Uptown Theater	HRI Map Score 2	No	High	1949	1935	HRI	1935	2				5S3			
003209007000_0000	700 - 700 FRANKLIN ST			HRI Map Score 2	No	High	1897	1895	HRI	1895	2			YES	5S3			
003211003000_0000	1201 - 1209 FIRST ST	931-937 Coombs St		Native Sons of Golden West Bldg	HRI Map Score 2	No	High	1915	0		1915	2			5S3			
003251017000_0000	1742 - 1742 THIRD ST				HRI Map Score 2	No	High	1910	1890	Sanborn Maps	1890	2			5S3			
003271005000_0000	623 - 623 COOMBS ST			Treadway & Wigger Funeral Chapel	HRI Map Score 2	No	High	1950	1920	Sanborn Maps	1945	2			5S3			
Low Integrity	003136002000_0000	1343 - 1343 MAIN ST			Integrity	No	Low	1915	0		1915	3				6Z		
	003136003000_0001	1327 - 1327 MAIN ST	1335 Main Street.		Integrity	No	Low	0	1895	Sanborn Maps						6Z		
	003147009000_0000	1236 - 1236 YAJOME ST			Integrity	No	Low	1900	1905	Sanborn Maps						6Z		
	003153008000_0000	1300 - 1338 PEARL ST		Rossi Building	Integrity	No	Low	1935	1920	Sanborn Maps	1930	3				6Z		
	003153009000_0000	1436 - 1436 POLK ST		Blue Oak School	Integrity	No	Low	1909		Building Permit						6Z		
	003164004000_0000	1015 - 1017 COOMBS ST	1011-1017 Coombs		Integrity	No	Low	0	1920	Sanborn Maps						6Z		
	003164019000_0000	1232 - 1248 FIRST ST			Integrity	No	Low	1963	0							6Z		
	003167010000_0000	1006 - 1018 FIRST ST			Integrity	No	Low	1962	0							6Z		
	003194001000_0000	1721 - 1721 FIRST ST			Integrity	No	Low	0	1890	Sanborn Maps						6Z		
	003198025000_0000	1500 - 1500 FIRST ST			Integrity	No	Low	1963	0							6Z		
	003199013000_0000	930 - 930 SEMINARY ST		Napa Fire Department 1	Integrity	No	Low	0	1965	Aerial Photo						6Z		
	003201002000_0000	849 - 849 CHURCH ST	1559 Second St		Christian Advent Church; Valley Bible Chapel	Integrity	No	Low	0	1880	HRI	1880	2			YES	6Z	
	003205005000_0000	1406 - 1414 THIRD ST			Integrity	No	Medium	1910	1915	HRI	1915	3			YES	6Z		
	003205006000_0000	1420 - 1420 THIRD ST			Integrity	No	Medium	1960	0							6Z		
	003207003000_0000	1305 - 1307 FIRST ST			Integrity	No	Low	1951	0							6Z		
	003207007000_0000	1320 - 1370 SECOND ST			Integrity	No	Low	0	1960	Aerial Photo						6Z		
	003212002000_0000	853 - 853 COOMBS ST		Travelodge	Integrity	No	Low	1963	0							6Z		
	003212004000_0000	1234 - 1234 THIRD ST	810 Randolph St			Integrity	No	Low	1920	0						6Z		
	003214001000_0000	926 - 932 COOMBS ST	1147-1149 First Street			Integrity	No	Low	0	1945	Sanborn Maps					6Z		
	003221001000_0000	1025 - 1025 FIRST ST				Integrity	No	Low	0	1905	Sanborn Maps					6Z		
003221002000_0000	1005 - 1005 FIRST ST	943 Main Street; 1015 Main Street			Integrity	No	Low	0	1905	Sanborn Maps					6Z			
003222005000_0000	829 - 829 MAIN ST				Integrity	No	Low	0	1880	Sanborn Maps	0	0	0	0	6Z			
003222006000_0000	823 - 825 MAIN ST				Integrity	No	Low	0	1880	Sanborn Maps					6Z			
003222007000_0000	815 - 815 MAIN ST				Integrity	No	Low	0	1880	Sanborn Maps					6Z			
003222009000_0000	807 - 807 MAIN ST				Integrity	No	Low	1890							6Z			
003222012000_0000	822 - 828 BROWN ST		Former City Hall/Fire Engine House	Integrity	No	Low	0	1880	Sanborn Maps						6Z			
003251020000_0000	1776 - 1780 THIRD ST				Integrity	No	Low	1940	1920	Sanborn Maps	0	0	0	0	6Z			
1961-1965	003143007000_0001	1216 - 1246 MAIN ST	1222-1246 Main Street	Lazarus Apartments	1961-1965	No	High	0	1963	Aerial Photo						7N		
	003202011000_0000	827 - 827 SCHOOL ST	1505 Second Street	First Bank	1961-1965	No	High	1964	1965	Aerial Photo						7N		
	003203001000_0000	1531 - 1531 THIRD ST		Val's Liquors; Chateau Barber Shop	1961-1965	No	High	1963	0						7N			
	003206001000_0000	1441 - 1441 THIRD ST		Nation's Giant Hamburgers/Mel's Junior Drive In	1961-1965	No	High	0	1964	Building Permit	0	0	0	0	7N			
	003211009000_0000	950 - 950 RANDOLPH ST			1961-1965	No	High	1962	0						7N			
003222010000_0000	1010 - 1040 THIRD ST				1961-1965	No	Low	0	1965	Aerial Photo					7N			
Bridges	003137006000_0000	PEARL ST		Pearl Street Bridge	Bridge	No	Medium	0	1900	Architectural Estimate						7N		
	003167019000_0000	MAIN ST		Main Street Bridge	Bridge	No	Medium	0	1860	Date on Building						7N		
Context	003251003000_0000	1773 - 1773 SECOND ST			Context	No	High	1955	0							6Z		
	003264003000_0002	585 - 595 COOMBS ST	585 Coombs St		Context	No	Medium	0	1940	Sanborn Maps						6Z	FULLER/ABAJO	
	003242003000_0000	933 - 933 WATER ST		County Corporation Yard	Context	No	Medium	0	1945	Sanborn Maps						6Z		

Architectural Survey (Spreadsheets & DPR 523 Forms)

Attached are the survey spreadsheets for the Downtown Napa Intensive-Level Survey, and DPR 523 forms as follows:

- 57 Building, Structure and Object Records (DPR 523 B Forms)
- 1 District Records (DPR 523 D Forms) for the potential Oxbow Historic District
- 7 Update Forms (DPR 523 L Forms) for previously documented resources

The spreadsheet lists all properties that were documented during the Downtown Napa Historic Resources Survey. The Assessor's Parcel Number (APN) and street address of each property are provided for identification purposes. Address(es), construction date, architectural style, HRI Map Score, and CHRSC are provided for each property. Notes about building name or history are included where applicable.

SURVEY SPREADSHEET KEY

c_apn_key: Assessor's Parcel Number (APN)

c_full_address: Parcel address (as assigned by Napa County Assessor)

add_bldg_address: Additional street address (as assigned by P&T via field reconnaissance)

bldg_name_alt: Building name or other identifier

use: Resource Attribute Code indicating use (i.e. HP2 = Single-family use)

yrbuilt: Construction date (as assigned by Napa County Assessor)

cor_yrbuilt: Corrected construction date (as assigned by P&T, based on various research sources)

cor_yrbuilt_src: Research source for corrected construction date

archit_style: Architectural style(s)

HRI_rating: Current rating (Map Score 1, 2, or 3) assigned to each parcel

chrsc: California Historic Resource Status Code (CHRSC) assigned by P&T as part of intensive-level survey

district: Contributor to a historic district (if applicable)

b-form: B form completed

skip_reason: Reason property was not surveyed (if applicable), including age-ineligible, vacant, or previously documented

Downtown Napa Intensive-Level Survey Spreadsheet

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	c_yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	NCP	c_ext_dist	b_form	skip_reason
003133006000_0000	1227 - 1237 COOMBS ST			1910	1880	Sanborn Maps	Vernacular	2	5S3				Previously Documented
003133007000_0000	1219 - 1219 COOMBS ST	1219A Coombs St		1898	1880	Architectural Estimate	Vernacular	2	5S3				Previously Documented
003133008000_0000	1213 - 1213 COOMBS ST			1910	1870	Architectural Estimate	Vernacular	2	5S3				Previously Documented
003133009000_0000	1207 - 1207 COOMBS ST	1210 Pearl St		0	1895	Sanborn Maps	Vernacular	2	5S3				Previously Documented
003133011000_0000	1240 - 1240 PEARL ST		American Legion Hall	0	1961	Building Permit	Modern		6Z			x	
003136002000_0000	1343 - 1343 MAIN ST			1915	0		Mission Revival	3	6Z				
003136003000_0000	1327 - 1327 MAIN ST			0	1895	Sanborn Maps	20th Century Commercial	3	6Z			x	
003136003000_0001	1327 - 1327 MAIN ST	1335 Main Street.		0	1895	Sanborn Maps	None/Altered		6Z				
003137003000_0000	1245 - 1245 MAIN ST		Sam Kee Laundry/Pfeiffer Building	1875	0		Italianate	1	1S, 5S1				Previously Documented
003137004000_0000				0	0								Parking
003137005000_0000	1201 - 1201 MAIN ST		Napa Firefighter's Museum	0	1935	Sanborn Maps	20th Century Commercial		5S3			x	
003137006000_0000		Pearl Street	Pearl Street Bridge	0	1900	Architectural Estimate	Vernacular		7N				
003142001000_0000	1350 - 1350 MAIN ST		Shackford's	1936	0		Art Deco	3	6Z			x	
003142014000_0000	1326 - 1326 MAIN ST		Mathis Furniture Co.	0	1920	Sanborn Maps	Modern		6Z			x	
003143007000_0000	1216 - 1246 MAIN ST			0	0								Age-Ineligible
003143007000_0001	1216 - 1246 MAIN ST	1222-1246 Main Street	Lazarus Apartments	0	1963	Aerial Photo	Modern		7N				
003143009000_0000	1202 - 1214 MAIN ST	964-980 Pearl St	Lazarus-Grinsell Building	1936	1947	Building Permit	20th Century Commercial	3	5S3			x	
003144009000_0000	1105 - 1105 WEST ST		Napa Sanitation District Bldg	0	1970	Aerial Photo	Modern	3					Age-Ineligible
003147001000_0000	845 - 845 CLINTON ST			1900	1905	Sanborn Maps	Vernacular	3	6Z			x	
003147006000_0000	1214 - 1214 YAJOME ST			1904	1930	Sanborn Maps	Vernacular	3	6Z			x	
003147007000_0000	1216 - 1216 YAJOME ST			1900	1905	Sanborn Maps	Vernacular	3	6Z			x	
003147008000_0000	1234 - 1234 YAJOME ST			1910	1920	Sanborn Maps	Vernacular	3	6Z			x	
003147009000_0000	1236 - 1236 YAJOME ST			1900	1905	Sanborn Maps	None/Altered		6Z				
003148002000_0000	815 - 851 CAYMUS ST			1905	1885	Sanborn Maps	Vernacular	3	6Z			x	
003153008000_0000	1300 - 1338 PEARL ST		Rossi Building	1935	1920	Sanborn Maps	Classical Revival	3	6Z				
003153009000_0000	1436 - 1436 POLK ST	1201 Franklin St	Blue Oak School	2002	0				6Z				Age-Ineligible
003161001000_0000	1339 - 1339 PEARL ST			1992	0								Age-Ineligible
003161001000_0001	1339 - 1339 PEARL ST	1128 Franklin Street		1992	1925	Architectural Estimate	Colonial Revival		6Z			x	
003161005000_0000	1300 - 1300 CLAY ST		AT&T	0	1946	Sanborn Maps	Modern		6Z			x	
003161006000_0000	1330 - 1330 CLAY ST			1905	1880	Sanborn Maps	Vernacular	3	6Z			x	
003161007000_0000	1340 - 1340 CLAY ST		City of Napa Water Division Office	0	1880	Sanborn Maps	Greek Revival		6Z			x	
003164004000_0000	1015 - 1017 COOMBS ST	1011-1017 Coombs		0	1920	Sanborn Maps	None/Altered		6Z				
003164005000_0000	1005 - 1005 COOMBS ST	1202 First Street	Napa Valley Register Building	1905	0		Classical Revival	1	1S, 5S1				Previously Documented
003164006000_0000	1210 - 1210 FIRST ST			0	1925	Research or Deed	20th Century Commercial	3	6Z			x	
003164019000_0000	1232 - 1248 FIRST ST			1963	0		None		6Z				
003164021000_0000	1212 - 1222 FIRST ST		Merrill's Building		1929	Architectural Estimate	Renaissance Revival		3S				
003164021000_0001	1025 - 1025 COOMBS ST		Merrill's Building Annex		1929		Mediterranean Revival		6Z				
003166004000_0000	1130 - 1146 FIRST ST	1014 Coombs	Gordon Building	1928	1920	Sanborn Maps	Spanish Colonial Revival	1	1S, 5S1				Previously Documented
003167010000_0000	1006 - 1018 FIRST ST			1962	0		Modern		6Z				
003167011000_0000	1026 - 1030 FIRST ST		First National Bank	1900	1905	Sanborn Maps	Beaux Arts, Classical Revival	1	1S, 5S1				Previously Documented
003167019000_0000		Main Street	Main Street Bridge	0	1860	Date on Building	Vernacular		7N				
003172003000_0000	1030 - 1030 MAIN ST		Napa Opera House	1890	1879	Date on Building	Italianate	1	1S, 5S1				Previously Documented
003172007000_0000	1038 - 1040 MAIN ST		Mathis-Flanagan Building	1907	0		Classical Revival	1	5S3, 7N1				
003172010000_0000	1144 - 1146 MAIN ST	1142-1146 Main Street	Bloom creative hair design and art gallery	1940	0		20th Century Commercial		6Z			x	
003172011000_0000	1122 - 1142 MAIN ST		Kyser/Williams Block	1890	0		19th Century Commercial	0	3S				Previously Documented
003173009000_0000	1100 - 1100 WEST ST		City of Napa Parks & Recreation Building	0	1900	HRI	Craftsman, Vernacular	2	5S3				Previously Documented
003173012000_0000	825 - 947 PEARL ST			0	1970	Architectural Estimate	Modern						Age-Ineligible
003181001000_0000				0	0								Vacant
003181002000_0000				0	0								Vacant
003182007000_0000	728 - 728 FIRST ST			1898	1905	Sanborn Maps	Vernacular	3	6Z				
003182009000_0000	708 - 714 FIRST ST	1021 - 1027 McKinstry		1948	0		Utilitarian		6Z			x	
003182011000_0000	1045 - 1045 MCKINSTRY ST				0			3					Vacant
003182012000_0000	1031 - 1031 MCKINSTRY ST				1905	Architectural Estimate	Vernacular		6Z				
003182014000_0000	FIRST ST												Vacant
003191002000_0000	1525 - 1527 POLK ST		Christian Science Church	0	1915	Sanborn Maps	Romanesque Revival	2	5S3	x			Previously Documented
003191003000_0000	1133 - 1133 SEMINARY ST			1915	0		Shingle	2	5S3	x			Previously Documented
003191004000_0000	1600 - 1600 CLAY ST	1107-1115 Seminary	Economic Development Dept.	1955	0		Modern		6Z			x	
003191007000_0000	1630 - 1634 CLAY ST			0	0								Parking
003191008000_0000	1620 - 1620 CLAY ST		Safeway	0	1973	Building Permit							Age-Ineligible
003192002000_0000	1700 - 1700 FIRST ST		Bank of America	1958	1957	Building Permit	Modern		6Z			x	
003192005000_0000	1775 - 1775 CLAY ST		Noyes Mansion Carriage House	0	1902	Architectural Estimate	Shingle	2	3B, 5B	x	FIRST-JEFFERSON		Previously Documented
003192005000_0001	1775 - 1775 CLAY ST	1750 First St	Noyes Mansion/Wine Spectator	0	1902	HRI	Classical Revival		1S, 3B, 5S1		FIRST-JEFFERSON		Previously Documented
003193004000_0000	1778 - 1778 SECOND ST		Golden State Lumber Inc	1950	1902	Research or Deed	Vernacular	3	5S3	x		x	
003193007000_0000	1755 - 1755 FIRST ST		Katcher House; Blackbird Inn	1960	1915	Sanborn Maps	Craftsman	2	3B, 5B		FIRST-JEFFERSON		Previously Documented
003193008000_0000	1790 - 1792 SECOND ST			1900	1890	HRI	Queen Anne	2	5S3				Previously Documented
003193009000_0000	952 - 952 JEFFERSON ST			1920	1890	HRI	Queen Anne	2	5S3	x			Previously Documented
003193010000_0000	1737 - 1739 FIRST ST			0	0								Age-Ineligible
003194001000_0000	1721 - 1721 FIRST ST			0	1890	Sanborn Maps	None/Altered		6Z				

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003194004000_0000	1754 - 1754 SECOND ST			1966	0								Age-Ineligible
003194004000_0000	975 - 975 WASHINGTON ST			1966	0								Age-Ineligible
003194005000_0000	1766 - 1776 SECOND ST	1776 Second Street		0	1900	Sanborn Maps	Queen Anne	3	5S3			x	
003194006000_0000	1711 - 1711 FIRST ST			2001	0								Age-Ineligible
003195001000_0000	1600 - 1600 FIRST ST		City of Napa Community Services Building	0	1958	Building Permit	Modern		6Z			x	
003196001000_0000	1645 - 1645 FIRST ST			1905	0		Classical Revival	2	5S3	x			Previously Documented
003196002000_0000	1635 - 1635 FIRST ST			1905	0		Shingle	2	5S3				Previously Documented
003196005000_0000	1607 - 1607 FIRST ST			1903	0		Craftsman	2	5S3				Previously Documented
003196006000_0000	931 - 931 SEMINARY ST			0	0								Parking
003196010000_0000	917 - 917 SEMINARY ST			1975	0							x	Age-Ineligible
003197001000_0000	1461 - 1461 POLK ST			1900	1880	HRI	Italianate	2	5S3	x			Previously Documented
003197002000_0000	1455 - 1455 POLK ST			0	0							x	Vacant
003197003000_0000	1431 - 1431 POLK ST			0	0								Parking
003197004000_0000	1427 - 1427 POLK ST			0	0							x	Parking
003197009000_0000	1408 - 1408 CLAY ST			0	0	Sanborn Maps	Craftsman					x	Age-Ineligible
003197010000_0000	1514 - 1514 CLAY ST			0	1905	HRI	Craftsman	3	6Z				
003197011000_0000	1526 - 1526 CLAY ST			1898	1885	Sanborn Maps	Queen Anne	3	6Z	x		x	
003197012000_0000	1584 - 1584 CLAY ST			1966	0							x	Age-Ineligible
003197013000_0000	1120 - 1120 SEMINARY ST			1896	0			3		x			Vacant
003197014000_0000	1400 - 1400 CLAY ST			1971	0								Age-Ineligible
003198001000_0000	1042 - 1042 SEMINARY ST			1905	0		Vernacular	2	5S3	x			Previously Documented
003198002000_0000	1519 - 1523 CLAY ST			0	0								Parking
003198003000_0000	1511 - 1513 CLAY ST			0	0								Parking
003198004000_0000	1503 - 1503 CLAY ST			0	0								Parking
003198016000_0000	1546 - 1546 FIRST ST			1976	0								Age-Ineligible
003198017000_0000	1556 - 1556 FIRST ST			1973	0								Age-Ineligible
003198018000_0000	1564 - 1564 FIRST ST			0	1915	Sanborn Maps	Craftsman	3	5S3	x		x	
003198019000_0000	1580 - 1580 FIRST ST			1890	0		Queen Anne	2	5S3	x			Previously Documented
003198020000_0000	1030 - 1030 SEMINARY ST			2005	0							x	Age-Ineligible
003198021000_0000	1501 - 1501 CLAY ST			0	0								Parking
003198022000_0000	1401 - 1441 CLAY ST			0	0								Parking
003198025000_0000	1500 - 1500 FIRST ST			1963	0		None		6Z				
003199013000_0000	930 - 930 SEMINARY ST		Napa Fire Department 1	0	1965	Aerial Photo	Modern		6Z				
003199014000_0000	1539 - 1539 FIRST ST			0	0								Age-Ineligible
003199014000_0000	955 - 955 SCHOOL ST			0	0								Age-Ineligible
003199014000_0000	1616 - 1616 SECOND ST			0	0								Age-Ineligible
003199014000_0001	1539 - 1539 FIRST ST	955 School Street	City Hall	0	1951	HRI	Modern		6Z			x	
003201001000_0000	1562 - 1562 THIRD ST		Nichols House	0	1879	HRI	Stick/Eastlake	1	3S	x			Previously Documented
003201002000_0000	849 - 849 CHURCH ST	1559 Second Street	Seventh Day Adventist Church; Valley Bible Ch	0	1880	HRI	Classical Revival, Gothic Revival, Ve	2	6Z	x			Previously Documented
003201003000_0000	835 - 835 CHURCH ST			1939	0		Craftsman	3	6Z	x		x	
003201004000_0000	827 - 827 CHURCH ST			1911	1905	Sanborn Maps	Classical Revival, Craftsman	3	5S3	x		x	
003201006000_0000	1538 - 1538 THIRD ST			0	1940	Research or Deed	Art Moderne	3	7N	x		x	
003202001000_0000	1553 - 1553 SECOND ST			1900	0		Queen Anne, Vernacular	2	5S3	x			Previously Documented
003202002000_0000	1541 - 1545 SECOND ST			0	0								Age-Ineligible
003202003000_0000	1505 - 1527 SECOND ST			0	0								Parking
003202008000_0000	1516 - 1516 THIRD ST			0	1885	HRI	Queen Anne, Stick/Eastlake	1	3S				Previously Documented
003202009000_0000	1526 - 1526 THIRD ST			1889	0		Folk Victorian	1	3S				Previously Documented
003202010000_0000	1532 - 1532 THIRD ST			0	1905	HRI	Vernacular	3	6Z	x		x	
003202011000_0000	827 - 827 SCHOOL ST	1505 Second Street	First Bank	1964	1965	Aerial Photo	Modern		7N				
003203001000_0000	1531 - 1531 THIRD ST		Val's Liquors; Chateau Barber Shop	1963	0		20th Century Commercial		7N				
003203002000_0000	1517 - 1521 THIRD ST			0	1954	Research or Deed	20th Century Commercial		6Z			x	
003203003000_0000	1501 - 1501 THIRD ST		Union Service Station	0	1947	Sanborn Maps	Art Moderne	2	6Z				Previously Documented
003203005000_0000	1512 - 1512 FOURTH ST	701- 705 School Street		1900	1905	Sanborn Maps	Craftsman, None/Altered		6Z	x		x	
003204001000_0000	955 - 955 FRANKLIN ST			1957	0								Vacant
003204006000_0000	1400 - 1420 SECOND ST			0	1953	Building Permit	Art Moderne		6Z			x	
003204007000_0000	1424 - 1436 SECOND ST			0	1948	Building Permit	Art Moderne		6Z			x	
003204010000_0000	1401 - 1485 FIRST ST			2009	0								Age-Ineligible
003204010000_0000	935 - 955 FRANKLIN ST			2009	0								Age-Ineligible
003204010000_0000	950 - 960 SCHOOL ST			2009	0								Age-Ineligible
003205001000_0000	842 - 842 SCHOOL ST			0	0								Parking
003205004000_0000	817 - 817 FRANKLIN ST		Bickford House	1910	1880	HRI	Italianate	2	5S3	x			Previously Documented
003205005000_0000	1406 - 1414 THIRD ST			1910	1915	HRI	Craftsman	3	6Z	x			
003205006000_0000	1420 - 1420 THIRD ST			1960	0		None		6Z				
003205007000_0000	800 - 828 SCHOOL ST	1420 Third Street		1905	0		None/Altered, Folk Victorian	2	6Z			x	
003205007000_0001	800 - 828 SCHOOL ST	828 School Street		1905	0		None		6Z			x	
003205010000_0000	1405 - 1405 SECOND ST			0	0								Age-Ineligible
003205011000_0000	1407 - 1417 SECOND ST			1953	0		Modern		6Z			x	
003205012000_0000	833 - 833 FRANKLIN ST		Robert Sterling House	1872	0		Italianate	1	3S	x			Previously Documented

