

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 1142-1146 Main Street retains its original use as a commercial property and therefore the building retains integrity of association with commercial development trends. The building has never been moved and, so, retains integrity of location. When constructed, the building was located along the northeast edge of the commercial core of Napa's downtown district. Today, this area continues to be characterized largely by commercial uses. Due to this continuation of commercial use and the existence of many historic commercial buildings in the surrounding neighborhood, the building retains integrity of setting. The building has undergone several changes over time, including an exterior façade remodel, addition of awnings, interior commercial remodels, and normal repair to the roof and other building features. As a result, the building does not retain integrity of materials or workmanship. The overall character, scale, massing and Art Moderne style of the original building is evident. Therefore, the building retains integrity of design. Integrity of feeling is supported by the fact that the property is still recognizable as an Art Moderne style commercial building, and therefore retains integrity of feeling. Overall, the building retains historic integrity.

Conclusion

Due to lack of significance, the building at 1142-1146 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.):**

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 1142-46 Main Street, view east from Main Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 5S3
*Resource Name or # 1201 Main Street
(APN 003137005000)

- B1. Historic name: N/A
- B2. Common name: Napa Firefighters Museum
- B3. Original Use: Commercial B4. Present use: Institutional (Museum)

*B5. Architectural Style: Art Deco

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

Ca. 1940: building constructed. 1967: roof replaced. 1973: unspecified remodel. 1994: signage installed for Firefighters Museum. 1996: roof replaced with built-up materials.

*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 ca. 1940 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 building at 1201 Main Street was constructed in circa 1940 as a 1-story commercial building at the northwest corner of Main and Pearl Streets. Sanborn Fire Insurance maps show that the subject parcel was occupied by a 1-story dwelling (addressed as 1207 Main Street) prior to the construction of the commercial building in circa 1940. Exact records were not uncovered to precisely date the construction of the building, which occurred prior to the creation of the 1949 Sanborn Fire Insurance map. The 1949 Sanborn map shows that the building included a single storefront facing Main Street. At this time, the remainder of the block bounded by Main, Pearl, Brown and Clinton Streets contained three additional commercial buildings along Pearl Street, a parking lot in the center, and a few scattered auto and storage structures. Napa Creek flowed through the western portion of the block, a few garages on the eastern portion of the block, and Napa Creek ran through the southern portion of the block (dry in the summer months). Numerous commercial buildings lined Main Street to the south and surrounding blocks contained a mix of residential and commercial buildings. 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. HP39. Other (Museum)

*B12. References:

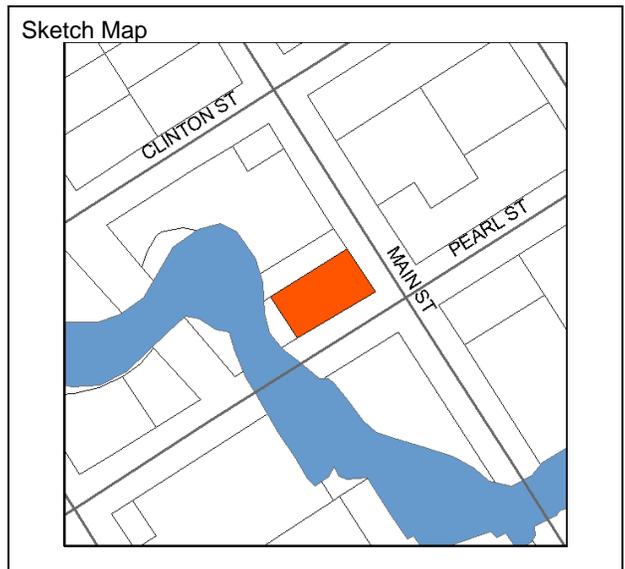
(continued)

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 indicate that a circa 1880 dwelling occupied the lot prior to the construction of the commercial building. In the early twentieth century, the property was owned by Elizabeth Shwarz, who transferred the property to William, David and Max Shwarz in 1914. Upon David Shwarz's death, the property transferred to William Shwarz et al. The owner of the property was listed in deed records as H. Shwarz Co. (owners of a hardware store originally located on Main Street between the Winship Building and the Oberon Building, constructed in 1906 and no longer extant). Ownership of the H. Shwarz Co. was shared by Muriel Hilda Grauss, Henrietta Elizabeth Green, Helen Shwarz Hullquist, and Minnie Shwarz Larsen, in 1954. In 1969, the property was purchased by P/M/ Quien Auto Parts Inc. Virgil G. Cugaude, Howard B. and Morgie L. Peterson, Arthur T. and Barbara A. Stewart, and Henry A. and Inge M. Musko purchased the property in 1974. The Napa Community Redevelopment Agency took over ownership in 1976 and is the current owner of the property. The building is currently occupied by the Napa Firefighter's Museum.

There were only a few commercial tenants listed in city directories for the property throughout its history, including the following:

1201 Main Street (originally addressed as 1207 Main Street prior to 1959)

1942: Purity Stores (Robert Hamilton, manager). 1949: Purity Stores (grocery).

1201 Main Street

Note: the address of the building was 1207 Main Street until sometime prior to 1959). 1959: Napa Appliance and Radio (William E. Brooks, manager). 1967: Bulotti's Grocery. 1975: P.M. Quien Auto Parts (Arthur Stewart, Jr., manager). 1986: Valley Exchange (giftshop) (Annie Bush, manager). 2010: Napa Firefighters Museum.

Evaluation

Significance

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

Constructed in circa 1940, the commercial building at 1201 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. The commercial development in this area took place prior to the construction of the subject property and the subject property did not contribute significantly to the early development of the neighborhood. Therefore, 1201 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 1201 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 1201 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 building at 1201 Main Street is an excellent example of a commercial building with Art Deco details in downtown Napa. The building was constructed slightly later than neighboring commercial buildings, which were constructed in the late nineteenth and early twentieth century. However, the building still exemplifies this building type and architectural style: an early 1940s 1-story commercial building. Its massing, stepped parapet, and scored concrete details are typical elements of the Art Deco style. 1201 Main 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.

Integrity

The building at 1201 Main Street has been converted to institutional use as the Napa Firefighters Museum, yet retains its original commercial appearance and therefore the building retains integrity of association with commercial development themes. The building has never been moved and, so, retains integrity of location. When constructed, the building was located along the northeast edge of the commercial core of Napa's downtown district. Today, this area continues to be characterized by largely commercial uses. Due to this continuation of commercial use and the existence of many historic commercial buildings in the surrounding neighborhood, the building retains integrity of setting. The building has undergone very few changes over time, limited to interior commercial remodels, and normal repair to the roof. The overall character, scale, massing and style of the original building are evident, and the building therefore 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 Criterion c.

Conclusion

The building at 1201 Main 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 1201 Main Street, view west from Main Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3
*Resource Name or # 1202-14 Main St/950-80 Pearl St
(APN 003143009000)

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

*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1947: building constructed. 1958: unspecified repairs and commercial alterations for restaurant use. 1961: unspecified commercial alterations. 1966: roof replaced. 1976: roof replaced. 1977: unspecified commercial alterations. 1980: awning added. 1983: roof repairs. 1986: flood repairs/interior remodel (sheet rock and wiring). 1988: roof replaced. 1993: unspecified interior alterations and remodel, and commercial kitchen alterations. 1994: awning added. 2002: awning added.

*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 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 Lazarus Building (or Grinsell Building) at 1202-14 Main Street/950-80 Pearl Street was constructed circa 1947 by owner Wood Grinsell as a 1-story, 9-unit commercial building at the northeast corner of Main and Pearl Streets. Sanborn Fire Insurance maps show that prior to the construction of the Lazarus-Grinsell Building the subject parcel was originally occupied by a lodging house, dwellings and portions of a wood yard. The 1949 Sanborn map shows that the Lazarus-Grinsell Building included two storefronts on Main Street (1202 and 1210 Main Street) and six storefronts on Pearl Street (950, 964, 966-968, 972, 976, and 980 Pearl Street). At this time, the remainder of the block bounded by Main, Clinton, West and Pearl Streets contained two other commercial buildings: one next door at 1214-1214A Main Street and another at the corner of Main and Clinton Streets addressed as 1246 Main Street. The block also included nine 1-story dwellings along the perimeter of the block, and two auto garages in the center of the block to the rear of the dwellings (no longer extant). 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:

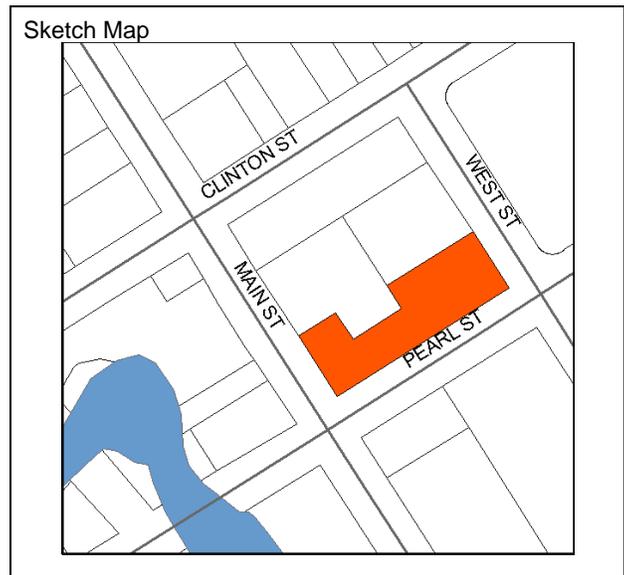
(continued)

B13. Remarks: None

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

*Date of Evaluation: 09/15/2010 (Revised 2/22/2011)

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 4

Resource Name or # (Assigned by recorder) 1202-14 Main St/950-80 Pearl St

*Recorded by Page & Turnbull, Inc.