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	c_yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	NCP	c_ext_dist	b_form	skip_reason
003205013000_0000	830 - 832 SCHOOL ST			0	1905	HRI	Craftsman	3	5S3			x	
003205013000_0001	830 - 832 SCHOOL ST			0	0								Age-Ineligible
003206001000_0000	1441 - 1441 THIRD ST		Nation's Giant Hamburgers/Mel's Junior Drive I	0	1964	Building Permit	Modern	0	7N				
003206002000_0000	1411 - 1411 THIRD ST			0	0								Parking
003206003000_0000	715 - 715 FRANKLIN ST		The Plunge; Community Thrift Shop	0	1905	HRI	Mission Revival	2	5S3	x			Previously Documented
003206004000_0000	709 - 709 FRANKLIN ST			1880			Stick/Eastlake	1	3S	x			Previously Documented
003206006000_0000	1426 - 1426 FOURTH ST			0	1930	HRI	Mediterranean Revival	3	5S3	x		x	
003206007000_0000	1436 - 1436 FOURTH ST			0	0								Parking
003206008000_0000				0	0								Vacant
003207001000_0000	1331 - 1343 FIRST ST			0	0								Age-Ineligible
003207003000_0000	1305 - 1307 FIRST ST			1951	0		Modern		6Z				
003207005000_0000	923 - 929 RANDOLPH ST			0	0								Age-Ineligible
003207006000_0000	1310 - 1310 SECOND ST		Napa Savings and Loan	0	1960	Aerial Photo	Modern		5S3			x	
003207007000_0000	1320 - 1370 SECOND ST			0	1960	Aerial Photo	Modern		6Z				
003207008000_0000	920 - 930 FRANKLIN ST			0	1949	Building Permit	Google	3	5S3			x	
003207011000_0000	1321 - 1321 FIRST ST			1950	1964	Building Permit	Modern		6Z			x	
003207012000_0000	1311 - 1319 FIRST ST			2008	0								Age-Ineligible
003208001000_0000	1351 - 1351 SECOND ST		U.S. Post Office - Franklin Station	0	1933	HRI	Art Deco	1	1S, 5S1				Previously Documented
003208002000_0000	819 - 819 RANDOLPH ST		Zeller's Hardware Store	0	1940	Architectural Estimate	20th Century Commercial		6Z			x	
003208002000_0001	819 - 819 RANDOLPH ST	1322 Third Street		0	1929	Sanborn Maps	None/Altered		6Z				x
003208003000_0000	1324 - 1330 THIRD ST			1940	1938	Research or Deed	Art Deco	3	6Z			x	
003208004000_0000	1332 - 1364 THIRD ST		Uptown Theater	1949	1935	HRI	Art Deco	2	5S3				Previously Documented
003209004000_0000	1333 - 1333 THIRD ST		First Presbyterian Church	0	1874	Date on Building	Gothic Revival	1	1S, 5S1	x			Previously Documented
003209005000_0000		1333 Third Street/Randolph Street	Presbyterian Day School	0	1960	Aerial Photo	Vernacular		6Z	x			
003209006000_0000	707 - 707 RANDOLPH ST			1968	0					x			Age-Ineligible
003209007000_0000	700 - 700 FRANKLIN ST			1897	1895	HRI	Queen Anne	2	5S3	x			Previously Documented
003209008000_0000	720 - 720 FRANKLIN ST			0	1940	HRI	Art Deco	3	6Z	x		x	
003209010000_0000	726 - 726 FRANKLIN ST			0	0					x			Age-Ineligible
003211001000_0000	1227 - 1245 FIRST ST		Migliavacca Building (1916)	1916	0		20th Century Commercial	3	5S3			x	
003211002000_0000	1219 - 1219 FIRST ST		Goodman Library; Napa County Historical Soci	0	1901	Date on Building	Romanesque Revival	1	1S, 5S1				Previously Documented
003211003000_0000	1201 - 1209 FIRST ST	931-937 Coombs St	Native Sons of Golden West Bldg	1915	0		Renaissance Revival, 20th Century C	2	5S3				Previously Documented
003211006000_0000	1260 - 1260 SECOND ST			0	0								Vacant
003211009000_0000	950 - 950 RANDOLPH ST			1962	0		Modern		7N				
003211010000_0000	901 - 901 COOMBS ST			0	0								Vacant
003212001000_0000	1251 - 1251 SECOND ST			0	0								Vacant
003212002000_0000	853 - 853 COOMBS ST		Travelodge	1963	0		None/Altered		6Z				
003212004000_0000	1234 - 1234 THIRD ST	810 Randolph St		1920	0		None/Altered		6Z				
003213008000_0000	720 - 720 RANDOLPH ST			0	0			3					Vacant
003213009000_0000	730 - 730 RANDOLPH ST			0	0			3					Vacant
003213010000_0000	1216 - 1220 FOURTH ST			0	0								Vacant
003214001000_0000	926 - 932 COOMBS ST	1147-1149 First Street		0	1945	Sanborn Maps	None/Altered		6Z				
003214002000_0000	1141 - 1141 FIRST ST			1900	1920	HRI	20th Century Commercial		5S3			x	
003214011000_0000	1111 - 1129 FIRST ST			0	0								Age-Ineligible
003214012000_0000	1139 - 1139 FIRST ST			0	1920	HRI	20th Century Commercial	3	5S3			x	
003214013000_0000				0	0								Parking
003215001000_0000	825 - 825 BROWN ST	810 Coombs	Napa County Courthouse	0	1878	Date on Building	Italianate	1	1S				Previously Documented
003221001000_0000	1025 - 1025 FIRST ST			0	1905	Sanborn Maps	None/Altered		6Z				
003221002000_0000	1005 - 1005 FIRST ST	943 Main Street; 1015 Main Street		0	1905	Sanborn Maps	None/Altered		6Z				
003221011000_0000	915 - 915 MAIN ST			0	0								Parking
003221012000_0000	901 - 901 MAIN ST	900 Brown Street	Bank of Napa; Wells Fargo	1924	1923	HRI	Classical Revival	1	1S, 5S1				Previously Documented
003221012000_0001	900 - 900 BROWN ST		Bank of Napa/Wells Fargo Addition	1924	1934	Architectural Estimate	Art Deco		1S, 5S1				
003221013000_0000	928 - 928 BROWN ST			0	0								Parking
003222001000_0000	840 - 844 BROWN ST		Alexandria Hotel	0	1910	Architectural Estimate	Mediterranean Revival		1S, 5S1				Previously Documented
003222005000_0000	829 - 829 MAIN ST			0	1880	Sanborn Maps	19th Century Commercial	0	6Z				
003222006000_0000	823 - 825 MAIN ST			0	1880	Sanborn Maps	19th Century Commercial		6Z				
003222007000_0000	815 - 815 MAIN ST			0	1880	Sanborn Maps	19th Century Commercial		6Z				
003222008000_0000	813 - 813 MAIN ST		Fagiani Building	0	1908	HRI	Art Moderne, Renaissance Revival	1	3S				Previously Documented
003222009000_0000	807 - 807 MAIN ST			1890			19th Century Commercial		6Z				
003222010000_0000	1010 - 1040 THIRD ST			0	1965	Aerial Photo	Modern		7N				
003222011000_0000	810 - 816 BROWN ST		Center Building	0	1904	Date on Building	19th Century Commercial	1	3S				Previously Documented
003222012000_0000	822 - 828 BROWN ST		Former City Hall/Fire Engine House	0	1880	Sanborn Maps	None/Altered		6Z				
003231001000_0000	942 - 948 MAIN ST		Winship Building	1890	1888	Sanborn Maps	19th Century Commercial	1	1S, 5S1				Previously Documented
003231002000_0000	967 - 975 FIRST ST		Semorile Building	0	1888	Date on Building	19th Century Commercial	1	1S, 5S1				Previously Documented
003231002000_0001	967 - 975 FIRST ST	967 First St		0	1951	Building Permit	Utilitarian		6Z			x	
003231003000_0000	930 - 930 MAIN ST			0	0								Parking
003231005000_0000	926 - 926 MAIN ST			0	0								Parking
003231006000_0000				0	0								Parking
003231008000_0000	902 - 912 MAIN ST		Oberon Building; Downtown Joe's	1933	0		Art Deco		5S1				Previously Documented

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003241001000_0000	743 - 743 FIRST ST			0	1935	Sanborn Maps	Vernacular		6Z	x			
003241002000_0000	731 - 731 FIRST ST			0	1870	Architectural Estimate	Vernacular	2	5S3	x	OXBOW		
003241002000_0001	731 - 731 FIRST ST	730 Water Street		0	1870	Architectural Estimate	None/Altered		6Z		OXBOW		
003241003000_0000	711 - 711 FIRST ST			1910	0		Craftsman	3	6Z	x	OXBOW		
003241003000_0001	711 - 711 FIRST ST	718 Water Street		1910	1870	Architectural Estimate	Vernacular	3	6Z		OXBOW		
003241004000_0000	903 - 903 MCKINSTRY ST			1952	1930	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003242001000_0000	876 - 876 WATER ST			1905	1915	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003242003000_0000	933 - 933 WATER ST		County Corporation Yard	0	1945	Sanborn Maps	Utilitarian		6Z				
003243001000_0000	645 - 645 FIRST ST			0	1955	Sanborn Maps	None		6Z	x	OXBOW		
003243002000_0000	633 - 633 FIRST ST			2001	1890	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003243003000_0000	627 - 627 FIRST ST			1900	1885	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003243004000_0000	619 - 619 FIRST ST			1930	1885	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003243005000_0000	611 - 611 FIRST ST			1890	1890	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003243006000_0000	605 - 605 FIRST ST			1900	1870	Architectural Estimate	Vernacular	3	6Z		OXBOW		
003243007000_0000	619 - 619 WATER ST	620 Water Street		1900	1925	Sanborn Maps	Vernacular	3	6Z	x	OXBOW		
003243008000_0000	906 - 906 MCKINSTRY ST			0	1880	Architectural Estimate	Italianate	2	5S3	x	OXBOW		
003251003000_0000	1773 - 1773 SECOND ST			1955	0		Ranch		6Z				
003251005000_0000	1763 - 1763 SECOND ST			1900	1905	Sanborn Maps	Craftsman	3	5S3			x	
003251014000_0000	821 - 821 SEMINARY ST			0	0								Parking
003251015000_0000	811 - 811 SEMINARY ST			0	0								Parking
003251016000_0000	1728 - 1728 THIRD ST			0	0								Vacant
003251017000_0000	1742 - 1742 THIRD ST			1910	1890	Sanborn Maps	Vernacular	2	5S3				Previously Documented
003251019000_0000	1766 - 1766 THIRD ST			1922	0		Craftsman	3	5S3			x	
003251020000_0000	1776 - 1780 THIRD ST			1940	1920	Sanborn Maps	Craftsman	0	6Z				
003251021000_0000	1790 - 1790 THIRD ST			1910	1915	Sanborn Maps	Vernacular		6Z			x	
003251028000_0000	880 - 880 JEFFERSON ST			1973	0								Age-Ineligible
003251029000_0000				0	0								Parking
003253007000_0000	800 - 820 SEMINARY ST			0	0								Parking
003253008000_0000	830 - 830 SEMINARY ST			0	0								Parking
003262006000_0000	629 - 629 RANDOLPH ST	Franklin St	Bonner Educational Building	0	1955	Aerial Photo	Modern		6Z				
003262006000_0001	629 - 629 RANDOLPH ST	1301 Fourth St	Centennial Hall/Adams Hall	0	1952	Date on Building	Modern		6Z				
003262007000_0000	625 - 625 RANDOLPH ST		First United Methodist Church	0	1916	HRI	Classical Revival	1	3S, 5S1				Previously Documented
003264001000_0000	590 - 590 RANDOLPH ST		Robert P. Lamdin House	1890	1895	HRI	Queen Anne	1	1D		NAPA ABAJO/FULLER PK		Previously Documented
003264002000_0000	1236 - 1236 DIVISION ST		Lamdin Cottage	1899	1870	HRI	Greek Revival	1	1D		NAPA ABAJO/FULLER PK		Previously Documented
003264003000_0000	585 - 595 COOMBS ST	595 Coombs St		0	1910	HRI	Queen Anne	3	1D		NAPA ABAJO/FULLER PK		Previously Documented
003264003000_0001	585 - 595 COOMBS ST	587-591 Coombs St		0	1880	Sanborn Maps	Greek Revival, None/Altered		1D		NAPA ABAJO/FULLER PK		Previously Documented
003264003000_0002	585 - 595 COOMBS ST	585 Coombs St		0	1940	Sanborn Maps	Vernacular		6Z		NAPA ABAJO/FULLER PK		
003271001000_0000	642 - 642 RANDOLPH ST			1948	1880	Sanborn Maps	Italianate	3	5S3			x	
003271002000_0000				0	0								Parking
003271003000_0000				0	0								Parking
003271005000_0000	623 - 623 COOMBS ST		Treadway & Wigger Funeral Chapel	1950	1920	Sanborn Maps	Modern	2	5S3				Previously Documented
003271006000_0000	1224 - 1224 FIFTH ST			1971	1895	HRI	Craftsman	3	1D		NAPA ABAJO/FULLER PK		Previously Documented
003271007000_0000	608 - 608 RANDOLPH ST		E.R. Gifford House	1888	0		Queen Anne	1	1D		NAPA ABAJO/FULLER PK		Previously Documented
003271008000_0000	618 - 620 RANDOLPH ST			1900	1905	HRI	Craftsman	3	1D		NAPA ABAJO/FULLER PK		Previously Documented
003271009000_0000	630 - 632 RANDOLPH ST			0	1940	HRI	Minimal Traditional	3	6Z			x	
003275003000_0000	1071 - 1091 FIFTH ST		City of Napa Police Station	1943	1949	Date on Building	Art Moderne		6Z				Previously Documented
003275004000_0000	700 - 700 BROWN ST			2000	0								Age-Ineligible
003277002000_0000	500 - 550 MAIN ST		Hatt Building (1884)	1884	0		19th Century Commercial		1S, 5S1				Previously Documented
003277003000_0000	530 - 530 MAIN ST		Hatt Building (1886)	1890	1886	Date on Building	19th Century Commercial		1S, 5S1				Previously Documented
003277006000_0000	540 - 540 MAIN ST		Hatt Complex: Hay Warehouse, Napa General	1960	1959	Date on Building	20th Century Commercial		6Z				Previously Documented
003277006000_0001	540 - 540 MAIN ST		Hatt Complex: Wharf Shed; Angele Restaurant	1960	1893	Date on Building	None/Altered		6Z				Previously Documented
003277008000_0000	MAIN ST	951 5th Street	Hatt Complex: Annex #1		1890	Sanborn Maps	Utilitarian	0	6Z				Previously Documented
003277008000_0001	MAIN ST		Hatt Complex: Napa Mill Silo		1944	Date on Building	Utilitarian		6Z				Previously Documented
003277009000_0000	MAIN FLD				0			0					Parking
003300001000_0000	821 - 821 COOMBS ST			1910	1915	HRI	20th Century Commercial	3	5S3			x	
003300002000_0000	830 - 830 RANDOLPH ST		U.S. Post Office	1910	1930	Architectural Estimate	Art Deco		6Z			x	
003300005000_0000	811 - 811 COOMBS ST			1908	1905	Sanborn Maps	20th Century Commercial		6Z			x	
003300007000_0000	801 - 801 COOMBS ST			1920	0		20th Century Commercial		6Z			x	
006133002000_0000	920 - 930 THIRD ST		Borreo Building	0	1877	City Assessor	19th Century Commercial	1	5S1				Previously Documented

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None

B2. Common name: None

B3. Original Use: Residential

B4. Present use: Residential

*B5. Architectural Style: Simple Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)

Circa 1885: Constructed. 1951: Electrical service change. 1952: Add foundation and window, repair bathroom, remove partition. 1999: Replace two windows in living room.

*B7. Moved? No Yes Unknown Date: _____

Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Downtown residential development

Area: Napa, California

Period of Significance ca. 1885

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 851 Caymus Street was constructed circa 1885. The earliest known owner of the property was Elizabeth Buttner, who owned it prior to 1943. According to the 1910 Census, Buttner lived in San Francisco's Mission District with her sister Hattie and her brother-in-law Ernest W. Holley, a carpenter who built houses, and their three children, Wanda, Raymond, and Ernest A. Both Hattie and Buttner were born in Germany and came to the United States in 1876. The 1920 Census shows Buttner still living with Hattie, Ernest W., and Ernest A. Holley in San Francisco's Cow Hollow neighborhood. Buttner was a dressmaker and owned her own shop. 851 Caymus was likely an investment property for Buttner. City Directories show that Paul & Theresa Bruckner, a farmer, occupied the property in 1929; Joseph Santiago, a laborer, lived at 851 Caymus in 1935; and Joseph P Doughty occupied the residence in 1942. In 1943, Buttner sold the property to her nephew, Ernest A Holley and his wife Alice. Holley bought several other adjoining lots in the block around the same time. Four months later Holley sold the property to Mary and Fred Oliveres, who was a rigger's helper at Mare Island. In 1959 Robert Oliveres, Fred's father, owned the property, and he sold it to Marie Hampton. In 1960, Hampton sold the property back to Fred and Mary Oliveres. They owned and resided in the residence until 1974, when Mary sold it to Vincent and Charrie Ferriole. It appears that Ferriole did not live in the property. He rented it to Rebecca Foley, a student, in 1975 and Kristina Madrigal in 1986. The building is still in use as a single-family residence.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family residence

*B12. References:

Ancestry.com: Federal Census records, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

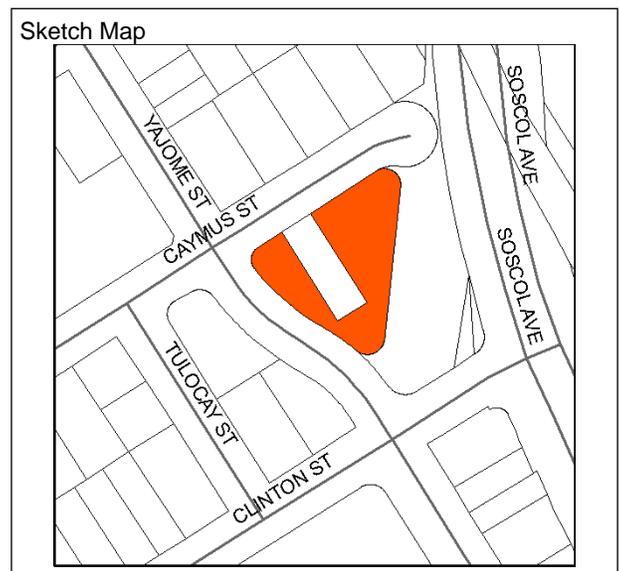
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 9/3/2010 (Revised 2/22/2011)

(This space reserved for official comments.)



***B10. Significance (cont.):**

851 Caymus Street shares a similar history with other resources in the St. John's neighborhood to the north of Downtown Napa, and was associated with the development of the area as "Spanish Town." Spanish Town was 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). Napa's Spanish Town was a notorious area, with a number of murders recorded during the Victorian era, and a "red light district" in the early twentieth century. 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 the industrial uses along Soscol Avenue. In addition to Mexican and Spanish residents, many working-class Italian immigrants settled in or near Spanish Town. St. John's Catholic Church at Main and Caymus was a focal point of Napa's Italian community, and was a catalyst for ethnically diverse working-class residential development in the surrounding blocks. Architecture in Spanish Town was typical of working-class residential development throughout the city, and there do not appear to be any notable design trends exclusive to this area. 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.

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1885, the house at 851 Caymus Street does not appear to be significant for association with events important to the broad patterns of history. The building was located in Napa's "Spanish Town," a historically ethnically diverse working-class Napa neighborhood filled with small wood-framed cottages. However, mere association with historic trends is not enough, in and of itself, to qualify under this criterion: the property's specific association must be considered important as well. While 851 Caymus Street reflects the general growth and development of the area and has ties to the Italian-American community in Spanish Town and St. John's Addition, it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 851 Caymus Street does not appear to be eligible under Criterion A/1/a. The "Spanish Town" theme would be better represented under this criterion as a historic district, but there does not appear to be a high enough concentration of extant historic resources associated with this theme to qualify as such.

NRHP/CRHR Criterion B/2/b

The house at 851 Caymus Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. For much of the building's history, it was a single family residence occupied or owned by various common working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Many of the tenants were of Italian descent, but again, none appeared to have played a prominent role within Napa's Italian-American community or the development of Napa's "Spanish Town." Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

The house at 851 Caymus Street exhibits simple, vernacular bungalow styling. It is a good example of a modestly-sized worker's cottage, and although it has high physical integrity, it is not an individually outstanding example of a type, period, style, or method of construction. Additionally, there were no architecture or design trends exclusive to Spanish Town, and therefore 851 Caymus Street does not represent a type or method of construction at a neighborhood level. Research did not reveal the architect or builder of the house, and ultimately, 851 Caymus Street lacks sufficient architectural distinction to qualify under Criterion C/3/c, d. Although 851 Caymus Street is one of few remaining residences in Napa's former Spanish Town, it does not appear to possess sufficient distinguishing characteristics to qualify under Napa HRI Landmark Property Criterion e.

While a simple, vernacular cottage constructed for lower-income residents is an important historic property type in Napa, this typology is usually best able to convey its architectural significance through collections of resources, rather than as individual properties. For example, East Napa, St. John's, and Spencer's Addition all have high concentrations of working-class cottages similar to 851 Caymus Street, and are better able to represent this type and period of construction. The historic surroundings of 851 Caymus Street are not intact, and therefore it does not appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

***B10. Significance (cont.):**

Integrity

The house at 851 Caymus Street retains its original use as a residence. Therefore, its integrity of association with residential development themes is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within an early residential neighborhood. Yajome Street was realigned sometime after 1949 and Soscol Avenue was extended in the 1980s, and many of the historic residences surrounding 851 Caymus Street were demolished to make way for these new streets. Combined with the nearby construction of multiple-family apartments, the building's surroundings have changed, and therefore the property lacks integrity of setting. The building has been minimally altered, therefore its integrity of design, materials and workmanship is strong. Integrity of feeling is supported by the fact that the property is still recognizable as a wood-framed worker's cottage. Overall, 851 Caymus Street retains historic integrity.

Conclusion

Despite fairly strong integrity, 851 Caymus Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

- Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.
Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 851 Caymus Street, view south from Caymus Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None

B2. Common name: None

B3. Original Use: Residential

B4. Present use: Residential

*B5. **Architectural Style:** Classical Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Circa 1905: Constructed. 1975: Electrical work. 1980: Plumbing. 1995: Reroofing. 2002: Electrical work.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:**

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** Downtown residential development **Area:** Napa, California

Period of Significance ca. 1905 **Property Type** Residential **Applicable Criteria** Napa HRI Landmark Criterion c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to Assessor's data, the house at 827 Church Street was constructed around 1905. The earliest known owners of the property were John T. and Jane A. Corlett, who owned it as early as 1921. Census records indicate that they resided at another property on Church Street, however, and may have rented out the subject property. John T. Corlett was likely the brother of William H. Corlett, one of Napa's preeminent architects. The Corlett family also owned and operated a planing mill, which was one of Napa's most successful early businesses. According to census records, John T. Corlett worked in the planing mill.

In 1922, the Corletts sold the house to their daughter and son-in-law, Jennie E. and Charles L. Meyers. Census records suggest that the Meyers did not live in Napa and city directories show that in 1929, William H. and Gertrude Remington lived at the subject property, suggesting that, like the Corletts, the Meyers rented the property and did not reside there themselves. William Remington was a traveling salesman dealing in groceries and had a daughter and two sons who also lived at 827 Church Street.

In 1931, the Meyers sold the property to George and Mary Shane, who also appear to have rented the house out. George Shane was a mail carrier for the post office. The Shanes status as absentee landlords is based on the fact that in 1935, 827 Church Street was occupied by Joseph H. Vieusseux, an Elks Club steward, and his wife Gladys. In 1940, George Shane died and the following year Mary sold the property to Wilfred Hancock. In 1942, Fred P. Desnoyer, a crane operator, and his wife Flossie, resided at the house, and by 1949, Wilfred and Nora Hancock had moved into the house they owned. Wilfred Hancock was employed as an electrician. (continued)

B11. Additional Resource Attributes: (List attributes and codes) **Error! Not a valid bookmark self-reference.**

*B12. **References:**

(continued)

B13. Remarks:

*B14. **Evaluator:** Page & Turnbull, Inc. (CPH)

***Date of Evaluation:** 9/8/2010 (Revised 12/3/10)

(This space reserved for official comments.)

Sketch Map



***B10. Significance (cont.):**

In 1951, the Hancocks sold the property to Charles F. and Alice M. Knipe, who resided in the house. Charles Knipe was a salesman and later an assistant to the pastor at the First Presbyterian Church. Little information is available regarding owners and tenants of the property in the late twentieth century. By 2002, the house had been purchased by its current owners, Joseph T. and Nora Newman.

Evaluation

Significance

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

Constructed circa 1905, the house at 827 Church Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. This residential building is not associated with the growth of downtown as a commercial center. It plays a part in the general growth and development of the area, but it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 827 Church Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The house at 827 Church Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a single family residence owned and occupied by various working and middle class families, but there is no indication that any of their members made significant contributions or were otherwise important to Napa's history. The most prominent of the owners was John T. Corlett, who was a brother of the renowned architect William H. Corlett and a partner in the Corlett family's planing mill. However, his mere relation to William Corlett does not make him a significant figure, and his involvement with the successful family business is not enough to make the house eligible for listing for its associations with him, especially since he does not appear to have resided at the property. Based on this, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

827 Church Street appears to be significant under this criterion for its architecture. The house exhibits Classical Revival styling, with Classical columns, overall form, wrap-around porch and dormer window. It is a good example of a modest or middle-class cottage and has high physical integrity and contributes to the context of early twentieth century residential architecture in Napa. There are many other bungalows of a similar era and style in the neighborhood and city, and 827 Church Street can be considered a good example within the category. The building has the architectural merit necessary to qualify for local listing under Criterion c. Research did not reveal the architect or builder of the building such that would warrant consideration of the building as work of a master under local Criterion d, and the building is not a rare example and therefore not eligible under local Criterion e. The significance of the property does not rise to the level of significance required for listing in the National Register under Criterion C or the California Register under Criterion 3.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The house at 827 Church Street retains its original use as a residence. Therefore, it retains integrity of association. The building has never been moved and retains integrity of location. Located on the edge of the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and so the property retains integrity of setting. The building has not been drastically altered and related functionality of the building has been retained, so integrity of design, materials and workmanship is retained. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the building retains sufficient integrity to convey its significance under local register criterion c.

Conclusion

The house at 827 Church Street appears to be eligible for listing in the local register as a Landmark Property under Napa HRI Landmark Criterion c. The building retains sufficient historic integrity to convey its significance under this criterion. The building was therefore assigned a California Historical Resource Status Code of **5S3** (appears to be individually eligible for local listing or designation through survey evaluation).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # (Assigned by recorder) 827 Church Street

*Recorded by Page & Turnbull, Inc.

*Date 12/3/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 827 Church Street, view west from Church Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None

B2. Common name: None

B3. Original Use: Residential

B4. Present use: Residential

*B5. Architectural Style: Simple Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)

Circa 1939: Constructed. 1975: Electrical. 1990: Heating

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Downtown residential development

Area: Napa, California

Period of Significance 1939 Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 835 Church Street was constructed circa 1939 and possibly as early as 1929. According to Deed Records, the South Napa Realty Co. sold the property to Percy S. and Lizzie King in 1929. Percy was a lawyer and he and Lizzie had five children. It is possible that they constructed 835 Church Street. The building does not appear on the 1924 Sanborn Fire Insurance map and is shown on the 1949 Sanborn Fire Insurance map. In 1936 King sold the property to Lowell L. Trubody. Trubody sold the house to George Shane in 1937. George Shane sold the property to Cameron and Laurea H. Kimball in 1939. Kimball was barber. Laurea inherited 835 Church Street in 1955 after Cameron died. According to City Directories, Laurea appears to have occupied the property until it was sold to Charles and Alice Knipe in 1979. After Charles died in 1985, Alice owned the property.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) **Error! Not a valid bookmark self-reference.**

*B12. References:

Ancestry.com: Federal Census records, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

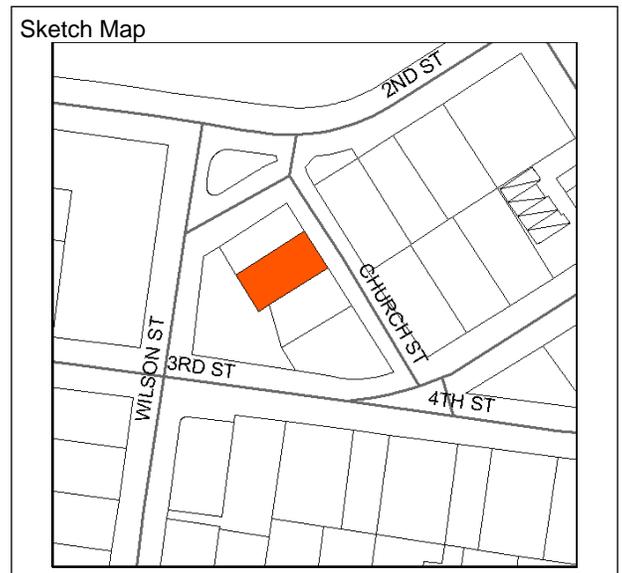
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 9/3/2010 (Revised 12/3/10)

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1939 (possibly earlier in 1929), the house at 835 Church Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential neighborhoods. This residential building is not associated with the growth of downtown as a commercial center, and was one of the last buildings constructed on this block. It plays a part in the general growth and development of the area, but it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 835 Church Street does not appear to be eligible under NRHP/CRHR Criterion A/1/a.

NRHP/CRHR Criterion B/2/b

The house at 835 Church Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. For much of the building's history, it was a single family residence occupied or owned by various working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

The house at 835 Church Street exhibits simple, vernacular bungalow styling. It is a good example of a modestly-sized worker's cottage, and although it has high physical integrity, it is not an individually outstanding example of a type, period, style, or method of construction, and other examples exist throughout the city. Research did not reveal the architect or builder of the house, and ultimately, it lacks sufficient architectural distinction to qualify under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The house at 835 Church Street retains its original use as a residence. Therefore, its integrity of association is strong. The building has never been moved and, so, has strong integrity of location. Located on the edge of the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and so the property retains integrity of setting. The building has been minimally altered; therefore its integrity of design, materials and workmanship is strong. Integrity of feeling is supported by the fact that the property is still recognizable as a twentieth-century residence. Overall, 835 Church Street retains historic integrity.

Conclusion

835 Church Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.

The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____

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Resource Name or # (Assigned by recorder) 835 Church Street

*Recorded by Page & Turnbull, Inc.

*Date 12/3/2010 Continuation Update



Primary façade of 835 Church Street, view west from Church Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: Pacific Telephone & Telegraph Company Building
B2. Common name: AT&T Building
B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1946: building constructed as office. 1955: unspecified alterations. Circa 1956: addition constructed to east of original building. 1957: office alterations. 1962: addition completed by Bickford Construction to the north of circa 1956 addition, plumbing of addition. 1963: partition wall inserted. 1967: addition constructed north of 1962 addition. 1967: plumbing and electrical work on main building and addition. 1966: electrical work and interior remodel. 1969: electrical work and office remodel. 1970: roof replaced. 1971: addition constructed north of 1967 addition, electrical work and interior changes to cafeteria. 1972: heating and electrical work. 1974: interior alterations, interior framing, and electrical work by Pacific Telephone & Telegraph Company. 1975: temporary storage structure installed at rear of building. 1980: roof replaced, and panel board installed by AT&T. 1980: remodel and addition of retaining wall. 1983: commercial remodel and roof replaced. 1986: unspecified remodel. 1989: interior remodel. 2003: façade replaced, interior stucco work. 2004: façade and roof replaced. 2006: addition of AT&T signage.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking lot, driveway

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance ca. 1946-1971 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The commercial building at 1300 Clay Street was constructed in 1946 on a lot that previously consisted of two parcels, each occupied by a dwelling. The two dwellings (one 1-story dwelling at 1121 Randolph Street and one 1-1/2 story dwelling at 1318 Clay Street) were removed for the construction of the subject building. The 1949 Sanborn Fire Insurance map shows two dwellings to the west of the subject building addressed as 1330 and 1340 Clay Street. To the north of the subject parcel were was a 1-1/2 story dwelling at 1135 Randolph Street and a 2-story flats building at 1137-1145 Randolph Street at the corner of Pearl and Randolph Streets. The northwest corner of the subject block contained a 2-story apartment building at 1331 Pearl Street and a 1-story dwelling at the corner of Pearl and Franklin Streets addressed as 1343 Pearl Street/1148 Franklin Street. A 1-story dwelling was located just south of this corner and addressed as 1128 Franklin Street.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

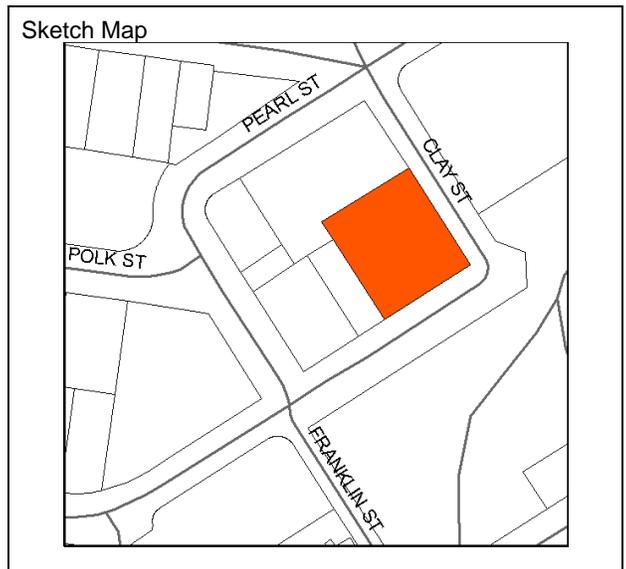
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (GH)

*Date of Evaluation: 09/14/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Deed records and Napa City Directories indicate that the subject property was owned by the Pacific Telephone & Telegraph Company from the time of its construction in 1946 until 1975. In the 1986 city directory, the property is listed as the Pacific Bell Company Plant Service Center. The building is currently operated as the AT&T Building and current owner is still owned by the Pacific Telephone & Telegraph Company.

Evaluation

Significance

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

Constructed in 1946, the AT&T Building at 1300 Clay Street does not appear to be significant for association with events or trends important to the history of Napa. The building is located in a former residential neighborhood that consisted largely of small, working-class houses built during the early twentieth century. This commercial building was constructed well after the initial development of the area and supplanted older houses located on the property. It does not have associations with any major development trends and does not correspond to any major commercial booms that were specific to the area. Therefore, the property does not appear to be eligible for listing under Criterion A/1/a.

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

The AT&T Building at 1300 Clay Street does not appear to be significant under Criterion B/2/b for association with the lives of persons significant to the history of Napa. Throughout the building's early history, the property was owned and operated by the Pacific Telephone & Telegraph Company. No individual names were associated with the building in archival records. The large company owned many properties in the West and no persons important to the history of Napa have been associated with the subject property such that would indicate significance to the building under Criterion B/2/b. Therefore, the property does not appear to be eligible for listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This AT&T Building exhibits mid-century architectural styling, but is not a sufficiently remarkable example of a type, method, or style of architecture. The building has undergone four additions and significant alterations over time, including replacement of the façade. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect necessary to be eligible for listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 1300 Clay Street retains its original use as a commercial property operated by its original owner/tenant—the Pacific Telephone & Telegraph Company. Therefore, the building retains integrity of association. The building has never been moved and, so, retains integrity of location. When constructed, the building was located within a mixed commercial/residential neighborhood on the western edge of Napa's downtown district. Today, this area is characterized by largely commercial uses, and many of the residential properties that characterized the neighborhood in the early twentieth century have been demolished. Due to these changes in the surrounding neighborhood, the building does not retain integrity of setting. The building has undergone significant alterations, including four additions and interior and exterior remodeling, and therefore the building does not retain integrity of design, materials, workmanship or feeling. While the building is still recognizable as a mid-century commercial building in a mixed-use area, it does not retain sufficient historic integrity overall to qualify for listing in under any criteria.

Conclusion

Due to lack of significance and integrity, 1300 Clay Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

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Primary # _____
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Page 3 of 3

Resource Name or # (Assigned by recorder) 1300 Clay Street

*Recorded by Page & Turnbull, Inc.

*Date 09/14/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1300 Clay Street, view southwest from Clay Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: None
- B2. Common name: None
- B3. Original Use: Residential
- B4. Present use: Residential

*B5. **Architectural Style:** Early twentieth century vernacular

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Circa 1880: Constructed. Circa 1891: Rear porch added. Circa 1910: Front porch partially enclosed, rear porch replaced with rear addition. Circa 1924: Addition along length of west facade. Circa 1949: Enclosure of all remaining porch areas, addition of bay window on east facade. 1973: Garage demolished. 1983: New porch added. 1991: New foundation. 1992: Window replacement, reroofing. 1999: Tenant improvements.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:**

*B8. **Related Features:**
None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** Downtown residential development **Area:** Napa, California

Period of Significance ca. 1880 **Property Type** Residential **Applicable Criteria** Napa HRI Landmark Criterion a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

It is possible that the house at 1330 Clay Street was constructed around 1880. Beginning in 1886, Sanborn Fire Insurance maps, show a small rectangular dwelling that appears to evolve into the current house over time through a series of additions and alterations. Although it is hard to ascertain for certain whether the original house may have been torn down and rebuilt, it does appear that the original plan was simply enlarged multiple times, porches enclosed, etc. The current architectural style of the house is simple and vernacular, but bears a few traits of turn-of-the-century stylistic conventions, such as the pedimented gables, rake boards and frieze, double-hung windows with wide trim, and bay windows.

If the house was constructed around 1880, the property was owned by M.E. Sickler at that time. In fact, it was owned by another member of the Sickler family as early as 1874. In the 1880 census, M.E. Sickler appears unassociated with an address, but is shown to be a widow with three children, including one son who was a railroad clerk. In 1884, M.E. Sickler sold the property to J.N. Pearson, who appears to have been a glove maker originally from Missouri. In the 1880 census, he lived at a house on Clay Street with his wife, Mary, their three children, and a boarder who was also a glove maker.

(continued)

B11. **Additional Resource Attributes:** (List attributes and codes) HP2. Single family residence

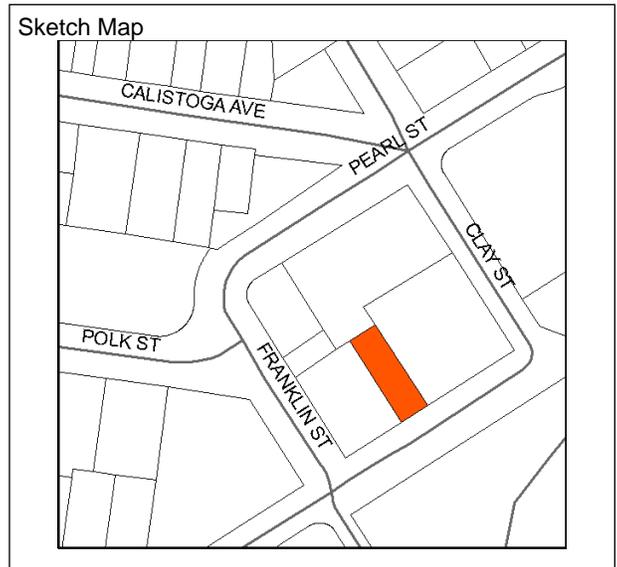
*B12. **References:**
(continued)

B13. **Remarks:**

*B14. **Evaluator:** Page & Turnbull, Inc. (CPH)

***Date of Evaluation:** 9/10/2010

(This space reserved for official comments.)



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Resource Name or # (Assigned by recorder) 1330 Clay Street

*Recorded by Page & Turnbull, Inc.

*Date 9/10/2010 Continuation Update

***B10. Significance (cont.):**

In 1891, J.N. Pearson sold the property to Eliza Ball, a widow, who promptly sold it to Ellen Grigsby within a month. Ellen Grigsby was the wife of John T. Grigsby, a farmer, who was likely a member of the prominent Grigsby family descended from one of Napa's earliest settlers, Captain John Grigsby. In 1907, Ellen Grigsby sold the property to her daughter and son-in-law, Mary Ellen and John Lawton. No biographical information was available for the Lawtons.

In 1908, the Lawtons sold the property at 1330 Clay Street to Peleg Meyers, about whom no biographical information was available. Meyers died around 1915 and the property was sold to Emma Moody at that time. Emma Moody was a widow who worked as a night attendant at the Napa State Hospital.

In 1919, Emma Moody sold the property to Charles C. and Helen M. Hamon. In 1920, the Hamons, who were retired, lived at 1330 Clay Street with their divorced daughter, Gertrude E. Payne, a dressmaker, and granddaughter Gladys. By the late 1920s, however, it appears that the Hamons moved out of the house. The 1930 census shows them living on a rural route and operating a poultry farm. Gertrude Payne still lived with them and was a saleswoman at a department store. The Hamons retained ownership of the property, but city directories show that Edward M. Moore, a Napa policeman, and his wife, Grace, lived in the house during the late 1920s, and that Frank DeSilva lived there in the mid-1930s.

In 1935, the Hamons to their daughter, Gertrude, lived at the subject property, and city directories show Gertrude living at 1330 Clay Street through the late 1960s. In 1959, she was working as a seamstress for Carithers. Although Gertrude Payne continued to own the property until 1978, she appears to have moved out of the house during the later years. In 1975, Calvin Courtner, an employee for a wholesale brass and wrought iron company, lived at the address.

In 1978, Gertrude Payne sold the property to Lawrence W. Blanchard, and in 1980, Blanchard sold the property to the current owners, William W. and Denise B. Coffield. In 1986, retiree Esperanza Aguilar resided at the property, indicating that the Coffields rented the house.

Evaluation

Significance

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

Possibly constructed as early as 1880, the house at 1330 Clay Street appears to be significant for its role in the early residential development of downtown Napa. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. This residential building appears to have been constructed very early and is an excellent example of an early residence associated with the initial growth of downtown Napa. For this reason, it appears to be significant under local Criterion a. The significance of the property does not rise to the level of significance required for listing in the National Register under Criterion A or the California Register under Criterion 1.

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

The house at 1330 Clay Street does not appear to be eligible for NRHP/CRHR Criterion B/2 for association with the lives of persons significant to our past. Throughout the building's long history, it was a single family residence owned and occupied by various working and middle class families, but there is no indication that any of their members made significant contributions or were otherwise important to Napa's history. Although the property's early owners were, by default, some of Napa's earliest residents, none appear to have played significant roles in the establishment of the town. Although John T. and Ellen Grigsby may have been related to the prominent Grigsby family of Napa, the connection is not confirmed, nor would it be substantial enough to prove a significant association. Based on this, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This house exhibits simple vernacular styling with turn-of-the-century stylistic conventions, such as the pedimented gables, rake boards and frieze, double-hung windows with wide trim, and bay windows. It is not an individually outstanding example of any particularly architectural style and has been altered greatly from the time of its apparent construction. Though it may be one of the older houses in the neighborhood, it cannot convey that fact and does not contribute strongly to the context of nineteenth century residential architecture in Napa. Though fewer in number than more recently built houses, there are other houses of a similar era in the neighborhood and city that are better examples of their time and architectural era. Additionally, research did not reveal the architect or builder of the house. It does not appear to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

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Primary # _____
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Resource Name or # (Assigned by recorder) 1330 Clay Street

*Recorded by Page & Turnbull, Inc.

*Date 9/10/2010 Continuation Update

***B10. Significance (cont.):**

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The house at 1330 Clay Street retains its original use as a residence. Therefore, it retains integrity of association. The building has never been moved and retains integrity of location. Located on the edge of the primarily commercial downtown core, the building's surroundings have likely changed over the years, but illustrate the natural growth of the city, and so the property retains integrity of setting. Judging from Sanborn maps, the building has been altered and enlarged multiple times over the years and no longer resembles the original dwelling depicted on the maps. Therefore it does not retain integrity of design, materials or workmanship. The current style of the house relates more to early twentieth century architecture and, thus, integrity of feeling is not retained due to the fact that the property is not recognizable as a nineteenth century residence. Overall, the building does not retain sufficient historic integrity to convey its significance under local register criterion a.

Conclusion

In order to be considered an eligible historic resource, a property must possess both significance and integrity. 1330 Clay Street appears to be significant under local Napa HRI Landmark Criterion a, however it does not retain sufficient integrity to convey this significance. Due to lack of sufficient integrity, the building does not appear to be a historic resource. Therefore, it has been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1330 Clay Street, view southeast from Clay Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: N/A
B2. Common name: City of Napa Water Division
B3. Original Use: Residential B4. Present use: Government office

*B5. **Architectural Style:** Greek Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Ca. 1880: 2-story dwelling constructed at corner of Franklin and Clay streets. Ca. 1905: 2-story addition constructed adjacent to east side of original dwelling. 1973: roof replaced and garage demolished. 1975: underground electrical service installed. 1978: roof replaced. 1983: New porch added. 1991: new foundation. 1992: roof replaces and windows replaced. 1999: unspecified tenant improvements.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. **Related Features:**

Parking lot

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** Downtown residential development **Area:** Napa, California

Period of Significance ca.1880-ca. 1905 **Property Type** Residential **Applicable Criteria** Napa HRI Landmark Criterion a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The City of Napa Water Division Building at 1340 Clay Street (originally addressed as 26 Clay Street) was constructed circa 1880 as a 2-story dwelling. Sanborn Fire Insurance maps were not available prior to this time to indicate if any buildings pre-dated the dwelling on the lot. The 1886 Sanborn Fire Insurance map shows six total dwellings on the block bounded by Franklin, Clay, Randolph and Pearl Streets, with the subject building located at the southwest corner of the block. The other five dwellings (addressed as 24 and 23 Clay Street, 20 and 19 Randolph Street, and 15 Pearl Street moving east from the subject property) were located along the perimeter of the block, with sheds, and outhouse, and storage structures located in the center of the block. A Chinese Mission was located to the north of the subject property along Franklin Street. The block was not yet divided into lots (which do not appear until the 1891 Sanborn map) and the buildings were oriented to face the street. A simple, American Foursquare-style 2-story addition was constructed on the east side of the original building in circa 1905.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. **References:**

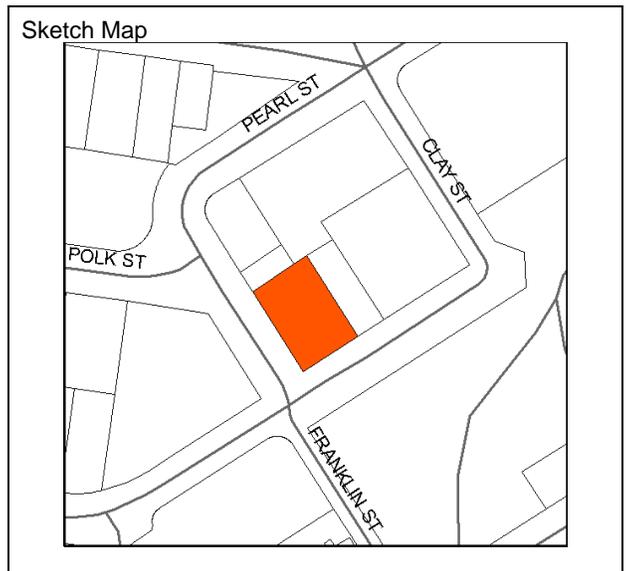
(continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (GH)

***Date of Evaluation:** 09/15/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Deed records indicate that the subject property, including the western portion of Lot 4 in Block 30 of Napa City, was first sold by Napa founder Nathan Coombs to J. N. Larimer in 1867. Larimer and John P. Price sold the property to Henry and Eliza Ball in 1869. Eliza Ball sold the property to Henry Fowler in 1884 and he resided there with his wife Catherine. Henry Fowler died in 1904 and the property officially transferred to Catherine Fowler in 1909. Catherine Fowler sold the property to Henry J. Frisch, Jr. in 1911. Henry J. Frisch, Jr. was a brakeman and resided at 1340 Clay Street with his wife Minnie. In the 1935 Napa City Directory the Frisches' children were also listed at 1340 Clay Street—son Francis H. Frisch, a shipwright, and his wife Eileen; and daughter Erler H. Frisch, a clerk for Bank of America. In the 1959 city directory, Erler's husband, Harvey H. Potter, a leadman for the State Division of Highways, also resided at 1340 Clay Street. Frisch transferred the property to Erler Potter (1/2 interest) and Francis H. Frisch (1/2 interest) in 1966. Erler Potter resided at the residence until her death in 1987. The property is currently owned by John F. Frisch, et al. and has been converted to house the City of Napa Water Division Office.

Evaluation

Significance

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

Constructed in circa 1880, the house at 1340 Clay Street appears to be significant under this criterion because it demonstrates the early residential development that occurred on the outskirts of the city's commercial downtown core. The building is located in a residential area surrounding the commercial core of downtown Napa, and is associated with the early development of this neighborhood. 1340 Clay Street exemplifies an important trend in the early residential development of the downtown, as it played a part in the general growth and development of the area and has sufficient associations with these trends to be significant under Napa HRI Landmark Criterion a. However, the significance of the building does not rise to the level of significance required to be eligible for listing in the National Register or California Register under Criterion A/1.

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

The house at 1340 Clay Street does not appear to be significant for association with the lives of persons significant to our past. Although the property was originally owned by Napa founder Nathan Coombs, Coombs was not associated with the construction or development of the residential building on the property. Coombs owned the entire City of Napa, which he later subdivided and sold, and this property is not closely associated with Coombs or his productive life. Throughout the building's history, it was a single family residence owned and occupied by working, middle, and upper class families, but there is no indication that any of their members made significant enough contributions to Napa's history to qualify under this criterion. Therefore, 1340 Clay Street does not appear to be eligible for listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The original house at 1340 Clay Street exhibits characteristics of the Greek Revival style and is a good example of early residential architecture in Napa. However, the property is not a sufficiently remarkable example of a type, method, or style of architecture, and higher-quality examples of this style exist throughout Napa. This is largely due to the fact that the building underwent a major addition in circa 1905 that drastically changed the character of the circa 1880 original house. Additionally, research did not reveal the architect or builder of the building. Ultimately, 1340 Clay Street does not have the high architectural merit or association with a master architect and does not appear to be eligible for listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 1340 Clay Street has been converted from its original use as single/multiple family property to use as government offices. Although the use has changed, the property still clearly exhibits the characteristics of an early residential property in this neighborhood and integrity of association is retained. The building has never been moved and, so, retains integrity of location. When constructed, the building was part of a residential neighborhood surrounding the commercial core of Napa's downtown district. Today, this area is characterized by largely commercial uses, and many of the residential properties that characterized the neighborhood in the early twentieth century have been demolished. Due to these changes in the surrounding neighborhood, the building does not retain integrity of setting. The 1905 addition to the original house has not achieved significance in its own right and drastically altered the character, scale, massing and style of the original Greek Revival dwelling. More recent exterior changes have also occurred, including the replacement of windows with non-compatible vinyl sash and replacement of the front porch. Due to the combined effect of these changes, the building does not retain integrity of design, materials or workmanship. The lack of integrity in the areas described above prevent the building from being fully understood as a circa 1880 Greek Revival dwelling in the downtown district and therefore the building does not retain integrity of feeling. Overall, the building does not possess sufficient historic integrity to convey its significance.

Conclusion

In order to be considered an eligible historic resource, a property must possess both significance and integrity. 1340 Clay Street appears to be eligible for listing in the local register under Criterion a, but does not retain sufficient integrity to convey its significance under this criterion and therefore does not appear to be an eligible historic resource. The building has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1340 Clay Street, view north from Clay Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 1514 Clay Street
APN: 003197010000

- B1. Historic name: None
B2. Common name: None
B3. Original Use: Residential B4. Present use: Residential

*B5. **Architectural Style:** Simple Bungalow

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Circa 1905: Constructed.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme** Downtown residential development **Area:** Napa, California
Period of Significance ca. 1905 **Property Type** Residential **Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 1514 Clay Street was constructed circa 1905. Sanborn Fire Insurance maps show that the property's address changed: it was 334 Clay Street in 1910, and was changed to 1514 Clay Street by 1924. At the time of its construction, 1514 Clay Street was located on a block with other similarly-sized residences, but it has since been enveloped by large scale, modern commercial infill construction.

The earliest known owner of the property was Samuel E. Gordon, a real estate investory, who bought it from Napa County Title Co. in 1948. In 1978, Gordon sold the property to Henry S. Guerrero. In 1983, the property transferred to Guerrero Mortuary Chapel, with headquarters in San Leandro, CA.

According to City Directories, the property appears to have been a single-family residence until 1942 when it was converted to two flats. Larry Skivington, an electrician, and his wife Betty lived in one of the flats from 1949 to 1975. Other tenants included Edward Jones, a book keeper in 1959; David and Charlotte Dyreng, a student and Assistant at Napa County-City Public Library in 1967; and Mark and Jackie Shadle, a teacher at Napa Valley Day School in 1986. The building is still in use as two flats today.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) **Error! Not a valid bookmark self-reference.**

***B12. References:**

- Ancestry.com: Federal Census records, Public Records Indexes, etc.
- City of Napa Assessor's Office: deed records.
- City of Napa Building Division: building permits.

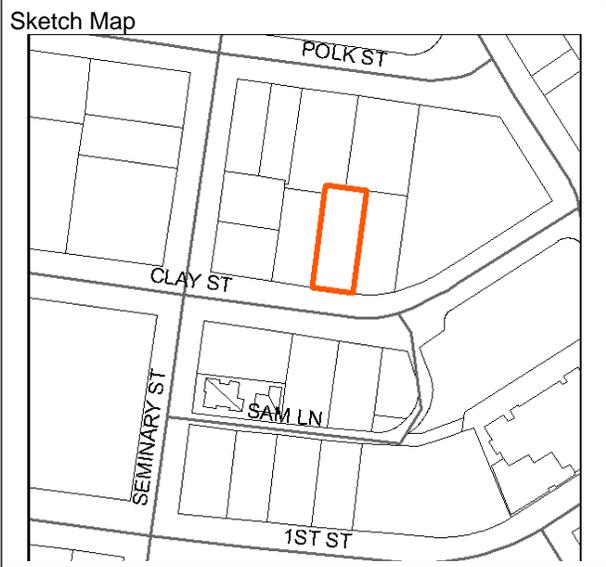
(continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (SF)

***Date of Evaluation:** 9/3/2010 (Revised 2/22/2011)

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1905, the house at 1514 Clay Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by largely residential neighborhoods. This residential building is not associated with the growth of downtown as a commercial center. It plays a part in the general growth and development of the area, however it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 1514 Clay Street does not appear to be eligible under NRHP/CRHR Criterion A/1/a.