*Date 09/15/2010 (rev. 2/22/2011) Continuation Update

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

Deed records indicate that the parcel was sold to Charles Baracco Senior and Julius F. Baracco by Matilda Christin in 1932. Charles Baracco Senior sold the property to Julius F. Baracco in 1934, who subsequently sold it to Ernest G. and Helen Goetze in 1939. The Goetzes sold the property to Kurt K. and Gladys D. Stohsner in 1944, who sold it to George Wood and Helen Patricia Grinsell in 1945. The Grinsells erected the building, and sold the property to Lazarus Enterprises and partner Albert S. Trabucci in 1954, which began the long-term association of the Lazarus name with the property. According to a December 1953 *Napa Valley Register* article, the property was purchased from Mr. Grinsell by Joseph Lazarus for \$100,000. Nathan L. and Jacqueline May Lazarus obtained ownership of the property in 1961. The current property owners are listed as the Nathan L. and Marilyn S. Lazarus Trust. No information was available about Lazarus.

1202-14 Main Street/950-80 Pearl Street has had a variety of tenants throughout its history. Former commercial tenants of the property are listed below and organized by storefront address:

1202 Main Street

1949: W.E. Brooks (appliances and appliances).

1959: Johnson's Elec. Contractors. 1967: Sampson-Rossi Company (pumps). 1975: Jacqueline's Gifts. 1986: Witter's Tea and Coffee Company (owner Edwin Witter).

1210 Main Street

1949: Napa News Agency. 1959: Johansen Furniture. 1967: Frank Janitorial Maintenance & Supply Co. 1975: vacant. 1986: Mel Pierce Camera (Thomas Schardt, manager).

1214 Main Street

1949: Harry Thanos (barber and liquors). 1959: Johansen & Lazarus (real estate). Johnson & Lazarus Real Estate. 1975: vacant. 1986: Rosita Taqueria (Guillermo Corona, manager).

950 Pearl Street

1949: Napa Carburetor and Electric. 1959: Washington Square Mattress & Upholstery Co. 1967: Mulligan's Mattress Company. 1975: Napa Auto Parts. 1986: Napa Auto Parts/ Clark & Son Auto Machine Shop. 2010: Napa Valley Service Center.

964 Pearl Street

1949: Napa Merchandise Mart. 1959: Shoffeitt's Better Living Plan (frozen freezers) and Shoffeitt's Frozen Foods. 1967: Pretender's Playhouse. 1975: Pretender's Playhouse Theater Group. 1986: Suite A: Adnan Sallam (custom tailor), B: Adnan Sallam, C; Property Management & Maintenance Inc., D: J.V. Brenner (office), E: vacant, F: The Learning Faire, G: The Learning Faire (children's books and toys).

966 Pearl Street

1949: no listing. 1959: Snyder's Lowe Sporting Goods. 1967: no listing. 1975: no listing. 1986: no listing.

968 Pearl Street

1949: Emmanuel Crummett (barber). 1959: Gene's Barber Shop. 1967: vacant. 1975: Valley Barber Shop. 1986: Emily's Beauty Salon.

972 Pearl Street

1949: Empire Office Machine Company. 1959: vacant. 1967: Napa Sign Shop. 1975: Napa Sign Shop. 1986: Napa Sign Shop (Rodney W. Kirkland).

976 Pearl

1949: no listing. 1959: no listing. 1967: no listing. 1975: Fixit Shop. 1986: Le Crepe (restaurant).

978 Pearl Street

1949: V.W. Johansen (motors). 1959: American National Red Cross. 1967: American National Red Cross. 1975: no listing. 1986: no listing.

980 Pearl Street

1949: L.F. Ayers (paint). 1959: Gardner's Health Foods. 1967: Moby's Health Foods. 1975: Moby's Health Foods. 1986: vacant.

Significance

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

Constructed circa 1947, the Lazarus-Grinsell Building at 1202-14 Main Street/950-80 Pearl 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. The commercial development in this area took place prior to the construction of the Lazarus-Grinsell Building, and the subject property did not contribute significantly to the early development of the neighborhood. Therefore, 1202-14 Main Street/950-80 Pearl 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 1202-14 Main Street/950-80 Pearl 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 their members made significant contributions or were otherwise important to Napa's history. The Lazarus name has long been associated with the property, however, no information was uncovered to indicate that Lazarus made a significant contribution to the history of Napa. Similarly, the property's original owners, the Grinsell family, does not appear to qualify under this criterion. Therefore, the building at 1202-14 Main Street/950-80 Pearl 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 Lazarus-Grinsell Building at 1202-14 Main Street/950-80 Pearl Street is an excellent example of an Art Moderne building in downtown Napa. The building was constructed slightly later than neighboring commercial buildings, which were constructed in the late nineteenth and early twentieth century, but it is a good example of a building type and architectural style: a 1940s, Art Moderne style 1-story multi-unit commercial building. Its long low form, curved corner, glass blocks, stucco cladding, and scalloped molding on the parapet exemplify the Art Moderne style. The building is an unusual example, with a series of storefronts almost indicative of much later "strip malls." The Lazarus-Grinsell Building 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 property's significance does not appear to rise to the level 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 1202-14 Main Street/950-80 Pearl Street retains its original use as a commercial property and 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 along the northeast edge of the commercial core of Napa's downtown district. Today, this area continues to be characterized by largely commercial uses. Due to this continuation of commercial use and the existence of many historic commercial buildings in the surrounding neighborhood, the building retains integrity of setting. The building has undergone very few changes over time, limited to tenant improvements, the addition of awnings, and normal repair to the roof and other building features. The overall character, scale, massing and style of the original 20th 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 commercial building from the 1940s. Overall, the building possesses sufficient historic integrity to convey its significance under local register Criterion c.

Conclusion

The Lazarus-Grinsell Building at 1202-14 Main Street/950-80 Pearl 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 4 of 4

Resource Name or # (Assigned by recorder) 1202-14 Main St/950-80 Pearl St

*Recorded by Page & Turnbull, Inc.

*Date 09/15/2010 (rev. 2/22/2011) Continuation Update

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

“Jos. Lazarus Buys Building for \$100,000,” *Napa Valley Register* (11 December 1953).

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 1202-14 Main Street/ 950-980 Pearl Street, view north from Pearl Street. (Page & Turnbull 2010)



Historic photograph from Main and Pearl streets, circa 1950. Note “Grinsell Building” lettering at corner. (Courtesy Kathleen Grinsell Wolf)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: None
- B2. Common name: American Legion Hall
- B3. Original Use: Meeting hall
- B4. Present use: Meeting hall

*B5. Architectural Style: Modern

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

1961: Constructed. 1961: Demolition of church previously located on the lot. 1961: Construction of new meeting hall. 1961: New plumbing. 1982: Remove two windows; lath and plaster over. 1985: Underground electrical service. 1989: Install commercial hood system. 1990: Move wall. 1995: Reroof with tar and gravel. 2010: Commercial kitchen remodel; lighting access panel, hood.

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

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance circa 1961 Property Type Civic 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 American Legion Hall at 1240 Pearl Street was constructed in 1961 on a lot that was previously occupied by the Christian Church (no longer extant). Prior to the construction of the American Legion Hall, the 1949 Sanborn Fire Insurance map shows the two-story plus basement Christian Church located in a neighborhood of single-family dwellings.

According to deed records, the American Legion acquired the property in 1950. Building permits indicate that the church building was demolished in 1961 and replaced by the current building. The building appears to have undergone few exterior alterations. In 1982 two windows were infilled.