NRHP/CRHR Criterion B/2/b

The house at 1514 Clay Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. Samuel Gordon, a prominent real estate investor in Napa, was associated with the property, however, his connection to the property was for investment purposes and he is not closely associated with the property such that would warrant significance under this criterion. During much of the building's history, it was a single family residence occupied or owned by various working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

The house at 1514 Clay Street exhibits simple, vernacular bungalow styling. It is a good example of a modestly-sized worker's cottage, and although it has high physical integrity, it is not an individually outstanding example of a type, period, style, or method of construction, and other examples exist throughout the city. Research did not reveal the architect or builder of the house, and ultimately, it lacks sufficient architectural distinction to qualify under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The house at 1514 Clay Street retains its original use as a residence. Therefore, its integrity of association with residential development themes is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within an early residential neighborhood. The building's surroundings have changed over the years, with adjacent residences converted to commercial use and the construction of commercial infill properties, and so the property's setting no longer retains integrity. The building has been minimally altered; therefore its integrity of design, materials and workmanship is strong. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the building retains historic integrity.

Conclusion

1514 Clay Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.

The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1514 Clay Street, view north from Clay Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

*NRHP Status Code 6Z

*Resource Name or # 1526 Clay Street
APN: 003197011000

- B1. Historic name: None
B2. Common name: None
B3. Original Use: Residential B4. Present use: Residential

*B5. **Architectural Style:** Queen Anne

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Circa 1885: Constructed. Between 1901 and 1910: Bay window added. 1989: Electrical.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:**

*B8. **Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme** Downtown residential development **Area:** Napa, California
Period of Significance 1885 **Property Type** Residential **Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 1526 Clay Street was constructed circa 1885. According to Sanborn Fire Insurance maps, the property changed addresses three times. The 1891 map shows that it was addressed as 14 Clay Street. On the 1901 and 1910 maps the address was 340 Clay Street. The current address, 1526 Clay, is shown on the 1924 and 1949 maps. Maps indicate that the building may have been enlarged between 1901 and 1910 with the addition of a bay window.

According to Deed Records, the earliest known owner of the property was C.H. and Marie S. Deane, who owned it prior to 1919. Deane sold the property to Christian and Netha Kinder in 1919. 1910 and 1920 Census records do not show the Kinders living at the property. Both Christian and Netha were born in Germany and came to the United States in 1880. Christian worked as a farmer. In 1921 Christian Kinder became the sole owner, likely after his wife died. Walter Kinder, Christian's son, inherited the property in 1934 when his father died. According to City Directories, Walter and Myrtle, his wife, occupied the property as early as 1929. Walter was a plumber at Graham & Hill Sheet Metal. Myrtle Kinder and Dorothy Kiser, their daughter, inherited the property in 1963. In 1979 the property was sold to A.H. Smith Co., a partnership. City Directories indicate that the property was likely a rental unit as it was occupied by Melba Gregson in 1986. The building is currently vacant.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family residence

*B12. **References:**

- Ancestry.com: Federal Census records, Public Records Indexes, etc.
- City of Napa Assessor's Office: deed records.
- City of Napa Building Division: building permits.

(continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (SF)

***Date of Evaluation:** 9/3/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1885, the house at 1526 Clay Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by largely residential neighborhoods. At the time of construction, the building was located in a neighborhood consisting of small, working-class houses. This residential building is not associated with the growth of downtown as a commercial center, or with the development of one of the surrounding residential neighborhoods. Therefore, 1526 Clay Street does not appear to be eligible under Criterion A/1/a.

NRHP/CRHR Criterion B/2/b

The house at 1526 Clay Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. For much of the building's history, it was a single family residence occupied and owned by common working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

The house at 1526 Clay Street exhibits simple, vernacular bungalow styling with Queen Anne-style details. It is a good example of a modestly-sized worker's cottage, and although it has high physical integrity, it is not an individually outstanding example of a type, period, style, or method of construction, and other examples exist throughout the city. Research did not reveal the architect or builder of the house, and ultimately, it lacks sufficient architectural distinction to qualify under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The house at 1526 Clay Street is vacant, but its integrity of association with residential development themes is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within an early residential neighborhood. The building's surroundings have drastically changed over the years, with nearby residences converted to commercial use and new commercial infill constructed, and so the property no longer retains integrity of setting. The building was altered early in its history. These alterations may have taken on significance over time, therefore its integrity of design, materials and workmanship is strong. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the building retains historic integrity.

Conclusion

1526 Clay Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

- Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.
- Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
- Napa city directories.
- The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.
- Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
- Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.
- Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1526 Clay Street, view north from Clay Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: Pacific Telephone & Telegraph Company Business Office
B2. Common name: City of Napa Economic Development Department/Napa Community Redevelopment Agency Office
B3. Original Use: Commercial B4. Present use: Commercial/Government building

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
1955: constructed.
(No building permit records available documenting subsequent alterations).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking lot

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1955 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The commercial building at 1600 Clay Street/1107-1115 Seminary Street was constructed in 1955 on a lot that previously consisted of two parcels, each occupied by a dwelling. The two dwellings (a 1-story dwelling at 1101 Seminary Street and a 1-1/2 story dwelling at 1121 Seminary Street, no longer extant) at the corner of Clay and Seminary Streets were removed for the construction of the subject building. The 1949 Sanborn Fire Insurance map shows an Intermediate School (no longer extant) on a large lot to the west of the subject building addressed as 1124 Jefferson Street. To the north of the subject parcel was another 2-story dwelling at 1133 Seminary Street and the First Church of Christ Scientist to the north at 1519 Polk Street.

Deed records indicate that the subject parcel was leased from George N. and Elizabeth F. Frykberg of Hillsborough by the Pacific Telephone and Telegraph Company for their business office from 1956 until 1977. It is likely that the Pacific Telephone and Telegraph Company constructed the building, but leased the land from the local owners. The property transferred ownership in 1984 to the Napa Investment Company and then to Walter L. and Velma A. Fox (2/3 interest) and John P. and Mildred V. Lambrecht (1/3 interest) of Napa later that year. According to Napa City Directories, the Pacific Telephone and Telegraph Company leased the property from the time of the building's construction in 1955 until 1985. In 1986, Napa Valley Telecom Services leased the property. The building is currently owned by the City of Napa Housing Authority and serves as the offices for the City's Economic Development Division and the Napa Community Redevelopment Agency (NCRA).

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

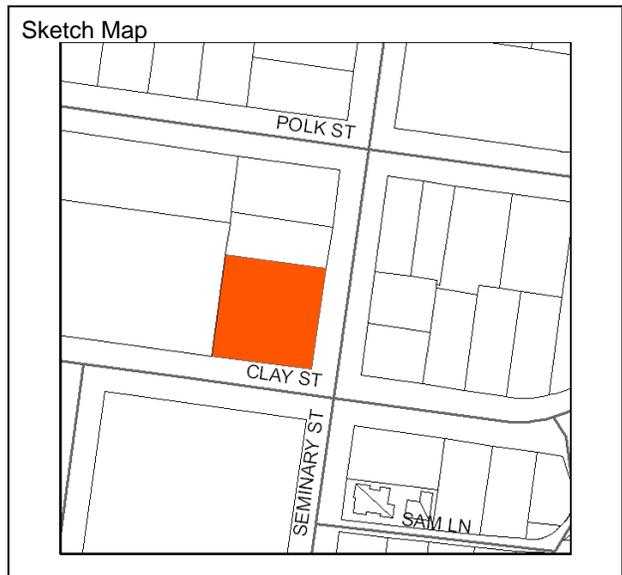
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (GH)

*Date of Evaluation: 09/14/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed in 1955, the building at 1600 Clay Street/1107-1115 Seminary Street does not appear to be significant for association with events or trends important to the history of Napa. The building is located in a former residential neighborhood that consisted largely of small, working-class houses built during the early twentieth century. This commercial building was constructed well after the initial development of the area and supplanted older houses located on the property. It does not have associations with any major development trends and does not correspond to any major commercial booms that were specific to the area. Therefore, 1600 Clay Street/1107-1115 Seminary Street does not appear to be eligible for listing under Criterion A/1/a.

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

The building at 1600 Clay Street/1107-1115 Seminary Street does not appear to be significant under Criterion B/2/b for association with the lives of persons significant to the history of Napa. Throughout the building's early history, the property was leased by an out-of-town property owner to a large corporation. While these people were likely successful real estate owners, they do not appear to have had been sufficiently important to the history of Napa to lend significance to the building that they owned. Therefore, the property does not appear to be eligible for listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

1600 Clay Street/1107-1116 Seminary Street exhibits mid-century architectural styling. The building is generally intact and has not undergone any major alterations. However, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have high architectural merit or association with a master architect and thus does not appear to be eligible for listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 1600 Clay Street/1107-1115 Seminary Street, retains its original use as a commercial property housing one large-sized tenant (originally the Pacific Telephone & Telegraph Company and now the City of Napa). Therefore, its integrity of association is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within a mixed commercial/residential neighborhood on the northwestern edge of Napa's downtown district. Today, this area is characterized by largely commercial uses, and many of the residential properties that characterized the neighborhood in the early twentieth century have been demolished. Due to these changes in the surrounding neighborhood, the building does not retain integrity of setting. The building has undergone few alterations, except for the addition of various signs and awnings, and therefore its integrity of design, materials and workmanship is intact. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building. Overall the building appears to retain historic integrity.

Conclusion

Due to lack of significance, 1600 Clay Street/1107-1115 Seminary Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # (Assigned by recorder) 1600 Clay St/1107-15 Seminary St

*Recorded by Page & Turnbull, Inc.

*Date 09/14/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1600 Clay Street/1107-15 Seminary Street, view north from Clay Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 6Z

*Resource Name or # 845 Clinton Street
APN: 003147001000

- B1. Historic name: None
- B2. Common name: None
- B3. Original Use: Residential
- B4. Present use: Residential

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)

ca 1905: Constructed. 1978: Replace carpet. 1980: 100 amp sew. 1983: Stair reconstruction. 1983: Sewer line. 2006: Flood repair (raise house, new vinyl siding, framing, porch and mechanical). 2006: Replace water heater. 2010: reroof (tear off, resheet with composition roofing).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown residential development Area: Napa, California

Period of Significance circa 1905 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 845 Clinton Street was constructed around 1905. According to Sanborn Fire Insurance maps, the house was marked as a "female boarding house," and is known to have served as a bordello for many years. The earliest known owner of the property was A.H. Caldwell, who owned it prior to 1920. In 1920, Caldwell sold the property to May and Samuel Breeding. According to the 1920 and 1930 Census, Samuel was an electrician at the navy yard. In 1924 Breeding sold the property to Gabriel Bonetti, a rigger. Gabriel Bonetti sold 845 Clinton Street to Giacomo Pagani in 1925. The 1920 Census shows that Pagani, a laborer, and his wife Mary emigrated from Italy in 1902. They had four children: Joe, Jacob, Josephine, Chester. Pagani's mother, Giovanina, also lived with the family. The 1930 Census shows that Pagani may have died, as Mary is listed as head of the household and had two more children: Mary and Rosie. The eldest two children worked as a shoemaker in a factory and a chore boy on a farm. According to 1942 City Directories Mary was a book keeper at Napa Steam Laundry. Pagani's son, Joe, inherited the property in 1951. City Directories list his occupation as a rigger at Mare Island. Building permits indicate that Joe owned the property until about 1983. The current owner is Christian Blair Pitts, and the building is still in use as a single-family residence by Ms. Pitts and her husband Robert Pitts.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family residence

*B12. References:

Ancestry.com: Federal Census records, WWI and WWII draft cards,
Public Records Indexes, etc.
City of Napa Assessor's Office: deed records.

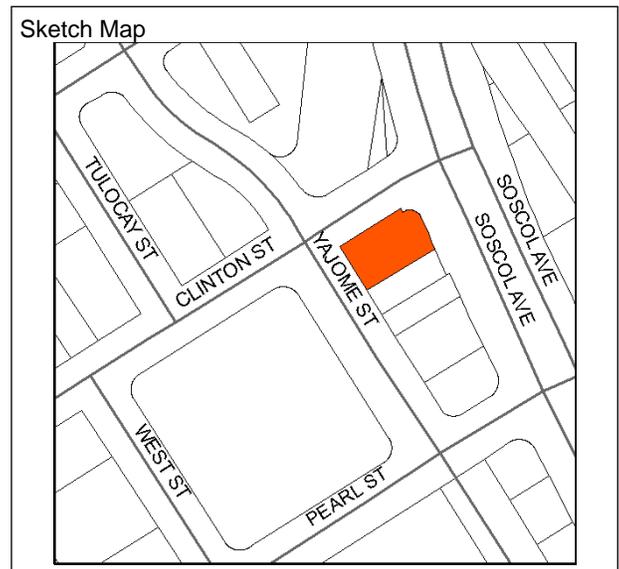
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 8/30/2010 (Revised 2/22/2011)

(This space reserved for official comments.)



***B10. Significance (cont.):**

845 Clinton Street shares a similar history with other resources in the St. John's neighborhood to the north of Downtown Napa, and was associated with the development of the area as "Spanish Town." Spanish Town was 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). Napa's Spanish Town was a notorious area, with a number of murders recorded during the Victorian era, and a "red light district" in the early twentieth century. 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 the industrial uses along Soscol Avenue. In addition to Mexican and Spanish residents, many working-class Italian immigrants settled in or near Spanish Town. St. John's Catholic Church at Main and Caymus was a focal point of Napa's Italian community, and was a catalyst for ethnically diverse working-class residential development in the surrounding blocks. Architecture in Spanish Town was typical of working-class residential development throughout the city, and there do not appear to be any notable design trends exclusive to this area. 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.

Evaluation

Significance

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

Constructed circa 1905, the house at 845 Clinton Street does not appear to be significant for association with events important to the broad patterns of history. The building was located in Napa's "Spanish Town," a historically ethnically diverse working-class Napa neighborhood filled with small wood-framed cottages. However, mere association with historic trends is not enough, in and of itself, to qualify under this criterion: the property's specific association must be considered important as well. While 845 Clinton Street reflects the general growth and development of the area and has ties to the Italian-American community in Spanish Town and St. John's Addition, it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 845 Clinton Street does not appear to be eligible under Criterion A/1/a. The "Spanish Town" theme would be better represented under this criterion as a historic district, but there does not appear to be a high enough concentration of extant historic resources associated with this theme to qualify as a historic district.

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

The house at 845 Clinton Street does not appear to be eligible for Criterion B/2/b or Napa HRI Landmark Criterion b for association with the lives of persons significant to our past. Throughout the building's history, it was a single family residence owned and occupied by various working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Many of the tenants were of Italian descent, but again, none appeared to have played a prominent role within Napa's Italian-American community or the development of Napa's "Spanish Town." Therefore, the property does not have significance under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The house at 845 Clinton Street exhibits simple, vernacular bungalow styling. It is a good example of a modestly-sized worker's cottage, but it is not an individually outstanding example of a type, period, style, or method of construction, and other examples exist throughout the city. Research did not reveal the architect or builder of the house, and ultimately, it lacks sufficient architectural distinction to qualify individually under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

***B10. Significance (cont.):**

Integrity

The building at 845 Clinton Street retains its original use as a single-family residence. Therefore, its integrity of association with residential development themes is strong. The building has never been moved and, so, has strong integrity of location. The property is still recognizable as an early twentieth century single-family residence, and therefore retains integrity of feeling. Yajome Street was realigned sometime after 1949 and Soscol Avenue was extended in the 1980s, and many of the historic residences surrounding 845 Clinton Street were demolished to make way for these new streets. Combined with the introduction of contemporary commercial/civic buildings and landscapes to the immediate west of the subject property, the building's surroundings have changed, and therefore the property lacks integrity of setting. The building underwent a major renovation following the 2005 flood: the house was raised, the porch was replaced, and new framing, vinyl siding, and windows were installed. These changes, while sensitively designed to retain the residence's general form and massing, have collectively resulted in a substantial change to the resource's historic character, and therefore the property's integrity of design, materials and workmanship have been compromised. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to qualify a property for listing in a historical register; therefore, due to alterations to the building and its surroundings, overall, 845 Clinton Street does not retain historic integrity.

Conclusion

The building at 845 Clinton Street does not appear to be significant under NRHP, CRHR or Napa HRI Landmark criteria, and does not retain sufficient historic integrity. 845 Clinton Street has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallon, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 845 Clinton Street, view south from Clinton Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 4

*NRHP Status Code 6Z
*Resource Name or # 801 Coombs St/830 Randolph St
(APN 003300007000/
003300002000)

B1. Historic name: W. H. Young Building
B2. Common name: W.H. Young Building; United States Post Office Annex (rear unit, 830 Randolph)
B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
1920: building constructed. 1979: commercial office remodel. 1993: seismic retrofit completed. Original windows replaced with sliding aluminum sash at unknown date.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

The building at 801 Coombs Street/830 Randolph Street is part of a complex of four parcels, including 811 Coombs Street (APN 003300005000) and 821 Coombs Street (APN 003300001000).

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1915 Property Type Commercial Applicable Criteria Napa HRI Landmark Criterion a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The W.H. Young Building at 801 Coombs Street was constructed in 1920 as a 2-story commercial building with a 1-story west wing on the corner of Coombs and Third Streets in downtown Napa. The 1910 Sanborn Fire Insurance maps show that the prior to the construction of the subject building, the property was previously two separate parcels: the eastern parcel was vacant and the western parcel contained a two story dwelling facing Third Street (no longer extant). The property was at this time part of a larger residential plot of land defined as Lot 4 and a portion of Lot 2 in Block 23 in the "Plan of Napa City" map dated 1853 and located in Book B of Deeds at the Napa County Assessor's Office. The dwelling was addressed as 310 Third Street and appeared on Sanborn maps as early as 1886. The dwelling was originally oriented to face Coombs Street, and was likely moved to face Third Street to allow for the construction of commercial buildings along Coombs Street in the early twentieth century. Constructed in 1920, the subject building first appeared on the 1924 Sanborn map as a hardware and grocery store (2-story portion) and a hardware and implements store (1-story portion) addressed as 803-807 Coombs Street and 1218 Third Street respectively. The two portions of the building were divided by a shared wall and a connection was provided by a metal interior door.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Property.

*B12. References:

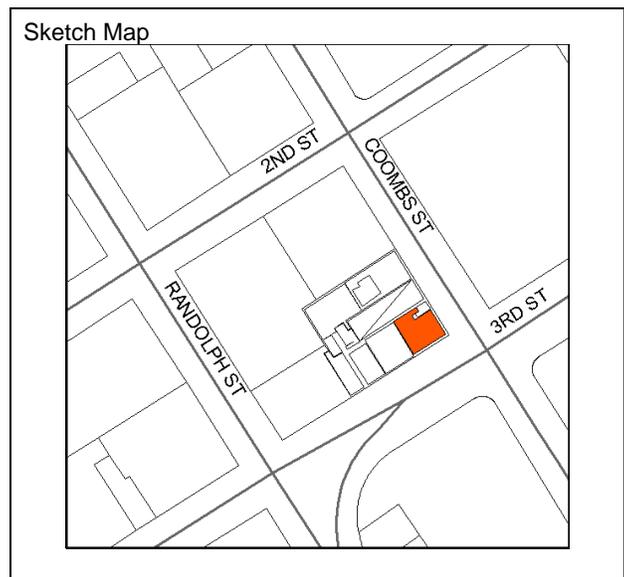
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (GH)

*Date of Evaluation: 09/17/2010

(This space reserved for official comments.)



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Resource Name or # (Assigned by recorder) 801 Coombs St/830 Randolph St

*Recorded by Page & Turnbull, Inc.

*Date 09/17/2010 Continuation Update

***B10. Significance (cont.):**

In 1924, the block containing the subject parcel (bounded by Coombs, Third, Randolph and Second Streets) contained several commercial buildings with auto and agricultural related uses, as well as a two story dwelling and a 2-story lodging house. The Napa County Court House was located on the neighboring block to the east addressed as 824 Coombs Street. The building is closely related to the other commercial buildings on the block, and the rear of the 1-story portion of the building abuts 821 Coombs Street at the rear. Sometime circa 1950, the garage at the corner of Randolph and Third Streets was demolished, exposing the rear of the 1-story west wing of the subject building. This allowed for the creation of a commercial unit at the rear, addressed as 830 Randolph Street and currently used as the United States Post Office: Wine Valley Box Unit. Today, the building at 801 Coombs Street/830 Randolph Street is surrounded by a scattering of commercial, residential, and institutional/religious buildings from the early twentieth century, including the Napa County Courthouse to the east. Many of the historic buildings in the neighborhood have been demolished to create large parking lots in this area at the center of Napa's downtown commercial core.

Deed records were not found for the building to indicate original ownership. It is known that the Young Building Partnership purchased the building in 1977, and likely the property was purchased with others on Coombs Street, as indicated by deed records for 821 Coombs Street. The current owners of the building are Dickerson, Peatman & Fogarty et al.

The building at 801 Coombs Street/830 Randolph Street has had a wide variety of commercial tenants and uses throughout its history. A sampling of listings for the building in Napa City Directories is outlined below:

801 Coombs

1929: no listing
1935: Hagstrom's Grocery
1942: Hagstrom's Grocery
1949: Bono Lawrence Meats
1959: Herritt's Floral and Gift Shop (Ray A. Herritt)
1967: Herritt's Floral and Gift Shop
1975: Herritt's Floral and Gift Shop
1986: vacant

803-807 Coombs

1929: Post Office

809 Coombs

1929: Young Building; F. E. Barkelew, dentist; W. M. Hughes, collections; Napa Business College; Napa County Merchants Credit Association; George Riley, chiropractor; W.H. Young manufacturing agent.
1935: Room 3: R. H. Albers, chiropractor. Room 10: Contra Costa Finance & Loan Co. and Napa County Merchants Association. Rooms 12, 13, 14: George Riley, chiropractor.
1942: Young Building: State Farm Insurance, Moderne Beauty Salon, Napa County Merchants Credit Association, O. T. Harper Insurance, County Farm Bureau, Napa National Farm Loan, George Riley Chiropractic.
1949: W. E. Wentworth, physician. Room 3: Camp Fire Girls. Room 5: W. H. Young Building Office. Room 6: County Farm Bureau. Room 7: D. T. Harper, insurance. Room 9: Helen G. Schwartz Beauty Shop. Room 10-11: U.S. Department of Agricultural Services. Room 12: George Riley, chiropractor.
1959: W. H. Young Building
1967: W. H. Young Building: Room 5: Napa Collection Service. Room 15: State Housing. Room 17: vacant.
1975: Dickerson, Peatman and Fogarty, lawyers.
1986: Dickerson, Peatman and Fogarty, lawyers.
2010: Dickerson, Peatman and Fogarty, lawyers.

Evaluation

Significance

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

Constructed in 1920, the commercial building at 801 Coombs Street appears to be significant under this criterion for its association with events and trends important to the history of Napa. The building illustrates the continued growth of downtown as a commercial core in the early twentieth century. The building is located in Napa's downtown commercial core, which developed in the late nineteenth and early twentieth century. The commercial development in this area took place around the time of construction of the subject property and the subject property contributed to the twentieth century development of the neighborhood. The building exemplifies the important trend in the early commercial development of the downtown area, and the building played a part in the general growth and development of the downtown. The building has sufficient associations with these trends to qualify under this criterion. Therefore, 801 Coombs Street appears to be significant under local register Criterion a. However, the property's significance does not appear to rise to the level required for listing in the National Register under Criterion A or the California Register under Criterion 1.

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

The commercial building at 801 Coombs Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a commercial building owned and occupied by a variety of commercial vendors, but there is no indication that any of the owners/tenants made significant contributions or were otherwise important to Napa's history. W.H. Young was a notable local businessman, but did not appear to make a significant enough contribution to Napa's history to qualify for listing under this criterion. Therefore the building at 801 Coombs Street does not appear to be eligible under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The commercial building at 801 Coombs exhibits Twentieth Century Commercial architectural styling, lacking a cornice and exhibiting a simplified form. Due to significant alterations, it is not a prime example of the style and other better examples exist throughout Napa. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect necessary to be eligible for listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 801 Coombs Street continues its original use as a commercial building and retains integrity of association. The building has never been moved and, so, retains integrity of location. When constructed, the building was located in the center of the commercial core of Napa's downtown district. Today, this area continues to be characterized largely by commercial uses. However, the replacement of many historic commercial buildings in this area with parking lots has impaired the building setting and therefore, the building does not retain integrity of setting. The replacement of the building's windows and the addition of stucco infill in areas of the first floor storefronts have resulted in a significant change in the appearance of the commercial facades. Other alterations have been minor and are limited to interior commercial remodels and normal repair to the roof. These changes in materials and detailing of the exterior facades have greatly impacted the original twentieth century commercial character and style, diminishing the building's integrity of materials, design and workmanship. However, the building's integrity of feeling is supported by the fact that it is still recognizable as an early twentieth century commercial building. Overall, the building does not possess sufficient historic integrity to convey its significance under local register Criteria a and c.

Conclusion

In order to be considered an eligible historic resource, a property must possess both significance and integrity. The building at 801 Coombs Street appears to be significant under Napa HRI Landmark Criterion a, however, the building does not retain sufficient integrity to convey its significance under this criterion. Due to lack of sufficient integrity, the building does not appear to be a historic resource. The building has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

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Resource Name or # (Assigned by recorder) 801 Coombs St/830 Randolph St

*Recorded by Page & Turnbull, Inc.

*Date 09/17/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 801 Coombs Street, view west from Coombs Street.
(Page & Turnbull 2010)

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Resource Name or # (Assigned by recorder) 801 Coombs St/830 Randolph St

*Recorded by Page & Turnbull, Inc.

*Date 09/17/2010 Continuation Update



Primary façade of 830 Randolph Street, view east from Randolph Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z
*Resource Name or # 811 Coombs Street
(APN 003300005000)

B1. Historic name: Pacific Telephone and Telegraph Company
B2. Common name: N/A
B3. Original Use: Commercial B4. Present use: Commercial

*B5. **Architectural Style:** Twentieth Century Commercial

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Circa 1905: building constructed. 1962: unspecified office alterations. 1981: commercial remodel. 1985: interior remodel. 1990: interior remodel. 1997: interior remodel and build out. Windows replaced with sliding aluminum sash at unknown date.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:**

The building at 811 Coombs Street is part of a complex of three parcels, including 801 Coombs Street/930 Randolph Street (APN 003300007000) and 821 Coombs Street (APN 003300001000).

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance:** Theme Downtown commercial development Area: Napa, California

Period of Significance ca. 1905 **Property Type** Commercial **Applicable Criteria** Napa HRI Landmark Criterion a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 811 Coombs Street was constructed circa 1905 as a 2-story commercial building on the west side of Coombs Street between Second and Third Streets in downtown Napa. The 1901 Sanborn Fire Insurance maps show that the subject property was vacant before the construction of the building at 811 Coombs Street. At this time, the property was part of a larger residential plot of land defined as Lot 4 and a portion of Lot 2 in Block 23 in the "Plan of Napa City" map dated 1853 and located in Book B of Deeds at the Napa County Assessor's Office. The 1910 Sanborn map shows the building as a telephone office addressed as 118 Coombs Street. The subject building first appeared on the 1910 Sanborn map as a Telephone Office addressed as 118 Coombs Street. In 1910, the block surrounding the subject property (bounded by Coombs, Third, Randolph and Second Streets) included a 2-story circa 1880s dwelling, located to the west of the subject building; a 2-story dwelling along Randolph Street; a 2-story boarding house along Second Street; and a blacksmith shop, agricultural implements shop, auto garage and two unspecified commercial buildings to the north along Coombs Street.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Property.

*B12. **References:**

(continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (GH)

***Date of Evaluation:** 09/17/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

The subject building is closely related to the other commercial buildings on the block, which are connected via interior doors in various locations. Today, a scattering of commercial, residential, and institutional/religious buildings from the early twentieth century remain in the surrounding area, including the Napa County Courthouse to the east of 811 Coombs Street. Many of the historic buildings in the neighborhood have been demolished to create large parking lots in this area at the center of Napa's downtown commercial core.

Deed records were not found to clarify the early title history of the building. Records indicate that Peter A. and Vernice Gasser purchased the building from Elaine Berglund in 1962. In 1970, Berglund sold to Lesley B. Hanson. The Young Building Partnership purchased the building in 1977. The current owners are Dickenson, Peatman & Fogarty et al.

The building had a consistent set of tenants and uses throughout its history, with more recent changes in the mid to late twentieth century. Selected listings for the building in Napa City Directories is outlined below:

1929: Pacific Telephone & Telegraph Company (F. E. Humpert, manager)
1935: Pacific Telephone & Telegraph Company (F. E. Humpert, manager)
1942: Pacific Telephone & Telegraph Company
1949: Pacific Telephone & Telegraph Company
1959: Gabel's Selection Store (stationers, Joe G. and Vera E. Gabel)
1967: County Auditor
1975: County Auditor (main office at 821 Coombs Street location)
1986: D. D. Kays Uptown Bar & Grill

Significance

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

Constructed circa 1905, the commercial building at 811 Coombs Street appears to be significant for its association with events and trends important to the history of Napa. The building illustrates the continued growth of downtown as a commercial core in the early twentieth century. The building is located in Napa's downtown commercial core, which developed in the late nineteenth and early twentieth century. Commercial development in this area took place around the time of construction of the subject property and the subject property contributed to the twentieth century development of the neighborhood. The building exemplifies the important trend in the early commercial development of the downtown area and the building played a part in the general growth and development of the downtown. The building has sufficient associations with these trends to set it apart as significant. Therefore, 811 Coombs Street appears to be significant under local register under Criterion a. The property's significance does not appear to rise to the level required for listing in the National Register under Criterion A or the California Register under Criterion 1.

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

The commercial building at 811 Coombs Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a commercial building owned and occupied by a variety of commercial vendors, but there is no indication that any of the owners/tenants made significant enough contributions to Napa's history to qualify under this criterion. Therefore, the building at 811 Coombs Street does not appear to be eligible under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The commercial building at 811 Coombs Street exhibits Twentieth Century Commercial architectural styling, lacking a cornice and exhibiting a simplified form. Due to significant alterations, the property is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect necessary to be eligible for listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 811 Coombs Street continues its original use as a commercial building and retains integrity of association with themes of commercial development. The building has never been moved and thus retains integrity of location. When constructed, the building was located in the center of the commercial core of Napa's downtown district. Today, this area continues to be characterized by largely commercial uses. However, the replacement of many historic commercial buildings in this area with parking lots has impaired the building's surroundings and therefore the building does not retain integrity of setting. The replacement of the building's windows on the first floor storefronts and second story has resulted in a significant change to the appearance of the commercial facade. Other alterations have been minor and are limited to interior commercial remodels. The resulting change in the appearance and detailing of the exterior facade have impacted the building's original Twentieth Century Commercial character and style, diminishing the building's integrity of materials, design and workmanship. However, the building's integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth century commercial building. Overall, the building does not possess sufficient historic integrity to convey its significance under local register Criteria a and c.

Conclusion

In order to be considered an eligible historic resource, a property must possess both significance and integrity. The building at 811 Coombs Street appears to be significant under Napa HRI Landmark Criteria a, however, the building does not retain sufficient integrity to convey its significance under this criteria. Due to lack of sufficient integrity, the building does not appear to be a historic resource. The building has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallon, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

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Resource Name or # (Assigned by recorder) 811 Coombs Street

*Recorded by Page & Turnbull, Inc.

*Date 09/17/2010 Continuation Update

Photographs:



Primary façade of 811 Coombs Street, view west from Coombs Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code **5S3**
*Resource Name or # 821 Coombs Street
(APN 003300001000)

B1. Historic name: N/A
B2. Common name: N/A
B3. Original Use: Commercial B4. Present use: Commercial

*B5. **Architectural Style:** Twentieth Century Commercial

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
1915: building constructed. 1961: roof replaced. 1972: unspecified alterations. 1977: roof replaced. 1983: commercial interior remodel. 1985: commercial interior remodel. 1986: awning installed. 2000: awning installed.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:**

The building at 821 Coombs Street is part of a complex of three parcels, including 801 Coombs Street/930 Randolph Street (APN 003300007000) and 811 Coombs Street (APN 003300005000).

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme** Downtown commercial development **Area:** Napa, California

Period of Significance 1915 **Property Type** Commercial **Applicable Criteria** Napa HRI Landmark Criteria a, c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 821 Coombs Street was constructed in 1915 as a 1-story commercial building on the west side of Coombs Street between Second and Third Streets in downtown Napa. The 1910 Sanborn Fire Insurance maps show that prior to the construction of the current building, the subject parcel was occupied by an auto garage (addressed as 114 Coombs Street) and a structure (likely a porch on the north side of the telephone office at 118 Coombs Street) selling agricultural implements (addressed as 116 Coombs Street). The property was part of a larger residential plot of land defined as Lot 4 and a portion of Lot 2 in Block 23 in the "Plan of Napa City" map dated 1853 and located in Book B of Deeds at the Napa County Assessor's Office. The subject building first appears on the 1924 Sanborn map as a welding and auto repair shop addressed as 821 Coombs Street. The building is closely related to the other commercial buildings on the block, and it abuts 1218 Third Street at the rear. The 1949 Sanborn map shows that the subject block bounded by Coombs, Third, Randolph and Second Streets contained several commercial buildings with auto and agricultural related uses. Today, a scattering of commercial, residential, and institutional/religious buildings from the early twentieth century surround the subject parcel, including the Napa County Courthouse to the east. Many of the historic buildings in this area have been demolished to create large parking lots at the center of Napa's downtown commercial core.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Property.

*B12. **References:**

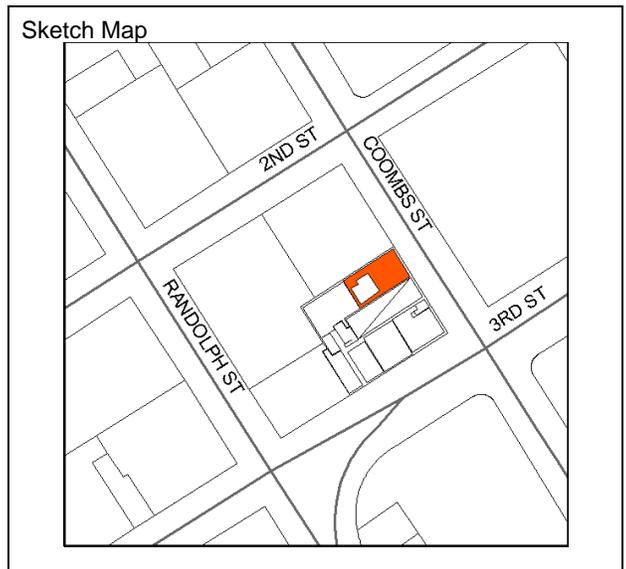
(continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (GH)

***Date of Evaluation:** 09/17/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Deed records indicate that the original owners of the building were W.H. and Emma H. Young. The Youngs sold the building to Edith Mildred Thibaut in 1920, who sold it to Homer G. Bishop in 1928. Elaine Berglund purchased the property at an undocumented date in the mid twentieth century. Berglund was noted as the owner on building permits from the early 1960s, and likely had purchased the building prior to that time. Berglund sold the building to Lesley B. Hanson in 1970 and in 1977 Hanson sold the building to the Young Building Partnership, holders of many properties in Napa. The current owner is Dickenson, Peatman & Fogarty et al.

The building had a wide variety of commercial tenants and uses throughout its history. A sampling of listings for the building in Napa City Directories is outlined below:

- 1929: Fornachon Machine Shop.
- 1935: vacant.
- 1942: Berglund Tractor & Equipment Company.
- 1949: N.F Whitehill Furniture (Nelson F. Whitehill).
- 1959: Napa Recreation (billiards).
- 1967: Chat & Chen Restaurant (Ralph Hosick) and Napa Recreation Billiards (William Vonder Haar).
- 1975: County Auditor Office.
- 1986: The Arrangement Beauty Salon (Terry Brown, Lena Beal and Wendy Blossom).
- 2010: The Arrangement Beauty Salon

Evaluation

Significance

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

Constructed in 1915, the commercial building at 821 Coombs Street appears to be significant for its association with events and trends important to the history of Napa. The building illustrates the continued growth of downtown as a commercial core in the early twentieth century. The building is located in Napa's downtown commercial core, which developed in the late nineteenth and early twentieth century. 821 Coombs Street exemplifies important trends in the early commercial development of the neighborhood, and played a part in the general growth and development of Downtown Napa. Therefore, 821 Coombs Street appears to be eligible for listing in the local register under Criterion a. The significance of the property does not rise to the level of significance required for listing in the National Register under Criterion A or the California Register under Criterion 1.

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

The commercial building at 821 Coombs Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a commercial building owned and occupied by a variety of commercial vendors, but there is no indication that any of the owners/tenants made significant contributions or were otherwise important to Napa's history. Therefore, the building at 821 Coombs Street does not appear to be eligible under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The commercial building at 821 Coombs Street is an excellent example of a Twentieth Century Commercial building in downtown Napa. The building was constructed during a period of commercial development in the neighborhood in the late nineteenth and early twentieth centuries, and is significant as an example of this building type and architectural style— an early twentieth century, 1-story commercial building. Its simple cornice; Classical Revival pilasters; divided, glazed transom and recessed vestibule are hallmarks of the Twentieth Century Commercial style. 821 Coombs Street therefore appears to be eligible for listing in the local register under Criterion c. Research did not reveal the architect or builder of the building such that would warrant consideration of the building as work of a master under local Criterion d, and the building is not a rare example and therefore not eligible under local Criterion e. The significance of the property does not rise to the level of significance required for listing in the National Register under Criterion C or the California Register under Criterion 3.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

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Resource Name or # (Assigned by recorder) 821 Coombs Street

*Recorded by Page & Turnbull, Inc.

*Date 09/17/2010 Continuation Update

Integrity

The building at 821 Coombs Street continues its original use as a 1-story commercial building and retains integrity of association with commercial development themes. The building has never been moved and thus retains integrity of location. When constructed, the building was located in the center of the commercial core of Napa's downtown district. Today, this area continues to be characterized by largely commercial uses. However, the replacement of many historic commercial buildings in this area with parking lots has impaired the building's surroundings and therefore the building does not retain integrity of setting. The building has undergone very few changes over time, limited to interior commercial remodels, the installation of an awning, and normal repair to the roof. The overall character, scale, massing and style of the original Twentieth Century Commercial building are evident. Therefore, the building retains integrity of design, materials and workmanship. Additionally, the building's integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth century commercial building. Overall, the building possesses sufficient historic integrity to convey its significance under local register Criteria a and c.

Conclusion

The building at 821 Coombs Street appears to be eligible for listing in the local register as a Landmark Property under Napa HRI Landmark Criteria a and c. The building retains sufficient historic integrity to convey its significance under these criteria. The building was therefore assigned a California Historical Resource Status Code of **5S3** (appears to be individually eligible for local listing or designation through survey evaluation).

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

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Resource Name or # (Assigned by recorder) 821 Coombs Street

*Recorded by Page & Turnbull, Inc.

*Date 09/17/2010 Continuation Update

Photographs:



Primary façade of 821 Coombs Street, view west from Coombs Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: Woolworth's

B2. Common name: Inti

B3. Original Use: Commercial

B4. Present use: Commercial

*B5. Architectural Style: 20th Century Commercial, Art Deco

*B6. Construction History: (Construction date, alterations, and date of alterations)

1920: Constructed. 1963: New basalite block party wall constructed between subject building and neighboring 1141 First Street, building remodeled. 1964: New construction of storefront and marquee, new awning installed. 1965, 1969, 1971: New signs installed. 1974: Building reroofed. 2008: Seismic retrofit.

*B7. Moved? No Yes Unknown Date: _____

Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California

Period of Significance 1920 Property Type Commercial Applicable Criteria Napa HRI Landmark Criteria a, c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 1139 First Street was constructed in 1920 and is adjoined and identical to the building to the immediate west (1141 First Street). The subject building appears to have first been occupied by a grocery and meat store, according to the 1924 Sanborn Fire Insurance map. By 1929, F.W. Woolworth Co. was located in the building. The 1949 Sanborn map shows 1139 and 1141 First Street as one large conjoined shop space, suggesting that Woolworth's occupied both storefronts.

Prior to 1964, the property appears to have been owned by the Roman Catholic Archbishop of San Francisco, and prior to 1962, the Roman Catholic Bishop of Santa Rosa. Earlier owners were untraceable. In 1964, the property was sold to the current owners, Wesley N. and Eleanor L. Meyer (now Meyer Associates), and a number of alterations were made to the building, including remodeling and the construction of a new party wall separating the interior from that of 1141 First Street. Woolworth's appears to have closed during this change in ownership and by 1967, city directories indicate that Spinning Wheel Shoes occupied the retail space. In 1986, a shoe store was still present, though it was known as Shoe Works.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

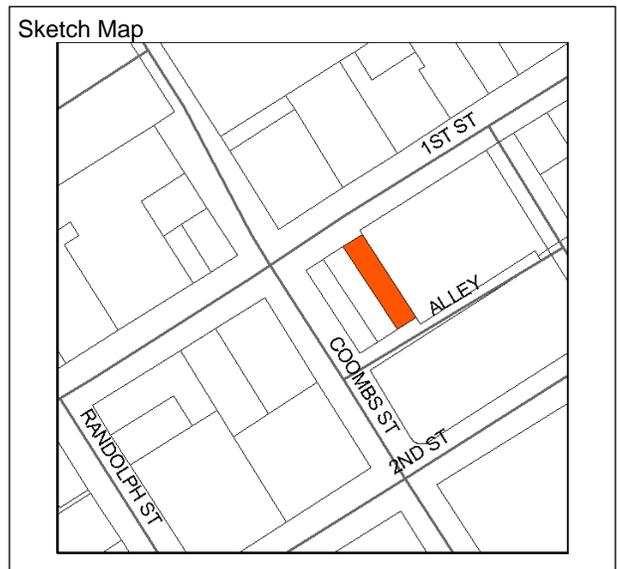
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/1/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed in 1920, the commercial building at 1139 First Street appears to be significant for association with events important to the broad patterns of history. The building is located in the heart of downtown Napa, which has always been primarily commercial in nature. This commercial building was constructed at the end of the initial period of commercial development of the area, and displays an important trend in the growth and development of the downtown shopping district. The building, along with its identical neighbor at 1141 First Street, is an excellent example of an early twentieth century commercial building in downtown Napa. 1139 First Street appears to be significant under Napa HRI Landmark Criterion a. However, the significance of the building does not rise to the level of significance required to be eligible for listing in the National Register or California Register under Criterion A/1.

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

The commercial building at 1139 First Street does not appear to be significant for association with the lives of persons significant to our past. For much of the building's early history, it was occupied by Woolworth's, which, at the time was a national retailer. The Napa store cannot claim any direct connections with significant figures like Woolworth's founder, Frank W. Woolworth. Additionally, none of the store managers listed in city directories – G.I. Graves or R.C. Tilley - appear to be historically significant people. Deed records show only the Archbishopric and Bishopric of San Francisco and Santa Rosa, respectively, owning the property, with no connection to specific people within these organizations (it is highly unlikely that the owner was the actual Archbishop or Bishop, but rather the Church-affiliated party representing them). Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits early twentieth-century commercial styling that includes Art Deco overtones in the geometric brick work of its frieze. The building has undergone alterations that are evident from building permit records. In 1964, the original storefront was removed and replaced with a recessed storefront and tapered columns. Despite these alterations, the building is still recognizable as an early twentieth century commercial building with Art Deco overtones, such that it appears to be significant under Napa HRI Landmark Criterion c as an example of a type. Research did not reveal the architect or builder of the building and it is not a rare example and therefore does not appear to be significant under local criterion d or e. The significance of the building does not rise to the level necessary qualify for listing in the National or California registers or for local listing under Criterion C/3.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1139 First Street retains its original use as a commercial property housing a retail shop space. Therefore, it retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years and so the property retains integrity of setting. The building has been altered, including major changes to the storefront, however these changes have not obscured the Art Deco detailing of the building and therefore, it retains integrity of materials and workmanship. The overall design intent and related functionality of the building is evident and so integrity of design is retained. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century commercial building. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

The building at 1139 First Street appears to be eligible for listing in the local register as a Landmark Property under Napa HRI Landmark Criteria a and c. The building retains sufficient historic integrity to convey its significance under this criterion. The building was therefore assigned a California Historical Resource Status Code of **5S3** (appears to be individually eligible for local listing or designation through survey evaluation).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) 1139 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/1/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

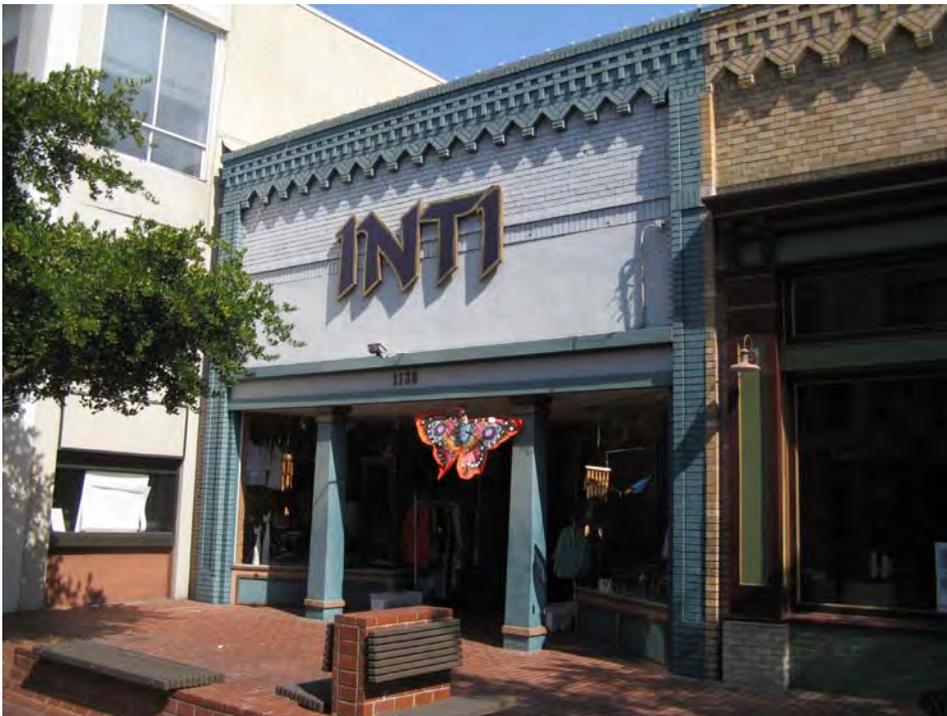
The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1139 First Street, view south from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None
B2. Common name: None
B3. Original Use: Commercial B4. Present use: Commercial

*B5. **Architectural Style:** 20th Century Commercial, Art Deco

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
1920: Constructed. 1965, 1969: Signage installed. 1971: Interior and exterior remodel, signage installed. 1989: Reroofed. 2005: Interior demolition and structural retrofit.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:**

*B8. **Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance:** **Theme** Downtown commercial development **Area:** Napa, California
Period of Significance 1920 **Property Type** Commercial **Applicable Criteria** Napa HRI Landmark Criteria a, c
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 1141 First Street was constructed in 1920 and is adjoined and identical to the building to the immediate east (1139 First Street). The subject building appears to have first been occupied by a 5 & 10 cent store, according to the 1924 Sanborn Fire Insurance map. This store may have been the F.W. Woolworth Co., which was known to have been located in the neighboring shop (1139 First Street) as early as 1929. The 1949 Sanborn map shows 1139 and 1141 First Street as one large conjoined shop space, suggesting that Woolworth's occupied both storefronts for at least part of its tenure at this location.

When the building was constructed, the property was owned by Leslie and Lottie Brisbin, who had purchased it in 1911. According to the census records, Leslie Brisbin was born in Canada around 1864, and his wife Lottie was born in California in 1874. In 1910, Leslie was a saloon keeper, but by 1920 had become a carpenter and house builder. In 1930, he was the manager of a gas station. None of his business ventures appear to have been associated with the subject property at 1141 First Street. Leslie Brisbin died in 1943 and Lottie Brisbin retained the property until her death in 1955, at which time she willed it to her daughter, Flossie Grigsby. In 1930, Flossie was a music teacher and her husband, John W. Grigsby, was a drayman for a transfer company. He was likely a member of the prominent Grigsby family descended from one of Napa's earliest settlers, Captain John Grigsby.

In 1963, Flossie Grigsby sold the property to Marion Chubb. After this time, the building was occupied by the Napa Music store in 1967, which was run by Arthur and Dolores R. Kunkel. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

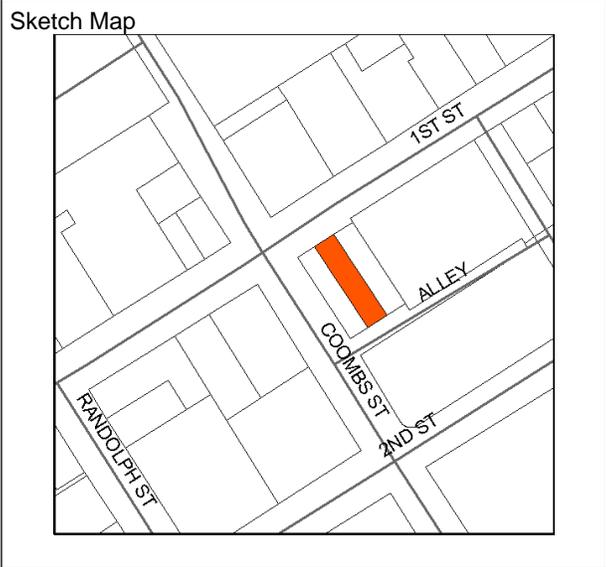
*B12. **References:**
continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (CPH)

***Date of Evaluation:** 9/3/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

In 1972, the building was purchased by the Napa Community Redevelopment Agency and by 1975, Marlene's Feminine Apparel, operated by Lewis Wescher, was located in the building, and remained in operation through 1986.

Evaluation

Significance

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

Constructed in 1920, the commercial building at 1141 First Street appears to be significant for association with events important to the broad patterns of history. The building is located in the heart of downtown Napa, which has always been primarily commercial in nature. This commercial building was constructed at the end of the initial period of commercial development of the area, and displays an important trend in the growth and development of the downtown shopping district. The building, along with its identical neighbor at 1139 First Street, is an excellent example of an early twentieth century commercial building in downtown Napa. 1139 First Street appears to be significant under Napa HRI Landmark Criterion a. However, the significance of the building does not rise to the level of significance required to be eligible for listing in the National Register or California Register under Criterion A/1.

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

The commercial building at 1141 First Street does not appear to be significant for association with the lives of persons significant to our past. For much of the building's early history, it was occupied by Woolworth's, which, at the time was a national retailer. The Napa store cannot claim any direct connections with significant figures like Woolworth's founder, Frank W. Woolworth. Additionally, none of the store managers listed in city directories – G.I. Graves or R.C. Tilley - appear to be historically significant people. The property owners named by deed records do not appear to be significant historical figures. Most of the early owners seemed to be working or middle class citizens with no outstanding contributions to their names. The Grigsby's possible connection with the prominent Grigsby family of Napa is not confirmed, nor would it be substantial enough to prove a significant association with this property. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits early twentieth-century commercial styling that includes Art Deco overtones in the geometric brick work of its frieze. The building has undergone alterations that are evident from building permit records. In 1971, the original storefront was removed and replaced. Despite these alterations, the building is still recognizable as an early twentieth century commercial building with Art Deco overtones, such that it appears to be significant under Napa HRI Landmark Criterion c as an example of a type. Research did not reveal the architect or builder of the building and it is not a rare example and therefore does not appear to be significant under local criterion d or e. The significance of the building does not rise to the level necessary qualify for listing in the National or California registers or for local listing under Criterion C/3.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1141 First Street, retains its original use as a commercial property housing a retail shop space. Therefore, it retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years and so the property retains integrity of setting. The building has been altered, including major changes to the storefront, however these changes have not obscured the Art Deco detailing of the building and therefore, it retains integrity of materials and workmanship. The overall design intent and related functionality of the building is evident and so integrity of design is retained. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century commercial building. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

The building at 1141 First Street appears to be eligible for listing in the local register as a Landmark Property under Napa HRI Landmark Criteria a and c. The building retains sufficient historic integrity to convey its significance under this criterion. The building was therefore assigned a California Historical Resource Status Code of **5S3** (appears to be individually eligible for local listing or designation through survey evaluation).