The American Legion was chartered and incorporated by Congress in 1919. It is the nation's largest veterans service organization, providing mentoring, sponsorship of youth programs, and reintegration assistance for wounded veterans. The Napa chapter of the American Legion has been involved in the community since its founding. For example, during the Great Depression, the Napa chapter of the American Legion undertook a fund-raising campaign to build and raffle off houses at a time when most new construction was not economically feasible. The Ratto House at 1125 Jefferson Street (1934) is an example of a house that was built under this program.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP13. Community enter/social hall

*B12. References:

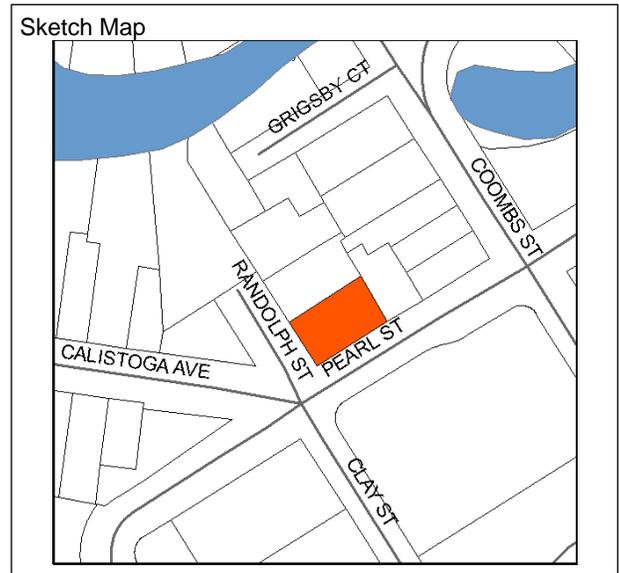
(continued)

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 in 1961, the American Legion Hall at 1240 Pearl Street does not appear to be significant for association with events important to the broad patterns of history. Built in 1961, this building was constructed well after the initial development of the area and after any post-war building boom. The building is therefore not significantly associated with any major development trends. 1240 Pearl Street is associated with the Napa chapter of the American Legion; while this is a notable organization, it does not appear to have contributed significantly enough to Napa's history to qualify this building under this criterion. Therefore, 1240 Pearl 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 American Legion Hall at 1240 Pearl Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to our past. While many war veterans and their families likely gathered at the building, nothing is known about the individual members of the American Legion responsible for the construction of this building. No one person stands out or appears to have had been sufficiently important to the history of Napa to lend significance to the building that they gathered 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)

The American Legion Hall exhibits modern architectural styling, such as its slightly pitched roof, use of glass and stucco as cladding materials, and overall form. The building is generally intact and has not undergone any major alterations. Despite its good physical integrity, it is not a sufficiently remarkable example of a type, method, or style of architecture to qualify under this criterion, and better examples of modern architecture exist throughout the city. 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 American Legion Hall at 1240 Pearl Street retains its original use as a social hall. 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 an early residential neighborhood that was already almost fully built-out when the subject building was constructed. This residential area remains relatively intact and reinforces the property's integrity of setting. The building has been minimally 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 social hall building. Overall, the building retains historic integrity.

Conclusion

The American Legion Hall at 1240 Pearl 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.):**

- 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 1240 Pearl Street, view north from Pearl 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: Vernacular

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

1940: Constructed. 1975: Underground electrical service. 1989: Service change.

*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 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 multiple-family residential building at 630-632 Randolph Street was constructed in 1940 on a lot that already occupied by several buildings. The 1949 Sanborn Fire Insurance map shows two single-family dwellings fronting Fourth Street. Each dwelling had its own adjacent garage. Situated at the rear of one of the dwellings was a two-story building that housed two flats.

According to deed records, Maude L. Gunn owned the property at the time of the building's construction. Census records show that Maude was married to George L. Gunn and they had a daughter named Grace. George worked as a salesman and later a buyer for a dry goods store. City Directories indicate that the Gunns lived in one of the flats and rented the other to a series of widowed female tenants, including Barbara Borglan in 1949, Mary Newcomb in 1959, Mary Merrill (a clerk at J.C. Penney's) in 1967, and Mary Barbour in 1975. In 1979 Grace Gunn Binger inherited the property from her parents and rented out both flats. In 1986 Frances B. Downing and E. Romagnesi occupied the building.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

*B12. References:

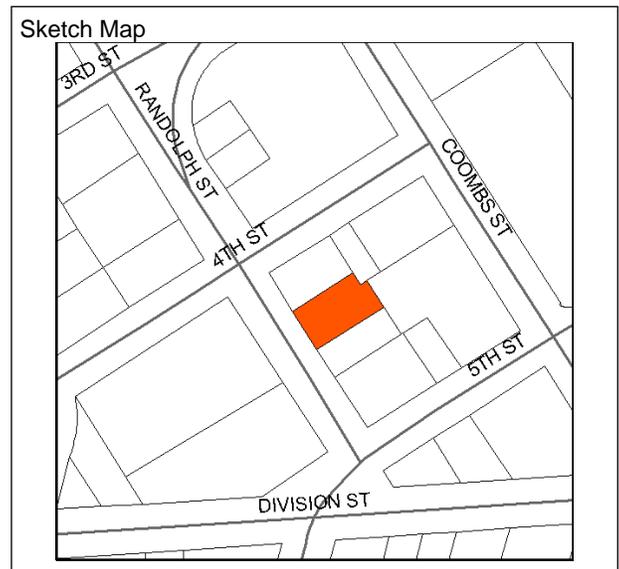
(continued)

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

Constructed in 1940, the duplex at 630-632 Randolph Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in a neighborhood, which was largely residential, consisting of small, working-class houses built during the early twentieth century. This multiple-family residential building was constructed well after the initial development of the area. It does not have associations with any major trends of development that occurred later and does not correspond to any major residential booms that were specific to the area. Therefore, 630-632 Randolph Street does not appear to be eligible for listing in the National, California or local registers under Criterion A/1/a.

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

The residential building at 630-632 Randolph Street does not appear to be significant for association with the lives of persons significant to our past. While the building's owners appear to have been a successful lower middle-class family, 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 in the National, California or local registers under Criterion B/2/b.

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

This residential building is vernacular in character with some modern style architectural detailing. It is an unremarkable example of the style, 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 and does not appear to be eligible for listing in the National, California or local registers 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 630-632 Randolph Street, retains its original use as a multiple-family residential property. Therefore, the property 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 that was already almost fully built-out. This residential area remains and the property retains integrity of setting. The building has not been 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

630-632 Randolph 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) 630-632 Randolph Street

*Recorded by Page & Turnbull, Inc.

*Date 8/30/2010

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 630-632 Randolph Street, view east from Randolph 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: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1880: Constructed. 1980: Reroofed. 1991: Reroofed. 1998: New garage constructed, reroofed.

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

*B8. Related Features:
Garage at rear.

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

The house at 642 Randolph Street was constructed around 1880. The 1910 census provides the name of the first known owner of the property, Elisha H. Leonard, who was a gardener for Napa City parks. He lived at the house with his wife, Lilla; daughter, Violet H. VanAnder, who was a music teacher; and father, Asa Chapman.

Sometime between 1910 and 1916, the property was purchased by Edgar R. Gifford. According to city directories, Gifford was the proprietor of E.R. Gifford & Co. General Merchandise, located on First Street. It is not known whether Gifford and his family lived at the subject property, however, in 1916, Gifford sold the property to his son, Edgar Harold Gifford. A 1917 military draft card shows that Edgar Harold Gifford lived at the subject property at that time.

In 1925, Edgar Harold Gifford sold the property to his sister, Sabina Pearl Dickle. Dickle, who went by Pearl, lived at the address with her husband Arnold C. Dickle, and two sons, Gifford and Richard. In 1930, the Dickles were next door neighbors to Pearl's parents, Edgar and Mary Gifford, who lived at 608 Randolph Street. Arnold Dickle was a partner in Carbone-Dickle Co., auto garage and dealers of Studebaker cars, and later worked as a mining engineer for the Army Corp of Engineers. Pearl Dickle died in 1940 and ownership of the property subsequently transferred to her husband. The property remained in the Dickle family's ownership until at least the late 1980s. In 1982, ownership transferred to sons Gifford and Richard Dickle, but Arnold Dickle continued to reside in the house until 1993. The property is now owned by Stephanie Cole.
(continued)

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

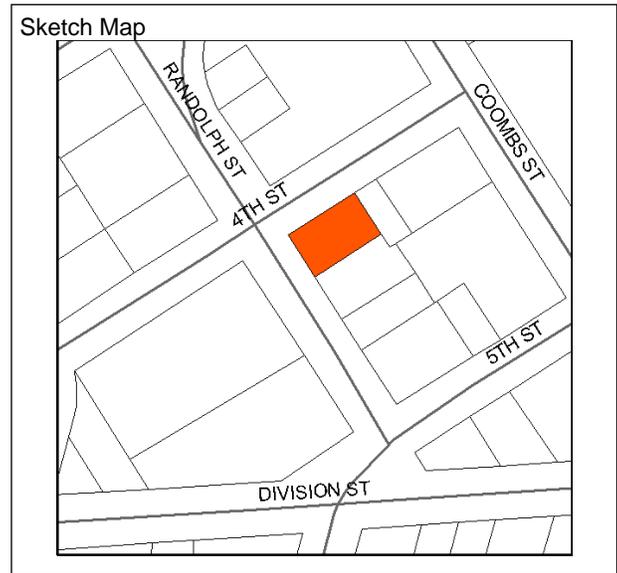
*B12. References:
(continued)

B13. Remarks:

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

*Date of Evaluation: 9/11/2010

(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 circa 1880, the house at 642 Randolph Street appears to be significant for association with the early 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 is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. Therefore, 642 Randolph Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The house at 642 Randolph Street does not appear to be associated with the lives of persons significant to our past. Throughout the building's history, it was owned by Elisha Leonard and then by various members of the Gifford/Dickle family. Elisha Leonard, Edgar R. Gifford, Edgar Harold Gifford, and Pearl and Arnold Dickle all appear to have been middle-class citizens, but there is no indication that any of these people made significant contributions to or were otherwise important to Napa's history. 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 Italianate architectural styling, including a paneled cornice supported by brackets, the overall form and hip roof, and is a good example of a modest cottage in this genre. It has high physical integrity and contributes to the context of nineteenth century residential architecture in Napa. There are other Italianate cottages of a similar era and style in the neighborhood and city, and 642 Randolph Street is a good example within this category. 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 significance of the property does not appear to rise to the level of significance necessary 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 642 Randolph Street retains its original use as a residence. Therefore, the property 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's integrity of setting is retained. The building has not been drastically altered and related functionality of the building has been retained, so integrity of design, materials and workmanship is intact. Integrity of feeling is supported by the fact that the property is still recognizable as Victorian era residence. Overall, the property retains sufficient historic integrity to convey its significance.