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DEPARTMENT OF PARKS AND RECREATION
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Resource Name or # (Assigned by recorder) 1141 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/3/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1141 First Street, view south from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: Short's Flower Shop
B2. Common name: Wildcat
B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
1925: Constructed. 1967: Reroofed. 1968: Unspecified alterations. 1969: Three signs installed. 1974: Unspecified alterations, new lighting installed. 1981: Fire repairs. 1992: Dressing room partitions installed. Unknown: Storefront replaced (1950s/60s), clerestory filled in, awning installed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1925 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The commercial building at 1210 First Street was likely constructed in 1925. That year, the property was purchased from Nathan F. Coombs by Julia and Harry M. Short. Nathan F. Coombs was the grandson of Nathan Coombs, who came to Napa in 1845 and is known as one of the city's founders. He owned much of the land where downtown Napa is now located, and was responsible for laying out the original town site there in 1848. It is likely that his grandson's ownership of the subject property indicated an inheritance from him.

The Shorts opened a flower shop in the building called Short's Flower Shop. The business remained until 1967, although Julia Short died in 1936 and the property was sold at that time. The new owners, Laura Treadway and Clarence N. and C. Alice Riggins, continued operation of the flower shop at the address.

In 1968, the property was purchased by Harry and Betty Kramar. Short's Flower Shop was closed and Kramar's Shoes took its place. Kramar's ownership and business continued through at least the late 1980s.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/18/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed in 1925, the commercial building at 1210 First Street does not appear to be significant for association with broad patterns of history in Napa. The building is located in the downtown core, which has always been primarily commercial in nature. This commercial building was constructed some time after the initial development of the area. While it played a part in the general growth and development of the downtown shopping district, it does not strongly contribute to any building booms or trends of major growth. The building lacks the sufficient or specific associations with these trends needed to set it apart as significant. Therefore, 1210 First Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 1210 First Street does not appear to be eligible for association with the lives of persons significant to Napa's past. Since the building's construction, only the Short and Kramar families have owned the property. Although both the Shorts and Kramars appear to have been successful business people and citizens, they do not appear to have any accomplishments or contributions that are significant to Napa's history. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits early twentieth-century commercial styling. It is a fair, but not prime example of the building type and style of which there are few other examples in Napa, many having been removed during redevelopment. The building has undergone alterations to the storefront, including the infill of the clerestory, which has diminished its physical integrity. Only the upper portion of the facade, adorned with decorative brick work, indicates the age and style of the building. Research did not reveal the architect or builder of the building. Ultimately, it does not have high architectural merit or association with a master architect to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1210 First Street, retains its original use as a commercial property housing a retail shop. Therefore, the building retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years and so the property's integrity of setting is retained. The building's storefront has been altered and therefore does not retain integrity of materials or workmanship. However, the basic functionality of the building remains unaltered and so integrity of design is retained. The building has undergone several alterations that have obscured the appearance of the building as an early twentieth-century commercial building and therefore integrity of feeling is not retained. Overall, the building does not retain historic integrity.

Conclusion

1210 First Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
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Trinomial _____

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Resource Name or # (Assigned by recorder) 1210 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/18/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1210 First Street, view north from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: Migliavacca Building
- B2. Common name: Migliavacca Building
- B3. Original Use: Commercial
- B4. Present use: Commercial

*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)

1916: Constructed. 1983: Interior remodel. 1989: Fire repairs. 2002: Seismic retrofit. 2006: ADA restroom remodel.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California

Period of Significance 1916 Property Type Commercial Applicable Criteria Napa HRI Landmark Criteria b, c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Migliavacca Building at 1227-1245 First Street was constructed in 1916. The parcel on which it stands was occupied by two small houses in 1910, but in 1912 was purchased by the G. Migliavacca Investment Co. Guisepppe Migliavacca was an Italian immigrant who came to Napa in 1858 and became one of the area's wine industry pioneers. In 1874, he constructed the area's first large-capacity winery, with a 10,000-gallon capacity. Migliavacca resided in the Migliavacca Mansion at 1475 Fourth Street, which was built in 1895, and also constructed a better-known Migliavacca Building at the corner of Brown and First streets, which was designed by prominent local architect Luther Turton and built by leading stone mason and builder J.B. Newman. The 1904 Migliavacca building housed a variety of shops and department stores until it was demolished in 1973 as part of downtown redevelopment efforts.

The subject building – the 1916 Migliavacca Building – originally had four storefronts. In 1924, one of the shops was vacant, but the others housed a boot and shoe store (1233 First Street), a millinery shop (1239 First Street), and a bakery (1245 First Street). In 1929, the building housed the Sylvia-Vonne Beauty Salon, Schalow's Shoe Store, the Hippodrome Sweet Shop, and Mrs. G.C. Lehman's Delicatessen. In the mid-1930s, all of these businesses remained with the exception of the beauty salon, which was replaced by G.A. Phillips women's furnishings store. In 1942, G.A. Philips was replaced by E. G. Wilson's electrical appliance shop, and the sweet shop became a restaurant run by Kenneth L. Wagner. Although the shop at 1245 First Street remained under the Lehman name, it appears to have been taken over by a relative (O.W. Lehman) and shifted from a deli to a bakery. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/16/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

By 1949, Jay Vee Women's Clothing and P.M. Verzic's bakery joined Schalow's Shoes and the K.L. Wagner Restaurant in the building, and by the 1950s the building housed Jay Vee Women's Clothing, Schalow's Shoes and the Sun Lite Bakery. In 1967, Baker's Stationary (1227 First Street), Schalow's Shoes (1233 First Street), Jack and Jill Children's Clothes (1239 First Street), and Sared's Restaurant (1245 First Street) were located in the building. In 1975, the restaurant was replaced by Cerro La Buta Restaurant. Finally, in 1986, Baker's Stationary remained and was accompanied by Dee's Fantasia clothing and the Curb Side Cafe, which remains in this location today.

The Migliavacca Investment Co. still owned the building in 1989, but by the early 2000s it was purchased by the current owner, Tarig O. Azruei and DBA Curbside Mediterranean.

Evaluation

Significance

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

Constructed in 1916, the commercial building at 1227-1245 First Street does not appear to be significant for association with broad patterns of history in Napa. The building is located in the downtown core, which has always been primarily commercial in nature. This commercial building was constructed some time after the initial development of the area. While it played a part in the general growth and development of the downtown shopping district, it was built ten years after the 1906 earthquake and so does not strongly contribute to trend of reconstruction, and was built during World War I, which was not a time of major growth in Napa. The building lacks the sufficient or specific associations with these trends necessary to set it apart as significant. Therefore, 1227-1245 First Street does not appear to rise qualify for listing in the National or California registers or for local listing under Criterion A/1a.

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

The commercial building at 1227-1245 First Street appears to be eligible for association with the lives of persons significant to Napa's past. For most of the building's history, it was owned by Guiseppe Migliavacca, who was an early citizen of Napa, a pioneer of the wine industry, and a real estate holder. He may be better known for the original Migliavacca Building (1904) at Brown and First streets, however, it no longer stands. Guiseppe Migliavacca is also associated with the Migliavacca Mansion, however, the subject building appears to be the only remaining commercial building associated with Migliavacca and follows the same concept of housing multiple retail shops as the 1904 Migliavacca Building. For this association, the property appears to rise to the level of significance necessary to qualify for local listing under Criterion b. The significance of the building does not rise to the level necessary for listing in the National or California registers under Criterion B/2.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits early twentieth-century commercial styling. It is a prime example of a building type and style of which there are few other comparable examples in Napa, many having been removed during redevelopment, such as the 1904 Migliavacca Building. The building has undergone few alterations and has good physical integrity, making it an intact and aesthetically enriching element of the downtown streetscape. Research did not reveal the architect or builder of the building, but ultimately, the building has the high architectural merit necessary to qualify for local listing under Criterion c. It does not appear to rise to the level of significance required for listing in the National or California registers under Criterion C/3.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1227-1245 First Street, retains its original use as a commercial property housing multiple retail shop spaces. Therefore, the building retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years and so retains integrity of setting. The building has not been altered and retains integrity of materials, design, and workmanship. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century commercial building. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

1227-1245 First Street does not appear eligible for listing in the national or state registers, but does appear individually eligible for local listing under Napa HRI Landmark Criteria b and c, and has therefore been assigned a the California Historical Resource Status Code of **5S3**, indicating that it appears to be individually eligible for local listing or designation through survey evaluation. The significance of the property does not appear to rise to the level necessary to qualify for listing in the national or state registers.

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Resource Name or # (Assigned by recorder) 1227-1245 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/16/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1227-1245 First Street, view south from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: Patrick's Candy & Ice Cream
- B2. Common name: Annette's Chocolate & Ice Cream
- B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)
1964: Constructed. 1991: Interior remodel. 2008: Trash enclosure constructed. 2010: Reroofing.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: William L. Jeffries b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1964 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

An original building permit shows that the commercial building at 1321 First Street was constructed in 1964. It was constructed on a parking lot associated with an adjacent reinforced concrete commercial building—Napa's first Safeway—that can be seen on the 1949 Sanborn map (addressed at the time as 1321 First Street, but now 1315-1319 First Street). At the time of its construction, the property was owned by Hugo A. and Virginia M. (Gibb) Zeller, who had purchased it from Sam and Louise Gordon. Nathan F. Coombs is listed in the chain of title because he was Hugo Zeller's attorney; the property was deeded to Coombs and back to the Zellers for estate planning purposes.

The Zellers also owned property throughout Napa. The family patriarch, Johan A. Zeller owned the Palace Hotel at Soscol Avenue and Third Street, which was known as the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. He also owned the associated Palace Stables, the former Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company car barn, and the property where his son operated Hugo A. Zeller Motors; all situated around Soscol Avenue and Third Street. Hugo A. Zeller, operated the Hugo A. Zeller Motors garage as early as 1928 through 1947. City directories specify that the business sold and serviced Buick, Cadillac and LaSalle cars, and GMC trucks.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/15/2010 (Revised 2/22/2011)

(This space reserved for official comments.)



***B10. Significance (cont.):**

Johann Zeller also owned a 50-acre prune orchard bounded by Jefferson Street, Trancas Street, Beard Road, and Pueblo Avenue; the area has since been subdivided into a residential tract, and the only remnant of the prune orchard today is the prune dehydrator building. Zeller also owned the Keller-Zeller Ranch in the Fly District of Carneros (now used for salt ponds).

In addition to the Zellers' stronghold of property at Third and Soscol and agricultural lands, the family also owned a cluster of parcels in downtown Napa, generally situated along Randolph Street. These included Zeller's Hardware at 819 Randolph Street, the commercial building at 923-929 Randolph Street, the seven-unit commercial building at 920-930 Franklin Street, Napa's first Safeway at 1315-1319 First Street, and the subject building at 1321 First Street (originally a parking lot for the Safeway).

1321 First Street originally housed the Patrick's Candy & Ice Cream shop, which remained through the late 1980s. The business changed hands three times and is currently occupied by Annette's Chocolate & Ice Cream, operated by Annette and Brent Madsen. The property is still owned by the Zeller family (Robert H. Zeller, Mary V. Zeller, and John B. Zeller).

Evaluation

Significance

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

Constructed in 1964, the commercial building at 1321 First Street does not appear to be significant for association with events or trends important to the broad patterns of the history of Napa. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. This commercial building was constructed well after the initial development of the area, however, and supplanted an older commercial business located on the property. It does not have associations with any trends of development that were specific to the area. Therefore, 1321 First Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 1321 First Street does not appear to be significant for association with the lives of persons significant to Napa's history. Since the building's construction, only the Zeller family has owned the property. Although the Zellers are very prominent Napa property owners, business people and citizens, the commercial building at 1321 First Street is not a prime example of their holdings. Hugo Zeller was primarily known for his automotive-related business ventures and other properties in the city better represent his contributions to the community. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits mid-century architectural styling that can be classified as Googie. It is a good example of the style, however, other better examples exist in Napa, for instance the Gasser Motors car dealership on Soscol Avenue. The building is intact and has not undergone any major alterations. However, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have high architectural merit or association with a master architect and does not qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 1321 First Street retains its original use as a commercial property, specifically a candy and ice cream shop. Therefore, the building retains integrity of association. The building has never been moved and, so, has strong integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and so the property retains integrity of setting. The building has not been drastically altered, and therefore retains integrity of design, materials and workmanship. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building. Overall, the property retains historic significance.

Conclusion

1321 First Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) 1321 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/15/2010 (rev. 2/22/2011) Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Zeller, Robert H. Letter re: Downtown Specific Plan Area Historic Survey. December 10, 2010

Photographs:



Primary façade of 1321 First Street, view south from First Street.
(Page & Turnbull 2010)

***B10. Significance (cont.):**

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

The City Hall building does not appear to be eligible for association with the lives of persons significant to our past. Since the building's construction, it has been owned by the City of Napa; a large civic organization with no specific representative people identified in connection with this particular property. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The City Hall building exhibits mid-century architectural styling that can be classified as Contemporary. The building is intact and has not undergone any detrimental alterations. However, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Research revealed that the builder was J.A Bryant, but he does not appear to qualify as a master builder. Ultimately, City Hall does not have the high architectural merit or association with a master architect or builder necessary to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1539 First Street, still serves its intended purpose as a city hall, and retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and the property retains integrity of setting. The building has not been drastically altered, therefore it retains integrity of design, materials and workmanship. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century civic building. Overall, the building retains historic integrity.

Conclusion

1539 First Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1539 First Street/ 955 School Street, view south from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 5S3
*Resource Name or # 1564 First Street
(APN 003198018000)

B1. Historic name: N/A
B2. Common name: N/A
B3. Original Use: Residential B4. Present use: Commercial

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
Ca. 1915: building constructed. 1973: electrical work. 1979: roof replaced. 1984: commercial remodel.
1994: roof replaced with tar and gravel. 1995: new handrail installed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown residential development Area: Napa, California
Period of Significance ca. 1915 Property Type Residential Applicable Criteria Napa HRI Landmark Criterion c
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The residential building at 1564 First Street (originally addressed as 1570 First Street) was constructed circa 1915 as a 1-story dwelling. First Street developed early in Napa's history as a fashionable residential street because of its proximity to the downtown commercial core. Sanborn Fire Insurance maps show that the subject property originally included the lot to the west, which included another dwelling (still extant and addressed as 1580-1598 First Street). The portion of the lot on which 1564 First Street currently sits was a side yard to the 1580-1598 First Street dwelling. The 1924 Sanborn Fire Insurance map shows a row of thirteen 1- to 2-story dwellings along the north side of First Street, eight 1- to 2-story dwellings on the south side of First Street, and a Baptist Church at the corner of First and School Streets. The block was largely residential in character and the majority of the dwellings pre-dated the construction of 1564 First Street (evidenced by the appearance of neighboring buildings on the 1910 Sanborn Fire Insurance Map). 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 1564 First Street illustrates this trend. 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.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Single Family Property/HP6. 1-3 Story Commercial Property

*B12. References:

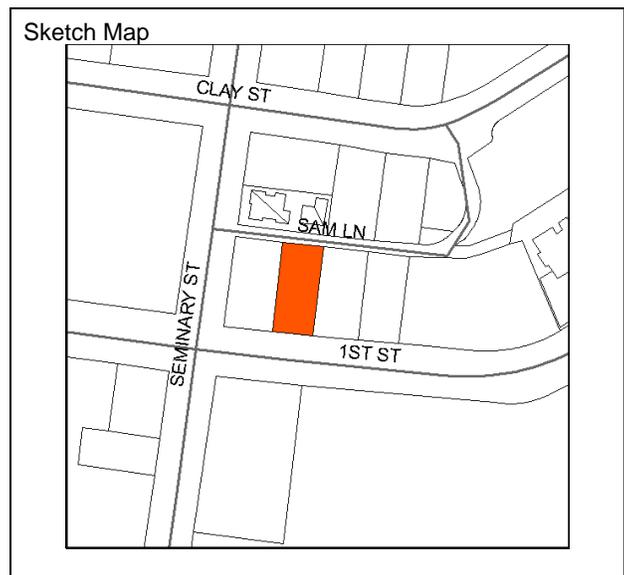
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (GH)

*Date of Evaluation: 09/15/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Deed records and city directories do not provide information about the original owners and residents of the building. The first reference to the building appears in the 1920 Federal Census, which lists Peter and Mae Nickels as residents of 1564 First Street. The 1929 city directory confirms Peter Nickels, a farmer and butcher, as the owner of the building, residing there with his wife Mae. Peter Nickels died in 1941, and Mae Nickels is listed as the sole resident in 1942. A World War II draft card indicates that then 63 year old Frank A. Beebe took up residence at 1564 First Street in 1942. Exact ownership is unclear during this period, but records indicate that the property was transferred from the estate of Harriet A. Smith to Frank A. and Georgia T. Beebe by decree in 1945. The 1949 and 1959 city directories confirm the Beebes' residence at 1564 First Street. Mrs. Lillian M. Levett is listed as residing at the property in 1967, and Danny McDaniel, a custodian for Napa County, in 1975. Ownership records for the property were not found for the late 1970s and early 1980s. The property is currently owned by James V. Jones and was converted to commercial use as Jones' Law Office, likely in 1985 at the time a commercial remodel was completed.

Evaluation

Significance

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

Constructed in circa 1915, the house at 1564 First Street does not appear to be significant for its association with events or trends important to the history of Napa. The building is located in a mixed commercial/residential area within the commercial core of downtown Napa. A majority of the residential development in this area took place prior to the construction of the subject property. The building does not exemplify the important trend in the early residential development of the downtown area, or the subsequent commercial development that followed in the mid-twentieth century. Although the house played a part in the general growth and development of the area, it does not have sufficient associations with these trends to qualify under this criterion. Therefore, 1564 First Street does not appear to be eligible under Criterion A/1/a.

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

The house at 1564 First Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a single family residence owned and occupied by a variety of working, middle, and upper class families, but there is no indication that any of their members made significant enough contributions to Napa's history to qualify under this criterion. Therefore, 1564 First Street does not appear to be eligible under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The house is an excellent example of a Craftsman bungalow in the neighborhood. The building was constructed slightly later than neighboring residences, which were constructed in popular Victorian-era styles in the late nineteenth and early twentieth century. While many historic residences in the downtown core have been demolished, the conversion of 1564 First Street into offices in the mid-1980s has made the building applicable in the present day commercial district, and allowed for the retention of the building's original appearance and detailing. 1564 First Street is an excellent example of a type, method, and style of architecture—an early Craftsman bungalow—and thus appears to be eligible for listing in the local register under Criterion c. Its low form, prominent front porch, knee braces, square columns, and stucco cladding are hallmarks of the Craftsman style. Research did not reveal the architect or builder of the building such that would warrant consideration of the building as work of a master under local Criterion d, and it does not represent a rare building type and is therefore not eligible under local Criterion e. The architectural character of the property does not rise to the level of significance required for listing in the National Register under Criterion C or the California Register under Criterion 3.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 1564 First Street has been converted from its original use as single family property to use as law offices. This change in use required few exterior alterations and the property continues to exhibit the characteristics of an early Craftsman bungalow, so integrity of association is retained. The building has never been moved and thus retains integrity of location. When constructed, the building was part of a residential neighborhood in the area that became the commercial core of Napa's downtown district. Today, this area is characterized by largely commercial uses, and many of the residential properties that characterized the neighborhood in the early twentieth century have been demolished. Due to these changes in the surrounding neighborhood, the building does not retain integrity of setting. The building has undergone very few changes over time, and the overall character, scale, massing, and style of the original Craftsman bungalow are evident. Therefore, the building retains integrity of design, materials and workmanship. The building's integrity of feeling is supported by the fact that it is still recognizable as an early Craftsman bungalow. Overall, the building possesses sufficient historic integrity to convey its significance under local register Criterion c.

Conclusion

1564 First Street appears to be eligible for listing in the local register as a Landmark Property under Napa HRI Landmark Criterion c. The building retains sufficient historic integrity to convey its significance under this criterion. The building has therefore been assigned a California Historical Resource Status Code of **5S3** (appears to be individually eligible for local listing or designation through survey evaluation).

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1564 First Street, view north from First Street.
(Page & Turnbull 2010)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3

Resource Name or # (Assigned by recorder) 1600 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/10/2010 Continuation Update

***B10. Significance (cont.):**

The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses and also houses many civic office buildings. This building was constructed well after the initial development of the area, however, and does not have associations with any trends of development that were specific to the area. Therefore, 1700 First Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The civic building at 1600 First Street does not appear to be eligible for association with the lives of persons significant to our past. Since the building's construction, it has been owned by Safeway Stores, Inc. and the City of Napa; both large organizations with no specific representative people identified in connection with this particular office. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This civic building exhibits mid-century architectural styling that can be classified as Contemporary. The building is intact and has not undergone any major alterations. However, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect and does not appear to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1600 First Street, was probably originally a commercial building and now has civic uses. In both instances, the building essentially functioned as office spaces and retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and the property retains integrity of setting. The building has not been drastically altered, and retains integrity of design, materials and workmanship. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building. Overall, the building retains historic integrity.

Conclusion

1600 First Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1600 First Street, view north from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: Bank of America
- B2. Common name: Bank of America
- B3. Original Use: Commercial
- B4. Present use: Commercial

*B5. Architectural Style: Brutalist

*B6. Construction History: (Construction date, alterations, and date of alterations)
1957: Constructed. 1959: Sign installed. 1971: Drive-up windows installed, alterations to parking lot. 1972: Sign installed. 1982: Awning installed, exterior lighting, 2 ATMs installed, 2 signs installed, interior remodeling. 1989: Remodeling of platform area, reroofed. 1992: New ATM installed. 2000: 2 signs installed. 2008: 2 signs installed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking lot.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1957 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the original building permit, the commercial building at 1700 First Street was constructed in 1957. The permit did not identify an architect or builder. The previous owner of the property was Frank G. Noyes, a prominent Napa businessman who owned a lumber yard in East Napa. He was known to have pastured a cow on the subject property, which was vacant prior to the construction of the subject building.

In 1957, the Bank of America National Trust and Savings Association purchased the property from Noyes and erected the building that stands today. The building has housed a Bank of America branch since that time.

Evaluation

Significance

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

Constructed in 1957, the commercial building at 1700 First Street does not appear to be significant for association with events important to the broad patterns of history. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

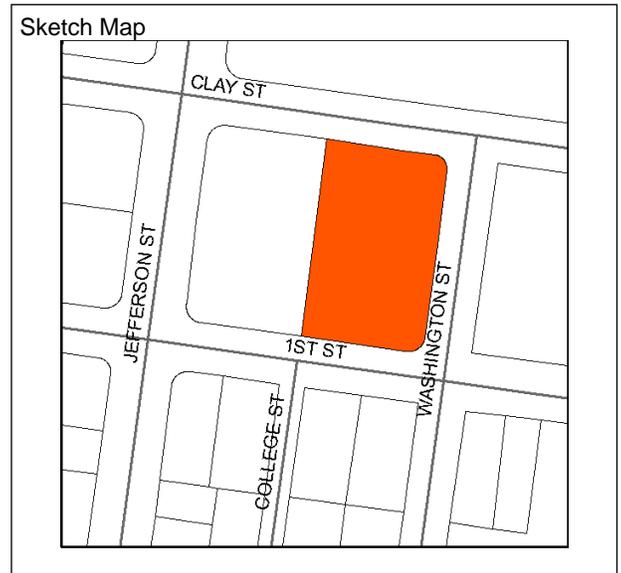
*B12. References:
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/15/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. This commercial building was constructed well after the initial development of the area, however, and does not have associations with any trends of development that were specific to the area. Therefore, 1700 First Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 1700 First Street does not appear to be eligible for association with the lives of persons significant to our past. Since the building's construction, it has been owned by the Bank of America, a national financial institution, with no specific representative people identified in connection with this particular branch. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits mid-century architectural styling that can be classified as Brutalist. The building is intact and has not undergone any major alterations. However, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have high architectural merit or association with a master architect and does not appear to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1700 First Street, retains its original use as a commercial property, specifically a bank. Therefore, the building retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and the property retains integrity of setting. The building has not been drastically altered, therefore it retains integrity of design, materials and workmanship. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building. Overall, the building retains historic integrity.

Conclusion

1700 First Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1700 First Street, view north from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: None
- B2. Common name: None
- B3. Original Use: Commercial
- B4. Present use: Commercial

*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)

1948: Constructed. 1959: Unspecified alterations to building; signage for Napa Paint & Wallpaper installed. 1960: Sign moved. 1966: Alterations to front door at 708 First St. 1976: Building reroofed. 1995: Flood repairs undertaken. 1998: Signage installed at 710 First St. and awnings installed at 710 First St. 1999: House at rear of lot relocated off-site; awnings installed at 710 First St. 2003: Tenant improvements at 1027 McKinstry. 2007: Tenant improvements to wine bar at 708 First St. 2008: Awning installed at 708 First St. 2010: Bathroom expanded and made ADA accessible.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1948 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The commercial building at 708-714 First Street was constructed in 1948 on a lot that previously consisted of two parcels, each occupied by a dwelling. A single-story dwelling at the corner of First and McKinstry Streets appears to have been removed for the construction of the subject building, while a two-story house to the immediate west appears to have been moved to the rear of the lot to accommodate the subject building. The 1949 Sanborn Fire Insurance map shows the two-story house situated behind the L-shaped commercial building, which was subdivided into a number of shop spaces. The unit at the corner of the building, addressed as 708 First Street, housed Napa Paint & Wallpaper. An unidentified shop was located at 710 First Street, a motorcycle sales shop at 712 First Street, and a furniture store at 714 First Street.

According to deed records, the Gozza family owned the property at the time of the building's construction. Martin and Rosa Gozza were Italian immigrants who came to the United States in 1905 and 1911, respectively. Martin Gozza was a laborer and they lived in Detroit, Michigan in 1930. By at least 1947 they had moved to Napa and purchased the subject property. In 1947, they sold it to their son and daughter-in-law, Joseph and Louise M. Gozza.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

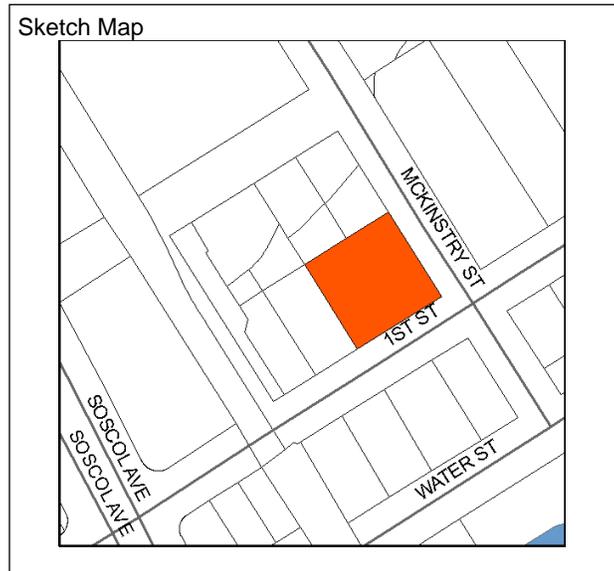
*B12. References:
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 8/30/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

In 1958, the Gozzas sold the property to Hildegard and Henry Duser, proprietors of the Napa Paint & Wallpaper Company and, thus, long-time tenants of the building. During the Dusers' period of ownership, the building continued to house Napa Paint & Wallpaper, as well as Lee's Custom Floors and Valet Cleaners & Tailors. By 1967, Napa Paint & Wallpaper appears to have been taken over by Robert M. and Marie Talley and was renamed Talley's Napa Paint & Wallpaper. This may have been a result of Henry Duser's retirement, however the Dusers continued to own the building itself.

Henry Duser died in 1972 and the following year Hildegard Duser sold the property to Robert M. and Marie Talley in partnership with Lester O. and Beverly Simonson. Talley's Paint & Wallpaper continued to conduct business through at least 1986. In 1975, Napa Pet Center was located in the corner unit, while Lee's Custom Floors and Valet Cleaners remained in the other shop spaces.

In 1995, the nearby Napa River flooded, inundating the surrounding neighborhoods. Repairs had to be undertaken at the property. By 1998, the property was purchased by current owners Robert & Mary Stevens, and in 1999, the two-story house located at the rear of the subject parcel was moved. According to building permit records, it was an 1895 farmhouse and was relocated to Vichy Avenue.

Evaluation

Significance

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

Constructed in 1948, the commercial building at 708-714 First Street does not appear to be significant for association with events or trends important to the broad patterns of history of Napa. The building is located in a neighborhood, which was largely residential, consisting of small, working-class houses built during the early twentieth century. This commercial building was constructed well after the initial development of the area and supplanted older houses located on the property. It does not have associations with any major trends of development that occurred later and does not correspond to any major commercial booms that were specific to the area. Therefore, 708-714 First Street does not appear to rise to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 708-714 First Street does not appear to be significant for association with the lives of persons significant to the history of Napa. Throughout the building's history, many of the owners have also been proprietors of a business located within the building. While these people were likely successful merchants, they do not appear to have had been sufficiently important to the history of Napa to lend significance to the building that they owned or operated a business in. Therefore, the property does not appear qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits mid-century architectural styling that includes Art Moderne overtones. It is not a prime example of the style, however, and other better examples exist throughout Napa. The building is generally intact and has not undergone any major alterations. However, despite its good physical integrity, it is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect necessary to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 708-714 First Street, retains its original use as a commercial property housing multiple retail shops. Therefore, it retains integrity of association. The building has never been moved and retains integrity of location. When constructed, the building was located within a largely residential neighborhood surrounded by the river and bounded by the railroad tracks to the west. While this residential enclave remains on the south side of First Street, the new Oxbow Market development to the immediate east of the subject property has imposed a stronger, larger-scale commercial character in the area and therefore the subject property does not retain integrity of setting. The building has not been drastically altered, but for the addition of various signs and awnings, therefore integrity of design, materials and workmanship is retained. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building. Overall the property retains historic integrity.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
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Trinomial _____

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Resource Name or # (Assigned by recorder) 708-714 First Street

*Recorded by Page & Turnbull, Inc.

*Date 8/30/2010 Continuation Update

***B10. Significance (cont.):**

Conclusion

708-714 First Street does not appear to be eligible for listing in the national, state, or local registers under any criteria, and has been assigned the California Historical Resource Status Code of **6Z** indicating that it has been found ineligible for National, California or local designation through survey evaluation.

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 708-714 First Street, view north from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: Riverside Service Station
- B2. Common name: None
- B3. Original Use: Commercial
- B4. Present use: Commercial

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
1951: Constructed as Basalite gas station. 1959: Signs installed. 1962: Sign installed. 1966: Sign installed. 1970: Sign installed. 1983: Commercial renovation and remodel. 1993: Reroofing. 2003: Tenant improvements, 2 signs installed. 2005: Awning installed. 2006: Exhaust duct for wine shop installed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking area at front. Shares a parcel with the Semorile Building at 975 First Street (1888).

B9a. Architect: Unknown b. Builder: Louis Bormalini

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1951 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The commercial building at 967 First Street was constructed in 1951 to serve as a gas station. The Sanborn map from 1949 indicates that it replaced other utilitarian buildings housing a machine shop and storage that were located on the property. The property was owned by Angie Semorile and other related parties, and was likely a portion of larger Semorile family holdings that included the neighboring Semorile Building at the corner of First and Main streets.

The gas station was owned by Joe Panzo and constructed by Louis Bormalini, a contractor from Novato. It was known as Riverside Service Auto Repair and was run by Roy Rota and John Scansi. The Appliance Clinic, operated by Virgil A. Mathis was located in the shop space addressed 975 First Street.

In 1980, the property was purchased by Shanty's Properties. Riverside Service Auto Repair remained through the late 1980s and was joined by Fireside Thrift Co., a finance company, at 975a First Street, and Stewart J. Viets Certified Financial Planner and AICP City Planning at 975b First Street. The building continues to be known as Riverside Service.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

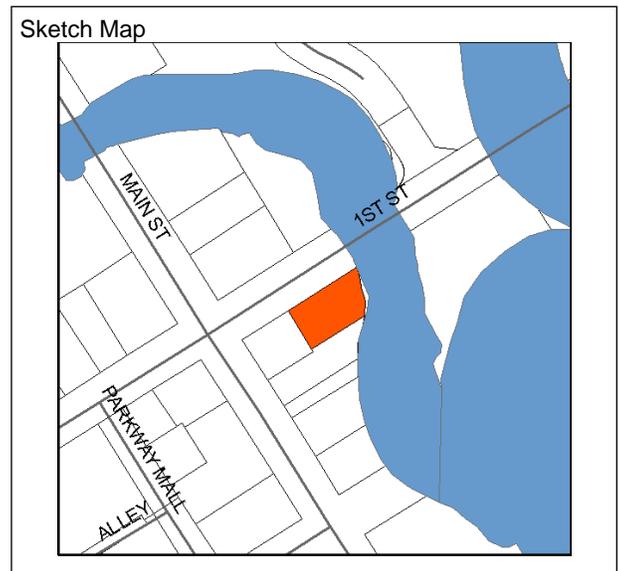
*B12. References:
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/15/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed in 1951, the commercial building at 967 First Street has some associations with Napa's car culture, which boomed after World War II and resulted in the construction of many gas stations and automotive-related buildings. The building is located in downtown Napa, adjacent to the First Street Bridge, which has always been a primarily commercial area and was a transportation thoroughfare. Despite these associations, there are other better examples of mid-century service stations in the downtown area and therefore, 967 First Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 967 First Street does not appear to be eligible for association with the lives of persons significant to Napa's past. Since the building's construction, the property has been owned by the Semorile family, but they do not appear to have been involved with the construction of the building or any of the businesses located on the lot. None of the owners or managers of the businesses located in the building appear to have been significant business people or made contributions important to Napa's history. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits utilitarian architectural styling. The building is intact and has not undergone any major alterations, however, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Research revealed that the builder was Louis Bormalini, who does not appear to qualify as a master builder. Ultimately, it does not have the high architectural merit or association with a master architect necessary to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 967 First Street, was originally a gas station, but no longer functions as such today, so does not retain integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, and so the property's integrity of setting is retained. The building has not been drastically altered, and therefore its integrity of design, materials and workmanship is retained. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building with automotive associations. Overall, the building retains historic integrity.

Conclusion

967 First Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
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Trinomial _____

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Resource Name or # (Assigned by recorder) 967 First Street

*Recorded by Page & Turnbull, Inc.

*Date 9/18/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 967 First Street, view south from First Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None

B2. Common name: None

B3. Original Use: Residential

B4. Present use: Residential

*B5. **Architectural Style:** Mediterranean Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Circa 1930: Constructed. 1959: Termite damage repair completed. 1976. Reroofed.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:**

*B8. **Related Features:**

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** Downtown residential development **Area:** Napa, California

Period of Significance ca. 1930 **Property Type** Residential **Applicable Criteria** Napa HRI Landmark Criterion c
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 1426 Fourth Street was constructed around 1930. The earliest known owner of the property was Samuel Gordon, who owned it prior to 1935. The 1930 census indicates that Samuel Gordon and his wife Louise lived on Randolph Street and were retired. They may have rented out the house at 1426 Fourth Street. A 1935 city directory shows that widow and former grammar school teacher Ethel Anglim lived at the property at that time.

In 1935, Gordon sold the property to Erwin E. and Juanita Kron. Erwin was an electrician and Erwin, along with Juanita and their daughter June, moved to Napa some time between 1920 and 1930. No records indicate whether they lived in the house or not. In 1941, the Krons sold the property to Susie T. Hackett. Susie Hackett was the daughter of Williams Smith, one of the earliest settlers in the West Napa neighborhood, and she and her husband, Charles C. Hackett, a dentist and later the city assessor, are better known for their ownership and occupancy of the Hackett House at 2109 First Street, which is an elaborate Queen Anne cottage that was built in 1888 and designed by preeminent Napa architect Luther Turton. The Hacketts owned more than one property in the area, although city directories indicate that Susie Hackett resided at the subject property in the 1940s, possibly after she was widowed.

Susie Hackett sold the property to Aelred and Madeline Swanson in 1956. Aelred was a salesman for Kaiser Steel. By 1975, Madeline Swanson was a widow, but continued to own and occupy the house through at least 1997.
(continued)

B11. **Additional Resource Attributes:** (List attributes and codes) HP2. Single family residence

*B12. **References:**

(continued)

B13. **Remarks:**

*B14. **Evaluator:** Page & Turnbull, Inc. (CPH)

***Date of Evaluation:** 9/8/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed circa 1930, the house at 1426 Fourth Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. This residential building is not associated with the growth of downtown as a commercial center and was constructed well after the initial development of the area. It plays a part in the general growth and development of the area, however it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 1426 Fourth Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The house at 1426 Fourth Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a single family residence owned and occupied by various working, middle, and upper class families, but there is no indication that any of their members made significant contributions or were otherwise important to Napa's history. The most prominent of the owner was Susie T. Hackett, who was the daughter of one of the area's earliest settlers and a prominent citizen in her own right. However, his mere relation to Williams Smith, her own status as a prominent citizen and owner of one of the city's landmark houses, does not make Susie T. Hackett a significant figure. She is much more closely associated with the Hackett House at 2109 First Street and appears to have resided at the subject property later in her life, after becoming a widow. Based on this, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This house exhibits Mediterranean Revival styling, with its tile roof, arched window and door openings, decorative columns and detailing above windows and overall form. It is a good example of a modestly-sized residence, and has high physical integrity and contributes to the context of early twentieth century residential architecture in Napa. There are other houses of a similar era and style in the neighborhood and city, and 1426 Fourth Street is a good example of a Mediterranean Revival style residence. Research did not reveal the architect or builder of the house, but ultimately, it has the architectural merit necessary to qualify for local listing under Napa HRI Landmark Criterion c. The property does not appear to rise to the level of significance required to qualify for listing in the National or California registers under this criterion.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The house at 1426 Fourth Street retains its original use as a residence. Therefore, the building retains integrity of association. The building has never been moved and retains integrity of location. Located on the edge of the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and the property retains integrity of setting. The building has not been drastically altered and related functionality of the building is evident, therefore, the building retains integrity of design, materials and workmanship. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

1426 Fourth Street appears to be individually eligible for local listing under Napa HRI Landmark Criterion c, and has therefore been assigned a the California Historical Resource Status Code of **5S3**, indicating that it appears to be individually eligible for local listing or designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) 1426 Fourth Street

*Recorded by Page & Turnbull, Inc.

*Date 9/8/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1426 Fourth Street, view north from Fourth Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None
B2. Common name: None
B3. Original Use: Residential B4. Present use: Commercial

*B5. Architectural Style: None/Altered

*B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1907: Constructed. 1959: Signage. 1977: Plumbing and underground wiring for commercial building. 1989: Fire repairs. 1996: HVAC. The large second floor addition.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown residential development Area: Napa, California
Period of Significance ca. 1907 Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 1512 Fourth Street (also addressed 701-705 School Street) was constructed circa 1907. According to the 1901 Sanborn Fire Insurance map, the lot was previously occupied by stables that were likely associated with a single-family residence located at 603 Third Street. The 1910 map shows the subject property as a 1-story over basement, single family dwelling addressed as 212 School Street. The 1925 Sanborn Fire Insurance map shows the subject building has been turned into two flats, addressed as 701 and 705 School Street.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
Ancestry.com: Federal Census records, Public Records Indexes, etc.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.

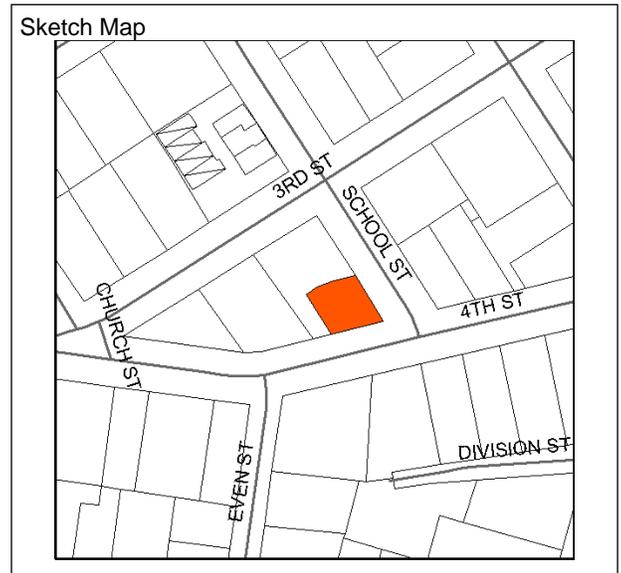
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 9/3/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

According to Deed Records, the earliest known owner of the property was John and Ruth Zollner, who owned it prior to 1907. The 1900 Census records show that Zollner lived at 603 Third Street, which is located on the same lot as subject property. Zollner was originally from Germany and came to the United States around 1882. He was employed as a provisions dealer. Census records from 1880 show that Zollner was previously employed as a butcher and had three daughters, Agnes, Ada and Mary. Ada F. Chisholm, Zollner's second daughter, inherited the property in 1907. It is likely that her father gave her a portion of his lot and built the current building on it for her. The 1910 Census shows that Chisholm lived at 212 School Street, (a past address of the property) with her husband Alfred, a dentist, and children Ruth and Ada. In 1922 A. Arthur Chisholm acquired the property. According to the 1930 Census, Arthur was a dentist. It is likely that he was Alfred's brother.

In 1925, Arthur Chisholm sold the property to George and Ida Thompson. Sanborn Fire Insurance maps from 1924 show that the building was divided into two flats around this time, addressed as 701 and 705 School Street. According to the 1930 Census, Thompson lived at 705 School Street and was a steam engineer in a packing house. Thompson likely rented 701 School Street to Christian Milton, a book keeper at the naval yard and his wife Alta, a sales lady in a candy store. 1935 City Directories confirm this information.

In 1937, Thompson sold 1512 Fourth Street to Adolph E. Arnitz. He may never have lived at the property. According to World War II draft records, Arnitz lived nearby at 1437 Fourth Street with his wife Elizabeth and he owned Arnitz Hardware Store. Arnitz sold the property to William and Dorothy Tuthill in 1975. City Directories show that working class people occupied the two flats until about 1975. In 1977 the property was acquired by James and Sharon Tate. At that time a permit was filed for plumbing and underground wiring for a commercial building. It is possible that Tate converted the building from residential to commercial during his ownership. Vintage Enterprises bought the building in 1979. The 1986 City Directory shows that the building was occupied by group of marriage and family counselors.

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1907, the building at 1512 Fourth Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential neighborhoods. While the building has been used as both a residence and a commercial space, the building is not significantly associated with development patterns in Downtown to qualify under this criterion. Therefore, 1512 Fourth Street does not appear to be eligible under Criterion A/1/a.

NRHP/CRHR Criterion B/2/b

The building at 1512 Fourth Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. For much of the building's history, it was a single family residence occupied or owned by various working to middle-class people, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

1512 Fourth Street has been significantly altered since its original construction, and does not exhibit the hallmarks of any particular style. It has a Classical Revival style portico, leaded glass windows and dormers typical of the Craftsman style, and an unusual witch's cap over the second floor solarium on the southeast corner. Because of its low physical integrity it no longer contributes to the context of early twentieth century residential architecture in Napa. There are other houses of a similar era and style with higher integrity in the neighborhood and city, and 1512 Fourth Street can no longer be considered a good example within the category. Research did not reveal the architect or builder of the house, and ultimately, it does not have the architectural merit necessary to make it significant under Criterion C/3/c, d, e.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

Over the years, the house at 1512 Fourth Street has been converted from single-family residential use to multiple-family residential use to commercial use. Therefore, it no longer retains integrity of association. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within an early residential neighborhood. The building's surroundings have changed over the years, with the construction of several commercial buildings and many nearby residences converted to commercial use, and so the property's integrity of setting is compromised. The building has been significantly altered and its integrity of design, materials and workmanship is no longer intact. The building has also lost its integrity of feeling. Overall, the building lacks historic integrity.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # (Assigned by recorder) 1512 Fourth Street/701-705 School Street

*Recorded by Page & Turnbull, Inc.

*Date 9/3/2010 Continuation Update

***B10. Significance (cont.):**

Conclusion

1512 Fourth Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

- Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.
- Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
- Napa city directories.
- The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.
- Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
- Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.
- Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1512 Fourth Street, view northwest from corner of Fourth and School streets.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None

B2. Common name: None

B3. Original Use: Residential

B4. Present use: Commercial

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Circa 1925: Constructed. 1964: Paneling in two rooms; demolish garage. 1970: Electrical service change. 1975: Undergrounding. 1978: Converted from single family to commercial building without City review. 2003: New roof.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

1128 Franklin Street shares a lot with a large commercial building at 1339 Pearl Street (1992).

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Downtown residential development

Area: Napa, California

Period of Significance ca. 1925

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 1128 Franklin Street was constructed circa 1925. According to Sanborn Fire Insurance maps, the building was originally used as a residence, and had an associated detached garage at the rear of the parcel. The remainder of the block featured one and two story single-family residences or flats, representing a transitional zone between the downtown commercial core and the surrounding residential neighborhoods.

According to Deed Records, the earliest known owner of the property was D. J. McDonell, who owned it prior to 1901. McDonell sold the property to J. S. and Inez Hill in 1901. In 1909 Hill sold the property to John Rupert. His wife, Elizabeth inherited the property in 1913. It is possible that the house was constructed by the Ruperts. Anna Friend, John and Elizabeth Rupert's daughter, inherited the property in 1941. Jewell Friend, likely daughter of Anna, acquired the property in 1954. In 1970, the property was sold to Salvador and Irene Gomez. They were likely responsible for converting the property from residential to commercial in 1978.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family residence

*B12. References:

Ancestry.com: Federal Census records, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

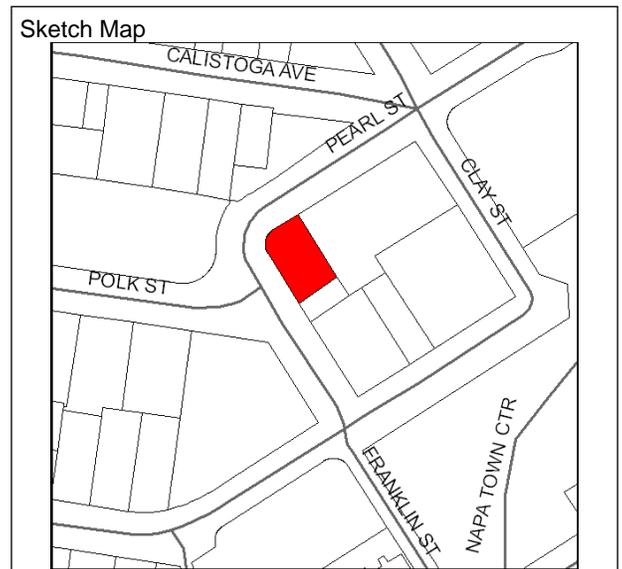
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 9/3/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

City Directories indicate that the property was always occupied by renters. Lawrence Harris, a barber and his wife Elaine lived at 1128 Franklin Street in 1935. In 1942, E.H. Gardner, a salesman, and his wife Lois lived at the property. Other working to middle-class occupants include Mrs. Ferol Manley, a widow who worked at Napa Savings and Loan as a book keeper in 1967, and Pauline Stombaugh, a secretary for Napa Town & Country Fairgrounds in 1975. City Directories list Salon for Hair as the occupant in 1986.

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1925, the house at 1128 Franklin Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although this block historically featured residential uses. 1128 Franklin Street is not associated with the growth of downtown as a commercial center, and was constructed after the establishment of this block as a residential grouping on the outskirts of the commercial core. Therefore, 1128 Franklin Street does not appear to be eligible under Criterion A/1/a.

NRHP/CRHR Criterion B/2/b

The house at 1128 Franklin Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. For much of the building's history, it was a single family residence occupied or owned by various working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

The house at 1128 Franklin Street exhibits simple, vernacular bungalow styling with Colonial Revival style detailing. It is a good example of a modestly-sized worker's cottage, and although it has high physical integrity, it is not an individually outstanding example of a type, period, style, or method of construction, and other examples exist throughout the city. Research did not reveal the architect or builder of the house, and ultimately, it lacks sufficient architectural distinction to qualify under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The house at 1128 Franklin Street retains its original use as a residence. Therefore, its integrity of association is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within an early residential neighborhood. The building's surroundings have generally remained the same over the years, with some nearby residences converted to commercial use, and so the property's integrity of setting is good. The building has been minimally altered; therefore its integrity of design, materials and workmanship is strong. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the building retains historic integrity.

Conclusion

Despite fairly strong integrity, 1128 Franklin Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) 1128 Franklin Street

*Recorded by Page & Turnbull, Inc.

*Date 9/3/2010 Continuation Update

Photographs:



Primary façade of 1128 Franklin Street, view east from Franklin Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 6Z

*Resource Name or # 720 Franklin Street
APN: 003209008000

- B1. Historic name: None
- B2. Common name: None
- B3. Original Use: Residential
- B4. Present use: Residential

*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)

1940: Constructed. 1960: New construction of sundeck. 1985: Smoke detectors. 2006: Remove and replace two stairways.

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown residential development Area: Napa, California

Period of Significance circa 1940 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The four apartment unit, Art Moderne style multiple-family residential building at 720 Franklin Street was constructed in 1940. The 1924 Sanborn Fire Insurance map shows that the lot was previously occupied by a dwelling at 726 Franklin Street, adjacent to the subject property (no longer extant). The 1949 Sanborn Fire Insurance map shows that the previous building was demolished to make way for the subject building

According to deed records, Ernest and Margaret Thormahlen purchased the property from S. Gordon, a real estate investor, and Louise E. Gordon in 1928. 1920 Census records show that Thormahlen was born in Germany and lived in Piedmont, CA where he was leather worker in a saddlery. The 1930 Census shows that the Thormahlen family lived at 726 Franklin Street in Napa (likely in the residence that pre-dated the subject building) and Ernest was the proprietor of a leather store. In 1943, Thormahler sold the property to Leland and Priscilla Houck. Wilma Graham acquired the property in 1945. She sold it to Ralph J. Hudgins in 1951. Samuel and Bertha Muscatine bought the 720 Franklin Street in 1958. According to City Directories, they were the only owner to actually occupy the one of the apartment units in the building. In 1963, the property was sold to Orville and Alice Cohen. They sold the building to Victor and Grace Fershko in 1985. City Directories indicate that the tenants that occupied the building throughout its history were clerks or salespeople. The building is still used as apartments today.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family residence

*B12. References:

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 8/30/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed in 1940, the multiple-family residential building at 720 Franklin Street does not appear to be significant for association with events important to the broad patterns of history. The neighborhood surrounding the apartment building consists primarily of single-family houses built during the early twentieth century. This multiple-family residential building was constructed well after the initial development of the area and supplanted older houses located on the property. It does not have associations with any major trends of development that occurred later and does not correspond to any major commercial booms that were specific to the area. Therefore, 720 Franklin Street does not appear to be eligible under Criterion A/1.

NRHP/CRHR Criterion B/2/b

The commercial building at 720 Franklin Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to our past. Throughout the building's history, tenants and owners of the building were either working-class or successful merchants. However, they do not appear to have had been sufficiently important to the history of Napa to lend significance to the building that they owned or operated a business in. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

This residential building exhibits Art Moderne architectural styling, including rounded corners, porthole windows, flat cantilevered canopies, and a stucco finish. The building is generally intact and has not undergone any major alterations. However, despite its good physical integrity it is not a sufficiently remarkable example of a type, method, or style of architecture. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect necessary to make it significant under Criterion C/3/c, d, e.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 720 Franklin Street retains its original use as a multiple-family property housing four apartment units. Therefore, its integrity of association is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within a largely residential neighborhood that has changed to be more commercial in character thus impairing the property's integrity of setting. The building has not been altered; therefore its integrity of design, materials and workmanship is intact. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century apartment building. Overall, the building retains historic integrity.