Conclusion

642 Randolph Street appears to be individually eligible for local listing under Napa HRI Landmark Criteria a 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.

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) 642 Randolph 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 642 Randolph Street, view east from Randolph 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/commercial

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

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Circa 1905: Constructed. Circa 1940: Commercial addition constructed. 1963: Awnings installed, reroofed. 1967: Sign installed. 1989: Reroofed. 1990: Commercial exterior remodel.

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

*B8. **Related Features:**

This parcel contains two buildings: 800 School Street/1434-1438 Third Street is a residence with a commercial ground floor, while 828 School Street is a former carriage house/garage that has been converted to commercial use.

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance ca. 1905 **Property Type** Residential/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 house at 800-828 School Street/1424-1438 Third Street was constructed around 1905, as was the two story garage to the rear of the house (addressed as 828 School Street). In 1905, the property was owned by Ellen Chown, who had inherited it from Mary A. Adams. Ellen Chown and her husband, James, lived in San Francisco from at least 1910 through 1920 and do not appear to have resided at the subject property. Ellen Chown was a boarding house keeper in San Francisco, hosting eighteen borders in the couple's house on Powell Street, while James Chown was a hardware merchant.

(continued)

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

*B12. **References:**

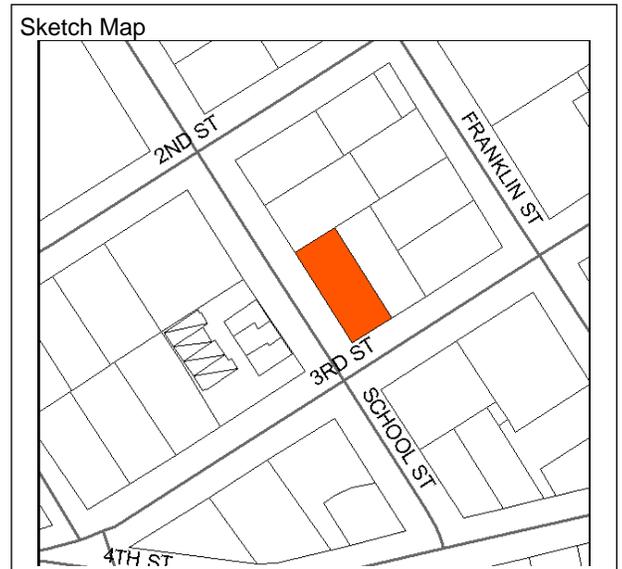
(continued)

B13. Remarks:

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

***Date of Evaluation:** 9/13/2010

(This space reserved for official comments.)



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) 800-828 School St/1434-38 Third St.

*Recorded by Page & Turnbull, Inc.

*Date 9/13/2010 Continuation Update

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

In 1919, Ellen and James Chown sold the property to Ed Henry. Ed Henry does not appear to have lived at the subject property. He may have worked as a liquor dealer, although biographical information is sparse. In 1928, Ed Henry sold the property to Louis Daglia. Louis and his wife, Erminia, lived in the house (which was addressed 1334 Third Street) with their four grown children and a border. Louis Daglia was a farmer who worked his own vineyard, and Erminia owned and operated a restaurant on Main Street.

In 1934, ownership of the property transferred from Louis Daglia to Carlo Daglia, but the house stood vacant in 1935. Carlo Daglia, who may have also been called Charlie, appears to have been a government laborer in 1920. Sometime around 1940, and likely under the ownership of Carlo Daglia, the commercial space wrapping the south and west facades of the house's raised basement level were constructed (addressed 1436-1438 Third Street).

By 1942, Eugene A. and Angelina Oppliger, both Swiss immigrants, lived in the house. Eugene Oppliger was a jeweler and proprietor of E.A. Oppliger Watch Repair, located in the commercial shop.

In 1944, the property was sold to the Oppligers, who continued to reside in the house. John Kurtz, who was in the poultry business, is also listed at the address, although it is unclear whether he resided there or conducted business in the commercial space. On the 1949 Sanborn map, a restaurant is shown occupying a small shop space at 1436 Third Street, and the two-story garage at the rear of the property is labeled as an auto repair shop.

In 1951, Angelina Oppliger sold the property to Edward F. and Margaret J. Hench, about whom no biographical information was found. In 1957, the property was sold to Richard F. and Alma Kennedy. The house appears to have been subdivided into apartments, with the Henches continuing to reside at 1434 Third Street, and the Kennedys taking up residence in 1434a Third Street. The two shop spaces in the commercial addition were occupied by Thelma's Fountain, operated by Thelma Thomlinson; and Johnson's Liquors, operated by Delbert L. Johnson and Jeanne R. Wallace. The garage at the rear of the property appears to have been used by Richard Kennedy as an art goods store called Kennedy's Warehouse.

In 1962, Donna T. Gibbons purchased the property and lived in the house. Jerry's Place Restaurant, operated by Leonard and Jeraldine Purcell, was located in the shop space at 1436 Third Street, and Wright Land Exchange real estate office, operated by Ernie Wright, was located at 1438 Third Street.

In 1969, the property was sold to Irving and Beverly Mae Aboudara, who owned Continental Business Equipment, which was housed in the garage building at the rear of the property. In 1975, the house, still likely divided into two apartments, was occupied by John Quigley and Stephen Elrick, both lawyers. Vera's Realty, operated by Vera Waldepfel, was located at 1438 Third Street, while the other shop space was vacant. By the late 1980s, Continental Business Equipment remained and expanded to include Continental Cash Register and Business Computers. These businesses were joined by Panopoly Patrol Service and J.R. Greer Co. consulting. The property is currently owned by SKR Properties, LLC.

Evaluation

Significance

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

Constructed circa 1905, the house and garage at 800-828 School Street/1434-1438 Third Street does not appear to be significant for association with events important to the broad patterns of history. The property is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by residential uses. Although it has a commercial addition, this residential building is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It played a part in the general growth and development of the area. However, the property does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 800-828 School Street/1434-1438 Third 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 and garage at 800-828 School Street/1434-1438 Third Street do not appear to be significant for association with the lives of persons significant to our past. Throughout the property's history, it was owned and occupied by people who appear to have been middle-class citizens. Many were business proprietors in downtown Napa, but there is no indication that any of these people made significant contributions to or were otherwise important to Napa's history. 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.

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

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

The house and garage at 800-828 School Street/1434-1438 Third Street exhibit Classical Revival architectural styling and the house is a good example of a residence in this genre. However, there are other Classical Revival properties of a similar era and style in the neighborhood and city that are better examples than 800-828 School Street/1434-1438 Third Street. Additionally, research did not reveal the architect or builder of the property. For these reasons the property 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 property 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 and garage at 800-828 School Street/1434-1438 Third Street retains its original use as a residential property, but has an additional commercial use that is not original. Therefore, the property does not retain integrity of association. The buildings have never been moved and retain integrity of location. Located on the edge of the primarily commercial downtown core, the property's surroundings have likely changed over the years, but illustrate the natural growth of the city, and so the property's integrity of setting is retained. The buildings have been significantly altered, including a commercial addition to the house and therefore do not retain integrity of design. The overall form and character of the original buildings are generally intact, however, house building make it difficult to recognize it as an early twentieth century residential property, and integrity of feeling is not retained. Overall, the property does not retain historic integrity.

Conclusion

800-828 School Street/1434-1438 Third 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 828 School Street, view northeast from School Street.
(Page & Turnbull 2010)



Primary façade of 800 School Street/1434-38 Third Street, view north from Third Street.
This building lacks integrity due to later alterations
(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 with Classical Revival and Craftsman influences

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

Circa 1905: Constructed. 1960: Remodeled. 1985: Commercial remodeling, foundation work. 1986: Commercial office building constructed behind house (addressed as 830 School Street).

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

Original Location:

*B8. **Related Features:**

Non-historic commercial office building at rear of lot.

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 a, c

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

The house at 832 School Street was constructed around 1905. At that time, the property appears to have been owned by Mary Jane Salsbury. No biographical information was found for Salsbury. In 1909, she sold the property to her son, Frank K. Salsbury. The 1910 census shows that Frank and his wife, Frances Louise Salsbury, lived on Franklin Street, suggesting that they rented out the subject property. The couple were in their late 50s and lived "on their own income." In 1918, ownership of the property transferred from Frank Salsbury to his wife, and in 1924, she transferred ownership to her son, Earl W. Salsbury. Earl W. Salsbury immediately sold the property to Adolph E. and Edith E. Arnitz.

Adolph Arnitz appears to have been a book keeper and in 1920, kept books at a hardware store that was likely the Arnitz Brothers Hardware Store, owned by his family. In 1928, the Arnitzes sold the house to Adolph's brother, John J. Arnitz, and his wife, Beulah M. Arnitz. John J. and Beulah M. Arnitz are listed as residents of the property the following year and through at least 1949. John J. Arnitz worked at Arnitz Brothers Hardware and is later listed as a plumber.

John J. Arnitz died in 1949 and by 1959, the house was occupied by David L. Barry and Beulah Barry. It is assumed that Beulah Barry was John Arnitz's widow, who had remarried. The Barrys lived at 832 School Street through 1967.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family residence/HP6. 1-3 story commercial building

*B12. **References:**

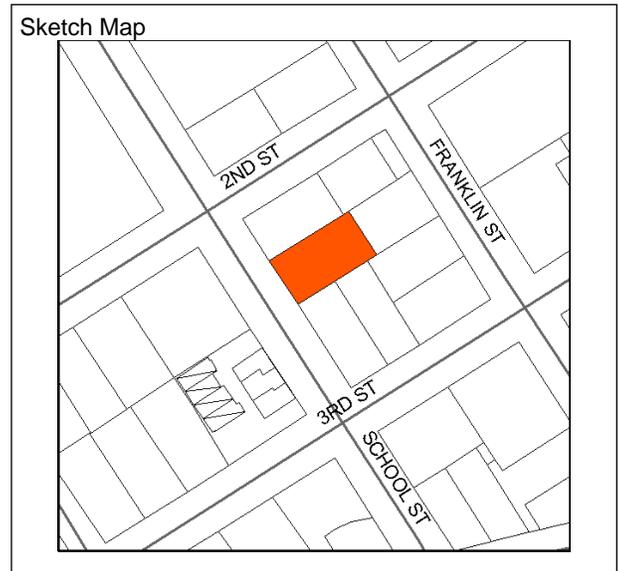
(continued)

B13. Remarks:

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

*Date of Evaluation: 9/13/2010

(This space reserved for official comments.)



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

In 1975, Vohn and Marge Hutchinson lived at the address. Vohn worked at Dolle's Koffee Kup. In 1985, the property was purchased by Royce S. Wilson and Richard D. William of Rico Investments. Title to the property was shared for a time with Western Title Insurance Co. In 1986, the large, non-historic commercial building at the rear of the subject property was constructed and that year its tenants were listed as: Jo Gilbert, psychologist; Superior Secretarial Service; Marsha Z. Shenk, business consultant; Donald H. Harms, architect; and Distinctive Properties of Napa Valley, real estate. The property is now owned by Joseph L. Potter.

Evaluation

Significance

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

Constructed circa 1905, the house at 832 School Street appears to be significant for association with the early 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 is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. The building appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The house at 832 School 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. 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)

The house at 832 School Street exhibits the Simple Bungalow form with some Classical Revival and Craftsman styling, including the overall form, attic dormer, exposed rafters and front porch with Classical columns. It is a good example of a vernacular, early twentieth century 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 832 School Street is a good example within the category. 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 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 house at 832 School Street retains its original use as a residence. Therefore, the property 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's integrity of setting is retained. The building has not been drastically altered and related functionality of the building is evident, 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 historic integrity to convey its significance.

Conclusion

832 School Street appears to be individually eligible for local listing under Napa HRI Landmark Criteria a and c, and has therefore been assigned a 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 _____

Page 3 of 3

Resource Name or # (Assigned by recorder) 832 School Street

*Recorded by Page & Turnbull, Inc.

*Date 9/13/2010 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 832 School Street, view east from School Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: Napa Savings and Loan Association
B2. Common name: Wachovia Bank
B3. Original Use: Commercial B4. Present use: Commercial

*B5. **Architectural Style:** Contemporary

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Circa 1954: Constructed. 1970: Sign installed. 1975: New sign installed. 1982: Commercial remodel. 1992: New sign installed. 1997: ATM installed. 1998: Reroofed. 2007: New sign 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 ca. 1954 **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 1310 Second Street was constructed around 1954, likely when the property was purchased by the Napa Savings and Loan Association. It was previously owned by Henry J. and Williameena Boke, whose address was 909 Randolph Street; the alternate address of the subject property, which is situated on a corner. The 1949 Sanborn Map shows that there was a one-and-a-half story dwelling located on the property at that time, which was likely replaced by the current commercial building. From the time of the building's construction until 1970, the Napa Savings and Loan Association was located there.

In 1971, the property was purchased by the Golden West Savings and Loan Association. In 1975, according to a permit for a signage change, the business became known as World Savings, although it appears to have still been affiliated with Golden West Savings and Loan. The building is now occupied by Wachovia Bank.

(continued)

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

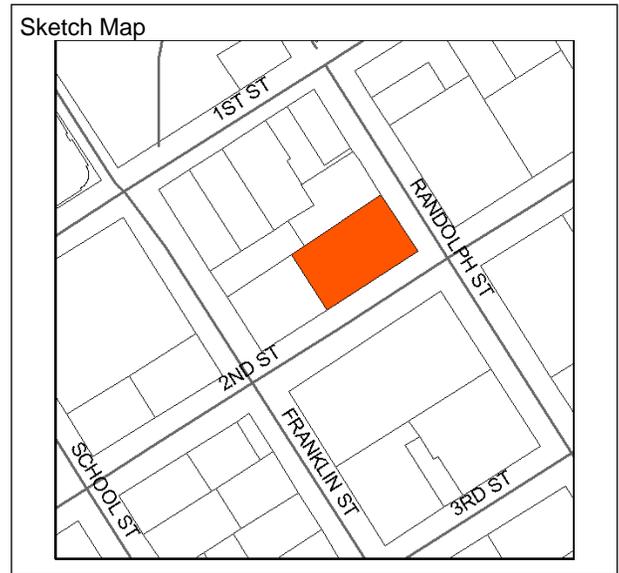
*B12. **References:**
(continued)

B13. Remarks: None

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

***Date of Evaluation:** 9/14/2010

(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 around 1954, the commercial building at 1310 Second 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 does not have associations with any trends of development that were specific to the area. Therefore, 1310 Second 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 1310 Second Street does not appear to be significant for association with the lives of persons significant to our past. Since the building's construction, it has been owned by financial institutions, with no particular representative person having strong ties with the subject 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 mid-century modern architectural styling that can be classified as Contemporary. It is an excellent example of the style, including a wide overhanging flat roof, full-height windows, geometric massing, and overall form. The building is intact and has not undergone any major alterations. It can be considered a sufficiently remarkable example of a type, method, or style of architecture. Research did not reveal the architect or builder of the building, but it has the high 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 necessary 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 1310 Second Street, retains its original use as a commercial property, specifically a financial institution. Therefore, the property 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 remained the same over the years, including both commercial and residential properties in the vicinity, and therefore, 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 modern, mid-century commercial building. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

1310 Second 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. The significance of the property does not rise to the level necessary to be eligible for listing in the national or state registers.

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) 1310 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 9/14/2010 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 1310 Second Street, view northwest from Second Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

*NRHP Status Code 6Z

*Resource Name or # 1400-1420 Second Street
(APN: 003204006000)

- 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)

1953: Constructed. 1972: Reroofed. 1987: Reroofed. 1991: Reroofed. 1992: Seismic retrofit, handicapped bath remodel. 1993: Converted retail store to restaurant. 2001: Tenant improvements. 2003: Replaced rooftop HVAC unit. 2008: Tenant improvements to restaurant, interior demolition.

*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 1953 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 1400-1420 Second Street was constructed in 1953. A dwelling was located on the lot previous to the construction of the subject building. In 1953, the property was purchased from Max H. and Lillian Neil by Harry N. and Arnold A. Grossman. Grossman also owned the neighboring property, 1424-1436 Second Street, which he had purchased and built on in 1947-48. The building on that property is identical to the subject building.

The earliest known tenants of the building included Lawton and Moore Sporting Goods (1400 Second Street), A.H. Smith insurance company (1408 Second Street), Corlett, Stroud and Erwin accountants (1412 Second Street), Equitable Life Insurance Co. and Peter Palzis real estate (1420 Second Street). By 1967, Napa Valley Properties real estate office and First California Co. insurance agency had joined the accounting firm and Palzi's real estate office in the building. In 1975, tenants consisted of the Chestnut Agency, Pelican Lounge Tavern, Erwin Harold accounting, and Jacob Leslie accounting. By 1986, only Erwin and Mendenhall Accountancy Corp. and Mimi's European Delicatessen were listed at the address.