Conclusion

720 Franklin does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*, San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber, *Napa*, San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 720 Franklin Street, view east from Franklin Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None
B2. Common name: None
B3. Original Use: Commercial B4. Present use: Commercial

*B5. **Architectural Style:** Mid-century modern

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
1949: Constructed. 1964: Sign installed. 1967: Reroofed. 1968: Repair/replacement of ceiling. 1973: Sign installed. 1992: Tenant improvements to office. 2003: Reroofed.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:**
None.

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance:** **Theme** Downtown commercial development **Area:** Napa, California
Period of Significance 1949 **Property Type** Commercial **Applicable Criteria** Napa HRI Landmark Criterion c
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The commercial building at 920-930 Franklin Street was constructed in 1949 on a lot previously occupied by a small dwelling. The 1949 city directory lists three individual residents at the address, suggesting that they were the occupants of a house on the property, while the 1949 Sanborn map shows the current commercial building on the property. This suggests that the dwelling was removed and the commercial building constructed within that year.

In apparent conjunction with the building's construction, the property was purchased by Hugo A. and Virginia M. (Gibb) Zeller from the Maria Burrell family. Nathan F. Coombs is listed in the chain of title because he was Hugo Zeller's attorney; the property was deeded to Coombs and back to the Zellers for estate planning purposes.

The Zellers also owned property throughout Napa. The family patriarch, Johan A. Zeller had owned the Palace Hotel at Soscol Avenue and Third Street, which was known as the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. He also owned the associated Palace Stables, the former Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company car barn, and the property where his son operated Hugo A. Zeller Motors; all situated around Soscol Avenue and Third Street. Hugo A. Zeller operated the Hugo A. Zeller Motors garage as early as 1928 through 1947. City directories specify that the business sold and serviced Buick, Cadillac and LaSalle cars, and GMC trucks. (continued)

B11. **Additional Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

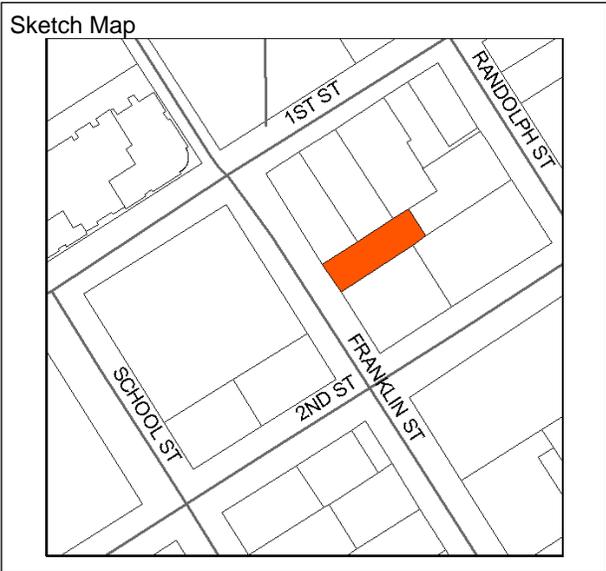
*B12. **References:**
(continued)

B13. **Remarks:** None

*B14. **Evaluator:** Page & Turnbull, Inc. (CPH)

***Date of Evaluation:** 9/10/2010 (Revised 2/22/2011)

(This space reserved for official comments.)



***B10. Significance (cont.):**

Johann Zeller also owned a 50-acre prune orchard bounded by Jefferson Street, Trancas Street, Beard Road, and Pueblo Avenue; the area has since been subdivided into a residential tract, and the only remnant of the prune orchard today is the prune dehydrator building. Zeller also owned the Keller-Zeller Ranch in the Fly District of Carneros (now used for salt ponds).

In addition to the Zellers' stronghold of property at Third and Soscol and agricultural lands, the family also owned a cluster of parcels in downtown Napa, generally situated along Randolph Street. These included Zeller's Hardware at 819 Randolph Street, Napa's first Safeway at 1315-1319 First Street, the commercial building at 1321 First Street (originally a parking lot for the Safeway), the commercial building at 923-929 Randolph Street, and the subject property at 920-930 Franklin Street.

The present building at 920-930 Franklin Street was seven separate units originally occupied by Raney's Draperies, a dress shop, the Beauty Box, and a real estate broker's office. City directories show that a business called Ryken-Zeller Gifts, operated by Hugo and Virginia's daughter, Mary Zeller, and William P. Ryken, was located in the subject building at 920-930 Franklin Street from shortly after the building's construction, until the late 1980s. Additionally, the Beauty Box was located in the rear two units of the building through 1975. It was first operated by Melvyn L. Cook and later by Joanne Walker. By 1986, the Beauty Box was replaced by Barbara's Hair Alley. The front five units are currently occupied by the offices of CDI builders, and the rear two units are occupied by Annette's Chocolate and Ice Cream Factory. The property continues to be owned by the Zeller family today (Robert H. Zeller and Mary V. Zeller).

Evaluation

Significance

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

Constructed in 1949, the commercial building at 920-930 Franklin Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. This commercial building was constructed well after the initial development of the area, however, and supplanted an older house located on the property. It has general associations with the post-World War II building and development boom, but does not have associations with any trends of development that were specific to the area. Therefore, 920-930 Franklin Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1a.

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

The commercial building at 708-714 First Street does not appear to be significant for association with the lives of persons significant to our past. Since the building's construction, only the Zeller family has owned the property. Although the Zellers are very prominent Napa property owners, business people and citizens, the commercial building at 920-930 Franklin Street is not a prime example of their holdings. Hugo Zeller was primarily known for his automotive-related business ventures and other properties in the city better represent his contributions to the community. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits mid-century architectural styling, including the use of modern materials, overall form, prominent and fully glazed storefront, and tapered columns. The building has not undergone any major alterations and is an excellent example of a mid-century commercial building in Napa. Research did not reveal the architect or builder of the house, but ultimately, it has the architectural merit necessary to qualify for local listing under Napa HRI Landmark Criterion c. The property does not appear to rise to the level of significance required to qualify for listing in the National or California registers under this criterion.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 920-930 Franklin Street, retains its original use as a commercial property. Therefore, it retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years, including both commercial and residential properties in the vicinity, and the property retains integrity of setting. The building has not been drastically altered, and retains integrity of design, materials and workmanship. These factors contribute to integrity of feeling, which is supported by the fact that the property is still recognizable as a mid-century commercial building. Overall, the building retains sufficient historic integrity to convey its significance. (continued)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) 920-930 Franklin Street

*Recorded by Page & Turnbull, Inc.

*Date 9/10/2010 (rev. 2/22/2011) Continuation Update

***B10. Significance (cont.):**

Conclusion

920-930 Franklin Street appears to be individually eligible for local listing under Napa HRI Landmark Criterion c, and has therefore been assigned a the California Historical Resource Status Code of **5S3**, indicating that it appears to be individually eligible for local listing or designation through survey evaluation.

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Zeller, Robert H. Letter re: Downtown Specific Plan Area Historic Survey. December 10, 2010

Photographs:



Primary façade of 920-930 Franklin Street, view northeast from Franklin Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: None
B2. Common name: Mathis Furniture
B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1920: Constructed. 1959: Neon signage. 1960: Neon signage. 1961: Demolish shed. 1961: Addition (second story). 1963: Alteration to storefront. 1965: Demolish shed. 1965: Reroof. 1966: Addition of siding to front of building. 1969: New door. 1972: Addition to commercial store. 1973: Plumbing. 1977: Alterations and lighting. 1983: Reroof. 1993: New awning. 1998: Reroof with tar and gravel. 2002: Reroof with tar and gravel. 2010: Corrugated metal siding removed from building.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance circa 1920 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1326 Main Street was constructed circa 1920. According to the 1924 Sanborn Fire Insurance map, the building spans two addresses, 1326 and 1336 Main Street, and housed a variety store. After 1949, maps show that the building had a large, flat roofed addition at the rear of the smaller gable-roofed portion that faces main. The storefronts were replaced with angled, modern storefronts in 1963, when the building was occupied by Mathis Furniture. A neon blade sign was installed on the roof at this time.

According to deed records, the Markus and Minnie Klein purchased the building lot from T.N. Mount in 1909. It is possible that the Kleins constructed the subject property on their former residence. 1930 Census records show that the Kleins lived at 1336 Main Street and that Markus worked in general merchandise sales. The 1935 City Directory confirms this information. They sold the property to Aaron and Rose Cohen in 1942. The City Directory for that year shows that the Cohens operated Napa Hardware Company in the building. In 1955, the property was purchased by Virgil and Betty Mathis. City Directories show that they ran a furniture and appliance store. The also made several alterations to the building in the 1960s.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP13. Community enter/social hall

*B12. References:
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.

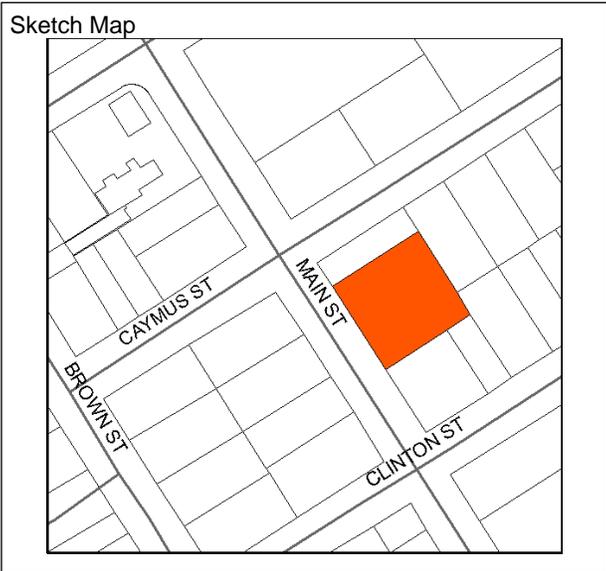
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 8/30/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed circa 1920, 1326 Main Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature. This building was constructed after the initial development of the area, and it does not have associations with any major trends of development that occurred early or later. Therefore, 1326 Main Street does not appear to be eligible under Criterion A/1/a.

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

The commercial building at 1326 Main Street does not appear to be eligible for Criterion B/2 for association with the lives of persons significant to our past. Throughout the building's history, the owners were likely successful merchants, but they do not appear to have had been sufficiently important to the history of Napa to lend significance to the building that they worked in. Therefore, the property does not have significance under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This building does not exhibit any features of a 1920s commercial building architecture. Its storefronts were dramatically replaced with Modern storefronts in the 1960s, which has diminished its original historic character. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have the high architectural merit or association with a master architect necessary to make it significant under Criterion C/3/c, d, e.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The building at 1326 Main Street retains its original use as a commercial building. Therefore, its integrity of association is strong. The building has never been moved and, so, has strong integrity of location. The building is located within the commercial core of downtown Napa. This area remains relatively intact and reinforces the property's integrity of setting. The building has been significantly altered, and therefore its integrity of design, materials and workmanship is impaired. These factors also contribute to lack of integrity of feeling. Overall, 1326 Main Street does not retain historic integrity.

Conclusion

1326 Main Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

***B12. References (cont.):**

- Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.
Kilgallon, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1326 Main Street, view east from Main Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

*NRHP Status Code 6Z

*Resource Name or # 1327 Main Street
(APN: 003136003000)

B1. Historic name: Helsley Furniture Co.

B2. Common name: Normar Fabrics

B3. Original Use: Commercial

B4. Present use: Commercial

*B5. **Architectural Style:** Western False Front Commercial

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Circa 1900: Constructed. 1985: Reroofing, demolition and interior remodeling. 1998: Reroofing.

*B7. **Moved?** No Yes Unknown Date: _____

Original Location:

*B8. **Related Features:**

None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** Downtown commercial development

Area: Napa, California

Period of Significance ca. 1900

Property Type Commercial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 1327 Main Street was constructed around 1900 and first appears on the 1901 Sanborn map, where it is labeled as a hardware and furniture shop with repair and upholstery services at the rear of the building. At the time of its construction, it was owned by Arthur S. Tockey, who had purchased the property from Angus and Mary L. Butters in 1897. Arthur Tockey was a furniture merchant, and it is likely that the subject building was constructed to serve as his shop.

Tockey owned the property until 1923, when he sold it to Howard Helsley. The store remained a furniture shop, but was renamed the Helsley Furniture Co. The store was operated by Howard Helsley and his wife Carrie, until around 1960. At that point, it remained in the Helsley family's ownership, but was leased to other businesses. In the late 1960s, it was the Pastime Club Tavern, operated by Henry Arata and Aldo Micheli. By 1975, it housed Ice Floe Books, operated by Patrick McNeely and Edwin Leighton.

In 1985, the property was purchased by the current owners, David H. and Norma B. Arndt. The Arndts have owned and operated Normar Fabric & Gifts in the building since that time.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. **References:**

(continued)

B13. Remarks: None

*B14. **Evaluator:** Page & Turnbull, Inc. (CPH)

***Date of Evaluation:** 9/11/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed around 1900, the commercial building at 1327 Main Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature. This commercial building was constructed during a relatively early stage in the development of the area, and played a part in the general growth and development of the downtown. However, the building does not have sufficient or specific associations with these trends to set it apart as significant. Other, better examples of turn-of-the-century commercial architecture are present in downtown Napa and are better able to convey their place in the timeline of Napa's development, than this building, which has been altered. Therefore, 1327 Main Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 1327 Main Street does not appear to be significant for association with the lives of persons significant to our past. Over the course of the building's early history, it was owned by two parties, Arthur Tockey and Howard Helsley, both of whom were furniture merchants. Although they were likely prominent businessmen, neither owner, nor any subsequent owners or tenants appear to have made important contributions to commerce in Napa. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

This commercial building exhibits early twentieth-century commercial styling that takes a Western False Front form. It is not a prime example of the form or style, however, and other better examples exist throughout Napa. Although not documented in building permit records, the building also appears to have undergone some alterations that seem to have diluted its true circa 1900 architectural style, so that it appears to have been constructed later in the century. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not have high architectural merit or association with a master architect to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1327 Main Street retains its original use as a commercial property housing a retail shop space. Therefore, retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown, the building's surroundings have generally remained the same over the years and the property retains integrity of setting. The building appears to have undergone undocumented alterations that obscure its true age and architectural style, and therefore the building does not retain integrity of materials and workmanship. However, the overall design intent and related functionality of the building is evident and the building retains integrity of design. Due to significant alterations, the property is not readily recognizable as a turn-of-the-century commercial building and therefore does not retain integrity of feeling. Overall, the building does not retain historic integrity.

Conclusion

1327 Main Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4

Resource Name or # (Assigned by recorder) 1327 Main Street

*Recorded by Page & Turnbull, Inc.

*Date 9/11/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1327 Main Street, view southwest from Main Street.
(Page & Turnbull 2010)



"Helsley Furniture Co.," 1327 Main Street, n.d.
The building was operated as a furniture shop by the Helsley family from 1923 to 1960.
(Napa County Historical Society)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: Napa Grocery & Meat Market
B2. Common name: Shackford's Kitchen Store & More
B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: Art Deco

*B6. Construction History: (Construction date, alterations, and date of alterations)

1936: Constructed. 1959: Sign installed. 1965: Construction of new warehouse (rear addition), electrical. 1975: Sign installed. 1991-1992: Addition (rear) for commercial storage, street trees installed. 2001: Damaged awning replaced, reroofed. 2004: Reroofed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California

Period of Significance 1936 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 1350 Main Street was constructed in 1936 and supplanted a house that was located on the lot previously. The property had been owned since 1922 by Balbina J. Costa Santos, who was responsible for the erection of the subject building. The 1930 Census indicates that Santos was a Portuguese immigrant who had come to the United States in 1899. She was a divorcee and worked as a dressmaker from her home on Napa Street. She does not appear to have lived in the house that was located at 1350 Main Street prior to 1936, nor does she appear to have operated her dressmaking business in the current building. In the late 1930s it was occupied by the Napa Grocery & Meat Market, which remained through the late 1940s. In 1959, the building stood vacant, and by 1967, was occupied by Krug's Napa Hardware, owned and operated by Albert and Eunice Krug.

Santos died in 1969 and in 1971, ownership of the property was transferred to Frank C. Lucas, Santos' son. By 1975, the building had come to be occupied by Shackford Hardware, which was owned and operated by John D. and Donna J. Shackford. Although deed records do not substantiate it, the Shackford's may have purchased the property around this time. Eventually, the Shackford's business transitioned from hardware to kitchenware. In 1986, the shop was known as Shackford's Kitcheware and today it is known as Shackford's Kitchen Store & More. Donna Shackford is the current property owner.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

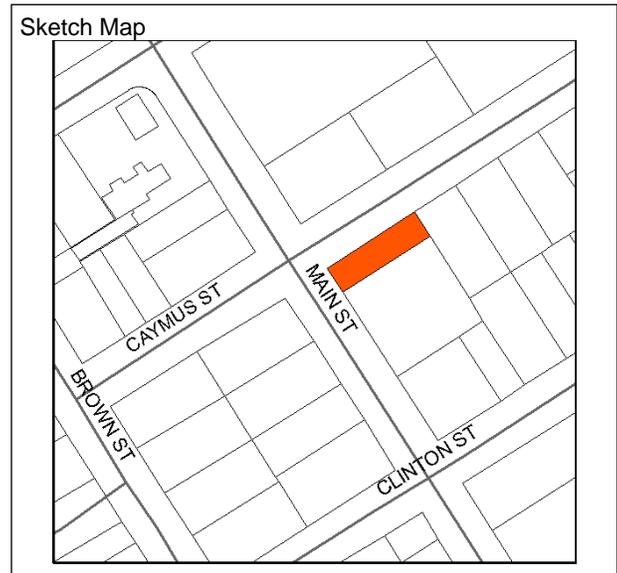
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (CPH)

*Date of Evaluation: 9/11/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Evaluation

Significance

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

Constructed in 1936, the commercial building at 1350 Main Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature. This commercial building was constructed well after the initial development of the area and supplanted an older house located on the property. It does not have associations with any major trends of development that occurred and does not correspond to any major commercial booms that were specific to the area. Therefore, 1350 Main Street does not appear to qualify for listing in the National or California registers or for local listing under Criterion A/1/a.

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

The commercial building at 1350 Main Street does not appear to be eligible for association with the lives of persons significant to our past. For the majority of its history, the building was owned by Balbina Santos, a dressmaker. Later it was owned by her son and, then, the current owners. It was also occupied by a few tenants in addition to its owners. One of the tenants, Albert and Eunice Krug, may have been related to the Charles Krug family, famous for wine making in the Napa Valley. However, no records substantiated this connection and it is unlikely that Albert and Eunice Krug would be considered significant merely for their relation to Charles Krug. Although the owners and tenants of 1350 Main Street played a part in Napa's commerce, none of them appear to have made important contributions to Napa's history. Therefore, the property does not appear to qualify for listing in the National or California registers or for local listing under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The commercial building exhibits simplified Art Deco styling. Its construction date of 1936 is rather late for this style, however, and it is not an expressive example of Art Deco aesthetics. Other better examples of the style exist throughout Napa; for instance, the former Oberon Bar (now Downtown Joe's) at 902 Main Street, or the rear addition of the Wells Fargo Bank at 901 Main Street. Additionally, research did not reveal the architect or builder of the building. Ultimately, it does not appear to qualify for listing in the National or California registers or for local listing under Criterion C/3/c,d,e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing in the National or California registers under Criterion D/4.

Integrity

The building at 1350 Main Street, retains its original use as a commercial property housing a retail shop. Therefore, the property retains integrity of association. The building has never been moved and retains integrity of location. Located in the primarily commercial downtown, the building's surroundings have generally remained the same over the years and the property retains integrity of setting. The building has not undergone many alterations, and none that obscure its original architectural style or function, therefore integrity of design, materials and workmanship are retained. Integrity of feeling is supported by the fact that the property is readily recognizable as an early twentieth century commercial building. Overall, the building retains historic integrity.

Conclusion

1350 Main Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned the California Historical Resource Status Code of **6Z**, indicating that it has been found ineligible for National, California or local designation through survey evaluation.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # (Assigned by recorder) 1350 Main Street

*Recorded by Page & Turnbull, Inc.

*Date 9/11/2010 Continuation Update

***B12. References (cont.):**

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt. *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*. San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

The Napa Valley Museum and Lin Weber. *Napa*. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

Photographs:



Primary façade of 1350 Main Street, view east from Main Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 6Z
*Resource Name or # 1142-46 Main Street
(APN 003172010000)

B1. Historic name: N/A
B2. Common name: N/A
B3. Original Use: Commercial B4. Present use: Commercial

*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1940: building constructed. 1961: awning installed. 1963: marquee added. 1980: commercial remodel. 1981: commercial divider walls added. 1986. Roof replaced. 1987: gas and kiln installed. 1991: Roof replaced. 1997: awning installed. 1999: façade renovation, roof replaced with tar and gravel. 2004: insertion of walls to create dressing rooms.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Downtown commercial development Area: Napa, California
Period of Significance 1940 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The building at 1142-46 Main Street was constructed in 1940 as a 1-story commercial building at the southeast corner of Main and Pearl Streets. Sanborn Fire Insurance maps show that the subject parcel was occupied by a gasoline and oil station (addressed as 995 Pearl Street) prior to the construction of the commercial building in 1940. Sanborn maps do not clearly indicate if the second story parapet portion of the building, addressed as 1142 Main Street, was original construction or an early addition. The 1949 Sanborn map shows that the building included three storefronts on Main Street (originally addressed as 1144, 1146 and 1148 Main Street). (Note: these storefronts are now addressed as 1142, 1144 and 1146 Main Street respectively). At this time, the remainder of the block bounded by Main, Pearl, West, and First Streets contained numerous commercial buildings along the east side of Main Street, a few garages on the eastern portion of the block, and Napa Creek ran through the southern portion of the block. Numerous commercial buildings lined the west side of Main Street at this time and residential buildings surrounded the subject block to the north and east. Today, many commercial buildings from the early twentieth century remain and this area is part of Napa's downtown commercial core.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Property

*B12. References:

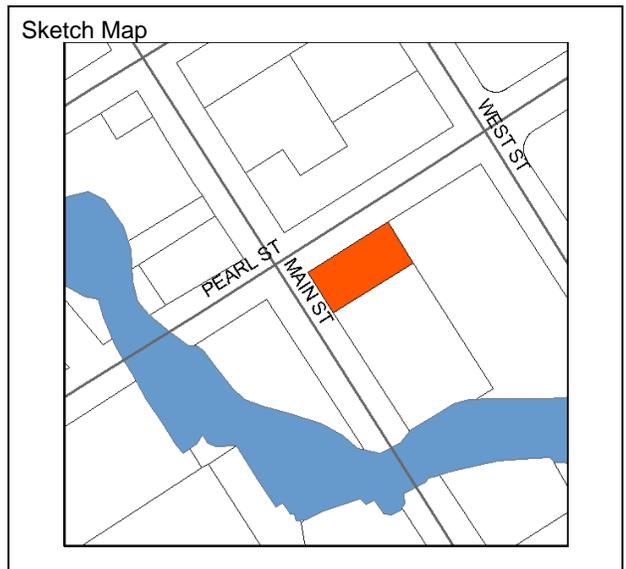
(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (GH)

*Date of Evaluation: 09/16/2010

(This space reserved for official comments.)



***B10. Significance (cont.):**

Deed records, building permits and city directories do not indicate the original owner of the building. Ownership can be traced back to the early 1960s and is outlined below:

1961-1965 Mr. Liu (1146 Main Street)
1965 -1977 Virgil G. and Betty M. Mathis
1977-1978 Daniel L. and Susan Ohlson (1/2 interest) and Gerald L. and Judith Nunn (1/2 interest)
1978 to Napa Community Redevelopment Agency.
1980 City of Napa/Main Street Arts
1981-1986 Napa Landmarks
1987 Napa Valley College
1991-1997 Napa Community Development
1999 Richard D. and Mary Williams (House of Bread)
1999-2008 Rebecca Lee Trust (1146 Main Street)
2008 Bloom Creative Hair Design

There were a variety of commercial tenants for the property throughout its history. City directories provide partial information, including listings for the following tenants:

1142 Main Street

No listings prior researched. 2010: Annalieu Contemporary Vietnamese Cuisine.

1144 Main Street

1942: no listing. 1949: Lui's Beauty Shop. 1959: Lui's Giftshop and Lui's House of Beauty. 1967: Lui's Giftshop, Lui's House of Beauty. 1975: Lui's Giftshop, Lui's House of Beauty. 1986: Napa Valley Arts Council, Napa Valley Stage Co. 2010: Bloom Creative Hair Design.

1146 Main Street

1942: no listing. 1949: no listing. 1959: no listing. 1967: no listing. 1975: Superior Paint + Window Coverings (Neil Smith, manager). 1986: vacant. 2010: Bloom Creative Hair Design.

1148 Main Street

1942: no listing. 1949: no listing. 1959: Brewster's Army + Navy Store. 1967: Brewster's Army + Navy General Merchandise. 1986: Napa Landmarks, Inc., Napa Valley Opera House org. 2010: no listing.

Evaluation

Significance

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

Constructed in 1940, the commercial building at 1142-1146 Main Street does not appear to be significant for its association with events or trends important to the history of Napa. The building is located in Napa's downtown commercial core, which developed in the late nineteenth and early twentieth century. Commercial development in this area took place prior to the construction of 1142-1146 Main Street, and the subject property did not contribute significantly to the early development of the neighborhood. Therefore, 1142-1146 Main Street does not appear to be eligible under Criterion A/1/a.

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

The commercial building at 1142-1146 Main Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the building's history, it was a commercial building owned and occupied by a variety of commercial vendors, but there is no indication that any of the owners/tenants made significant contributions or were otherwise important to Napa's history. Therefore, the building at 1142-1146 Main Street does not appear to be eligible under Criterion B/2/b.

NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criteria c,d,e (Design/Construction, Architects)

The commercial building at 1142-1146 Main Street exhibits characteristics of the Art Moderne style and is a good example of a twentieth century commercial property in Napa. However, the property is not a sufficiently remarkable example of a type, method, or style of architecture, and higher-quality examples of this style exist throughout Napa. Additionally, research did not reveal the architect or builder of the building. Ultimately, 1142-1146 Main Street does not have the high architectural merit or association with a master architect and does not appear to be eligible for listing under Criterion C/3/c,d,e.