(continued)

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

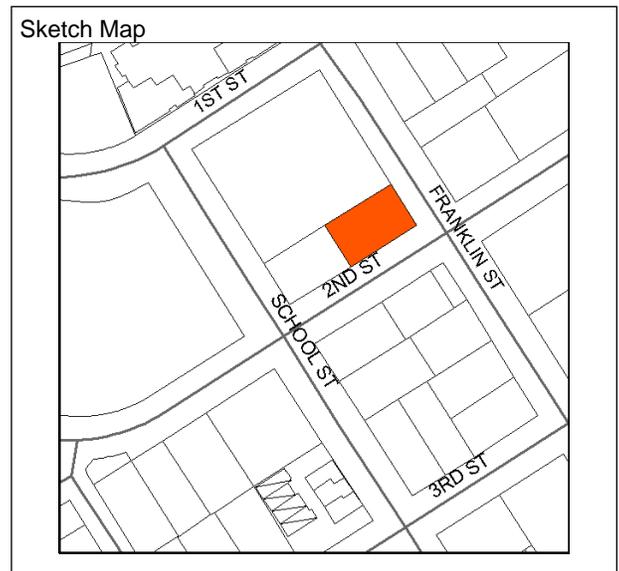
*B12. References:
(continued)

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 1953, the commercial building at 1400-1420 Second 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 the downtown core, which has always been primarily commercial in nature. This commercial building was constructed well after the initial development of the area, however, and supplanted an older house located on the property. It is loosely associated with the post-World War II building boom, but is one of many buildings in the area with this association. Therefore, 1400-1420 Second 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 1400-1420 Second Street does not appear to be eligible for association with the lives of persons significant to the history of Napa. Throughout the building's history, it was owned by the Grossmans, who do not appear to have operated a business at the property. None of the businesses that were located in the building appear to have been run by significant people. 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 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 Art Moderne. 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 drastic 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 1400-1420 Second Street, retains its original use as a commercial property housing multiple retail shops. Therefore, the property 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 the property retains integrity of setting. The building has not been drastically altered, 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 building retains historic integrity.

Conclusion

1400-1420 Second 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) 1400-1420 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 8/30/2010 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 1400-1420 Second Street, view north from Second 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: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
1953: Constructed. 1972: Unspecified alterations. 1973: New sign installed. 1985: Roof-mounted HVAC installed. 1989: Furnace and air conditioning replaced. 1995: Storefront remodeled at 1417 Second Street. 2000: Roof-mounted HVAC replaced.

*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 1953 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 1407-1417 Second Street was constructed in 1953. That year the property was purchased by Clifford and Louetta F. Hartle, and John C. and Lillian Brandlin. Prior to the construction of the subject building, the lot was occupied by a one-story dwelling addressed 843 Franklin Street. Clifford Hartle was employed as a partsman for Berglund Tractor & Equipment, and his wife Louetta Hartle was a telephone operator. Lillian Brandlin was a book keeper, and her brother John Brandlin was a liveryman.

Initially, the building was occupied by the Credit Bureau of Napa County (1407 Second St.), Napa Steam Baths (1409 second St.), Napa Chiropractic Center (1411 Second St.), Gambill's Barber Shop (1415 Second St.), and Shelton Cleaners (1417 Second St.). Tenancy remained steady through the late 1960s, with only the Napa Steam Baths vacating the premises. By 1975, the building was occupied by Neff's Stationary (1407), Village Realty (1409), Tip Top Shoe Repair (1411), Gambill's Barber Shop (1415), and Shelton Cleaners (1417).

In 1984, the Brandlins relinquished their share in the property and ownership transferred entirely to the Hartles. Around that time, the businesses in the building included Neff's Classic Office Supply (1407), AAA Business Machines (1409), Tip Top Shoe Repair (1411), Gambill's Barber Shop (1415), and Shelton Cleaners (1415). Today, Neff's Classic Office Supply, Tip Top Shoe Repair and Shelton Cleaners still remain in business at the property, accompanied by a framing shop and a nail salon. (continued)

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

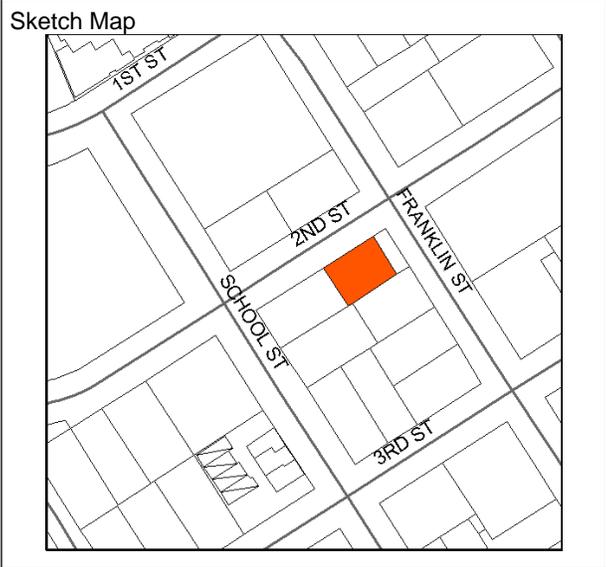
*B12. References:
(continued)

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 1953, the commercial building at 1407-1417 Second 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 does not have associations with any trends of development that were specific to the area. Therefore, the building 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 1407-1417 Second Street does not appear to be significant for association with the lives of persons significant to our past. For most of the building's history, it has been owned by the Hartles, with an initial partnership with the Brandlins. All of these people appear to have been working or middle-class citizens and do not appear to have made any major contributions to the community or the history of 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 mid-century architectural styling that can generally be classified as Modern. It is a generic and unremarkable example of the style, however. Other better examples of the era and architectural genre exist in Napa. The building is intact and has not undergone any major alterations. However, despite its good physical integrity it is not a sufficiently noteworthy 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 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 1407-1417 Second Street, retains its original use as a commercial property housing multiple retail shops. Therefore, the property retains integrity of association. The building has never been moved and retains integrity of location. When constructed, the building was located within a mixed-use neighborhood of residential and commercial properties, which has not changed drastically in the 57 years since the building was constructed. Therefore, the property retains integrity of setting. The building has not been drastically altered, but for the remodeling of one storefront, 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 building retains historic integrity.

Conclusion

1407-1417 Second 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) 1407-1417 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 9/15/2010 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 1407-1417 Second Street, view south from Second Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

*NRHP Status Code 6Z

*Resource Name or # 1424-1436 Second Street
(APN: 003204007000)

- 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. 1958: Alterations and additions. 1965: New sign installed. 1966: Sign installed. 1973: Unspecified alterations. 1976: Minor remodeling. 1979: Reroofed. 1980: Electric sign installed. 1987: Interior remodel, reroofed, sign installed. 1998: Wall repaired. 2002: Damaged post repaired. 2003: Door and 2 windows added, 2 interior walls demolished, retail tenant improvements. 2006: 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 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 1424-1436 Second Street was constructed in 1948. A dwelling was located on the lot previous to the construction of the subject building. In December of 1947, the property was purchased from Lillian H. Gibbs by Harry N. and Bertha A. Grossman, who appear to be responsible for the construction of 1424-1436 Second Street. Grossman also owned the neighboring property, 1400-1420 Second Street, which he had purchased and built on in 1953. The building on that property is identical to the subject building.

One of the building's earliest known tenants was Preston Mus. Co., located at 1424 Second Street. In the early 1960s, that tenant was replaced by Dahken of Napa Giftware, which was accompanied by Public Finance Corp. at 1428 Second Street, and Mister Charles Salon and Beauty Shop at 1432 Second Street. Both the gift shop and beauty shop remained in the mid-1970s. The building was entirely vacant in 1986.

(continued)

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

*B12. References:

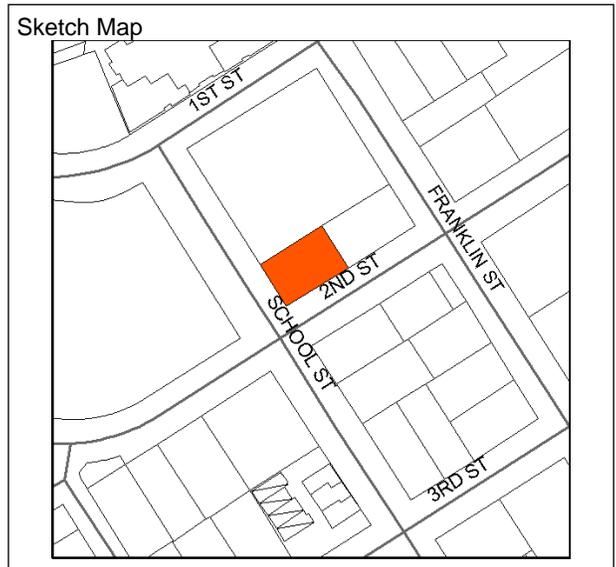
(continued)

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 1948, the commercial building at 1424-1436 Second 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 the downtown core, which has always been primarily commercial in nature. This commercial building was constructed well after the initial development of the area, however, and supplanted older houses located on the property. It is loosely associated with the post-World War II building boom, but is one of many buildings in the area with this association. Therefore, 1424-1436 Second 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 1424-1436 Second Street does not appear to be eligible for association with the lives of persons significant to the history of Napa. Throughout the building's history, it was owned by the Grossmans, who do not appear to have operated a business at the property. None of the businesses that were located in the building appear to have been run by significant people. 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 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 Art Moderne. 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 drastic 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 1424-1436 Second Street, retains its original use as a commercial property housing multiple retail shops. Therefore, the property 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 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 property retains historic integrity.

Conclusion

1424-1436 Second 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) 1424-1436 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 8/30/2010 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 1424-1436 Second Street, view north from Second Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic name: None
- B2. Common name: Jack R. Patterson House
- B3. Original Use: Residential
- B4. Present use: Commercial

*B5. **Architectural Style:** Craftsman

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Circa 1905: Constructed. 2000: Wood shingle siding replaced in kind. Unknown: Front porch enclosed with door and window.

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

*B8. **Related Features:**
Parking lot at rear.

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

The house at 1763 Second Street was constructed around 1905. That year, the property was purchased from John Simmons by Mrs. Clara E. Gans. Clara and Bertram J. Gans lived in the house. Bertram was the superintendent of the Cameron Shirt Factory and, later, the Secretary/Treasurer of the Cameron & Co. He is known to have been instrumental in the affiliation of the shirt factory with the Shirmakers Union. By 1959, Clara Gans was a widow, but continued to live in the house at 1763 Second Street. As early as 1973, the Ganses daughter, Elizabeth, and her husband Albert Bergstrom lived at the subject property and in 1977, they became the owners.

In 1979, the property was sold to Jack R. and K. Joy Patterson. Jack Patterson was an accountant and the house is currently referred to as the Jack R. Patterson house by a plaque above the front door. Building permits indicate that the Pattersons lived at 1763 Second Street as late as 1992. At some point, likely after that date, the house was converted to commercial use. Today it is owned by James R. and Carol I. Finch and occupied by Awaken Chinese Massage, Michael Loose, MD; Joe Hall, CPA; and Redwood Caregiver Resources Center.

(continued)

B11. **Additional Resource Attributes:** (List attributes and codes) HP2. Single family residence/HP6. 1-3 story commercial building

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

B13. **Remarks:**

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

***Date of Evaluation:** 9/14/2010

(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 circa 1905, the house at 1763 Second Street appears to be significant for association with the early 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 is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. Therefore, 1763 Second Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The house at 1763 Second Street does not appear to be significant for association with the lives of persons significant to our past. For most of the house's history, it was owned and occupied by Bertram and Clara Gans, and later by their daughter and her husband. The Ganses appear to have been middle-class citizens, and Bertram was a prominent member of the staff at the Cameron Shirt Factory, but there is no indication that any of these people, nor any later owners or occupants, made significant contributions or were otherwise important to Napa's history. 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 Craftsman architectural styling applied to a bungalow form, including wood shingle cladding, overall form, bracketed cornice, angled bay windows, and exposed rafters. It is a good example of a middle-class cottage in this genre. There are many other comparable houses exist in the neighborhood and throughout Napa, and the house is a good example of the style. The building has high physical integrity and contributes to the context of early twentieth century residential architecture 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 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 1763 Second Street is now used as commercial offices and no longer retains its original use as a residence. However, the property is still understood as a residential building and therefore 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. The building has not been drastically altered and related functionality of the building remains, therefore, the property 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, despite its current commercial use. Overall, the property retains sufficient historic integrity to convey its significance.

Conclusion

1763 Second Street appears to be individually eligible for local listing under Napa HRI Landmark Criteria a 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.

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) 1763 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 9/14/2010 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 1763 Second Street, view south from Second Street.
(Page & Turnbull 2010)

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

Since the Carbone's ownership, the house has been converted to commercial use. The property is currently owned by 1776 Second Street LLC.

Evaluation

Significance

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

Constructed circa 1900, the house at 1776 Second Street appears to be significant for association with the early 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 is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. Therefore, 1776 Second Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary to qualify for listing in the National or California registers under Criterion A/1.

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

The house at 1776 Second Street does not appear to be significant for association with the lives of persons significant to our past. For most of the house's history, it was owned and occupied by the Johnston, Gordon, and Carbone families. Members of all three families appear to have been middle-class citizens and successful business people, but there is no indication that any of them made significant contributions or were otherwise important to Napa's history. 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 turn-of-the-century Classical Revival architectural styling, including a prominent porch with arches openings, overall form, hipped roof, and Classical detailing including turned balustrades, window surrounds and columns. It is a good example of a middle-class dwelling in this genre. Many other comparable houses exist in the neighborhood and throughout Napa, and the house is an excellent example of the style. The building has high physical integrity and contributes to the context of early twentieth century residential architecture in Napa. Research did not reveal the architect. The builder may have been the original owner, Howard Roper, however this is unconfirmed and Roper does not appear to qualify as a master builder. However, the house has the architectural merit necessary to qualify for local listing under Napa HRI Landmark Criterion c. The property does not appear 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 1776 Second Street continues its original use as a residence and 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 the property retains integrity of setting. The building has not been drastically altered and related functionality of the building is evident, therefore, the property 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, despite its current commercial use. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

1776 Second Street appears to be individually eligible for local listing under Napa HRI Landmark Criteria a and c, and has therefore been assigned 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 _____

Page 3 of 3

Resource Name or # (Assigned by recorder) 1776 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 9/14/2010 (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.

Photographs:



Primary façade of 1776 Second Street, view north from Second 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:** Simple Bungalow with Classical Revival influences

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

Circa 1902: Constructed. 1974: Stairs repaired. 1980: Awnings installed. 2005: Reroofed. 2007: Foundation removed, new foundation installed (likely raised ½ story at this time). 2008: Windows and siding replaced, interior demolition, new signage installed. 2009: Tenant improvements on first floor.

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

*B8. **Related Features:**

Parking lot at rear.

B9a. Architect: Unknown

b. Unknown

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

Period of Significance ca. 1902 **Property Type** Residential **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 house at 1778 Second Street was constructed around 1902. That year, the property was purchased by Samuel E. McNeill and the house was likely constructed. Samuel McNeill lived on his own income and resided at the property with his wife, two sons (one a laborer, one a postal clerk), and elderly mother.

In 1919, McNeill sold the property to John D. Cochrane. The 1920 census shows that Cochrane was a Scottish immigrant and worked as a retail merchant in a grocery store. He lived at the subject property with his wife, Helen, and daughter, Jean. In 1928, the property was purchased by Arthur M. and Margaret A. Emerick, although city directories still list the Cochranes as residents in 1929. That year, John Cochrane was the secretary and manager of People's Finance and Thrift.

Arthur and Margaret Emerick likely moved into the house shortly after this time and are listed at the address in the 1930 census, along with their two children and two boarders. Arthur Emerick was employed as a county mosquito abatement officer. By 1959, Margaret Emerick was a widow, but continued to live in the house for a time and owned it until 1968.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) Error! Not a valid bookmark self-reference./HP6. 1-3 story commercial building

*B12. **References:**

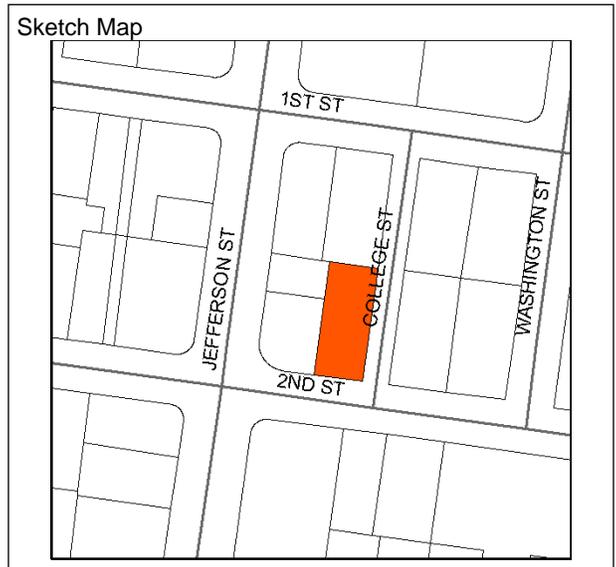
(continued)

B13. Remarks:

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

***Date of Evaluation:** 9/14/2010 (Revised 2/2/2011)

(This space reserved for official comments.)



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

By 1967, B.L. and Margaret J. Murray lived at the address. B.L. Murray was a worker at the C&H Sugar refinery. The following year, the property was sold to Mildred A. Dutro and, in 1973, the property was purchased by Joe Dan and Britta Ponder. In 1975, the Victorian House restaurant was located in the house. The restaurant was run by Nicholas and Rose Marie Moorhead and Carroll and Patricia Hughes. In 1980, the property was purchased by Jacques Mokrani, and 1986 housed La Boucane French Restaurant. The property is currently owned by Richard T. and Nancy A. Zaslove and is occupied by Golden State Lumber, Inc.

Evaluation

Significance

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

Constructed circa 1905, the house at 1778 Second Street appears to be significant for association with the early 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 is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. Therefore, 1766 Second Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The house at 1778 Second Street does not appear to be significant for association with the lives of persons significant to our past. Throughout the house's history it was owned and/or occupied by the McNiell, Cochrane, Emerick, and Murray families. Members of these families appear to have been working or middle-class citizens and successful business people, but there is no indication that any of them made significant contributions or were otherwise important to Napa's history. The house was later primarily occupied by businesses, none of which appear to have been connected with any significant persons. 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)

The house at 1778 Second Street exhibits a simple bungalow form with Classical Revival details, including the overall form, hipped roof, prominent porch, and Classical detailing including turned balustrades, simple window surrounds and columns. It is a good example of a working or middle-class cottage in this genre. Many other comparable houses exist in the neighborhood and throughout Napa, and the house is an excellent example of the style. The building has high physical integrity and contributes to the context of early twentieth century residential architecture in Napa. Research did not reveal the architect or builder, however, the house 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 necessary 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 1778 Second Street is now used as commercial offices and no longer retains its original use as a residence. However, the property is still understood as a residential building and therefore 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 the property retains integrity of setting. Although building permits indicate that the windows and siding were replaced, the house currently appears to have historic windows and siding, indicating that the permitted project was never undertaken or that the elements were replaced in kind. The house appears to have been raised ½ story, but still conveys its character as a historic residence. Ultimately, 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, despite its current commercial use and altered foundation. Overall, the building retains sufficient historic integrity to convey its significance.

Conclusion

1778 second Street appears to be individually eligible for local listing under Napa HRI Landmark Criteria a and c, and has therefore been assigned 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 _____

Page 4 of 3

Resource Name or # (Assigned by recorder) 1778 Second Street

*Recorded by Page & Turnbull, Inc.

*Date 9/14/2010 (rev. 2/2/2011) 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.

Photographs:



Primary façade of 1778 Second Street, view north from Second Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 6Z

*Resource Name or # 1324-1330 Third Street
(APN: 003208003000)

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

*B5. Architectural Style: Art Deco

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

1938: Constructed. 1961: New sign installed (1324). 1965: Wooden awning replaced with aluminum (1330 Third St.) 1967: Office remodeled (1330), addition of mezzanine (1324). 1976: Reroofed. 1980: Commercial remodel (1324), awning installed (1330). 1983: Sign installed (1324). 1999: Tenant improvements (1330).

*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 1938 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 1324-1330 Third Street appears to have been constructed in 1938 based on a deed transaction that occurred that year and the fact that the neighboring Uptown Theater was completed the year prior, which would likely have influenced the construction of adjacent commercial spaces. The property previously featured a one-story dwelling that stood at the corner of Third and Franklin streets, and a garage that stood where the subject building does now. In 1938, Lawrence Borg purchased the property from the Realty Finance Corp. The 1930 census shows Lawrence Borg living in Oakland at that time, but indicates that he was a theater owner, which may connect him with the development of the Napa properties that now contain the Uptown Theater and the subject building.

During the 1940s, the shop space at 1324 Third Street was occupied by Hartman Brothers Real Estate office, while the shop at 1330 Third Street was occupied by the Joseph Schifano Fur Shop. In 1956, the property was purchased by Harold Faulkner, in trust with the Bank of America, and by the late 1950s, the real estate office was replaced by a Christian Science Reading Room. In 1967, The Purple Cat art supply shop was located at 1324 Third Street, and the offices of Thomas F. and Phillip T. Malloy (the former dealing in life insurance, the latter dealing in real estate) were located at 1330 Third Street. In 1975, 1324 Third Street was occupied by the Service Employees International Union Local office, and 1330 Third Street was occupied by Napa Health Foods. The later remained in 1986, while 1324 Third Street came to be occupied by the Framery.

(continued)

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

*B12. References:

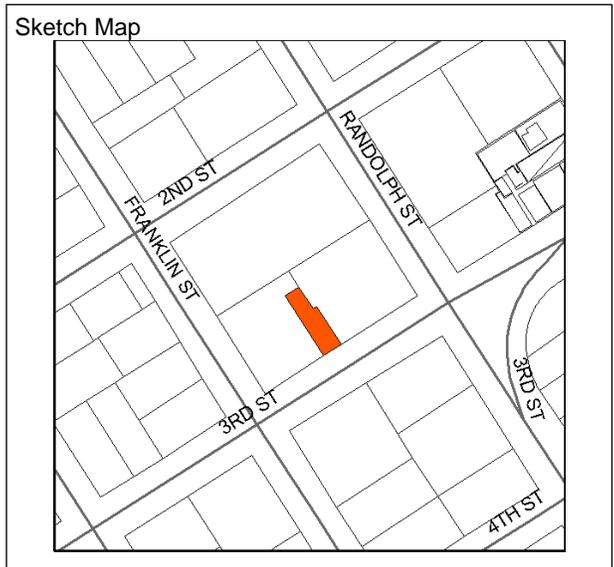
(continued)

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 1938, the commercial building at 1324-1330 Third Street does not appear to be significant for association with events or trends important to the broad patterns of the history of Napa. This commercial building was constructed well after the initial development of the area, and supplanted an older house located on the property. It has general associations with post-Depression growth, and was probably associated with the development of the neighboring Uptown Theater property; however, it is relatively insignificant in comparison to that project and its affects on the downtown area. Therefore, 1324-1330 Third 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 1324-1330 Third 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, the owners and occupants appear to have been successful business people, but they do not appear to have made significant contributions or have 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 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 has a simple form that exhibits restrained Art Deco 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. More notable examples of the Art Deco style exist throughout Napa, including the Uptown Theater next door to the subject property. 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 1324-1330 Third Street retains its original use as a commercial property housing multiple retail shops. Therefore, the property 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. The building is still located in the heart of the commercial downtown, and thus retains its integrity of setting. The building has not been drastically altered (the only additions have been various signs and awnings) 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

1324-1330 Third 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) 1324-1330 Third Street

*Recorded by Page & Turnbull, Inc.

*Date 9/15/2010 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 1324-1330 Third Street, view north from Third Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

*NRHP Status Code 6Z

*Resource Name or # 1517-1521 Third Street
(APN: 003203002000)

- B1. Historic name: Yates & Cochrane Sporting Goods
- B2. Common name: Alexis Baking Company (ABC) and Cafe
- B3. Original Use: Commercial B4. Present use: Commercial

*B5. **Architectural Style:** Utilitarian

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

1954: Constructed. 1962: Interior repairs, demolition of neighboring service station at corner of Third and Fourth streets. 1965: Addition constructed. 1971: Sign installed. 1973: Alterations, sign installed. 1979: Reroofed. 1986: Door replaced, window 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 1954 **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 1517 Third Street appears to have been constructed in 1954. The property was purchased from Margaret A. Endicott by Gilbert W. and Ruth H. Yates in 1953. Later the same year, ownership was split between the Yates and John D. and Virginia T. Cochrane. At the time of purchase, two identical two-story dwellings stood on the site of the current building and a gas station was located to the west, at the corner of Third and Fourth streets. The two houses were removed and the current building was constructed to house Yates & Cochrane Sporting Goods. It also appears that Yates & Cochrane took over operation of the existing service station, which bore the Yates & Cochrane name.

In 1962, the service station was demolished and, in 1965, an addition was constructed on the west side of 1517 Third Street. The addition housed a shop space addressed 1521 Third Street. In 1967, Mitchell's Barber was located at this address. By 1975, Yates & Cochrane Sporting Goods vacated 1517 Third Street and was replaced by the Napa Bakery. Evan's Airport Service was located at 1521 Third Street. Then, in 1976, Vintage Enterprises purchased the property.

In 1986, Rolando and Nestor Macaraig purchased the property. The Napa Bakery remained throughout this period, but Luigi's Pizzeria was eventually located in 1521 Third Street. Today, the property is still owned by the Macaraiges. 1517 Third Street is occupied by the Alexis Baking Company and 1521 Third Street is occupied by Chateau Barber Shop.
(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:** 9/13/2010

(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 1954, the commercial building at 1517-1521 Third Street does not appear 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 well after the initial development of the area, but did play a part in the general growth and development of the downtown shopping district, especially as it relates to overall prosperity and an increase in development after World War II. However, the building does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 1517-1521 Third 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 1517-1521 Third Street does not appear to be significant for association with the lives of persons significant to our past. For much of the building's history it was owned by the Yates & Cochrane partnership and occupied by the Yates & Cochrane Sporting Goods store. Although Gilbert Yates and John Cochrane appear to have been successful Napa businessmen, they do not appear to have any outstanding contributions to their names are not historically significant people. The case holds true for other owners and tenants of the building as well. 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 simple, utilitarian commercial styling. It is not a prime example of any particular style. The building has a large addition on the west side, which was constructed in 1965. It is in the same architectural style as the original building, but is not well executed. 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 1517-1521 Third Street, retains its original use as a commercial property housing retail shop spaces. Therefore, the property 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 the property retains integrity of setting. The building has been altered, including a large addition. The addition was made within a decade of the original building's construction and is executed in the same style, and therefore retains integrity of materials and workmanship. The design intent and related functionality of the building is evident and of the property retains integrity of design. Integrity of feeling is supported by the fact that the property is generally recognizable as mid-century commercial building. Overall, the property retains historic integrity.

Conclusion

1517-1521 Third 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 1517-1521 Third Street, view southeast from Third 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 with Classical Revival influences

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

Circa 1905: Constructed. 1951: Front steps repaired. 1980: Work performed on garage. 1987: Dormer windows added.

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

The house at 1532 Third Street was constructed circa 1905. It is possible that it may have been constructed as late as 1909, which is when the property was sold by Cora E. Boyce to Eliza J. Parsons. Cora Boyce was a single woman who lived on her own income, according to census records. In 1910 she lived in St. Helena, likely after relocating from Napa the year prior. The buyer of the property, Eliza Parsons, was a 60 year old widow who also lived on her own income. The 1910 census shows her residing at 626 Third Street, which was the original address of the subject property.

In 1912, Lillis Parsons either purchased or inherited the property from Eliza Parsons, who was likely her mother. A later deed record gives the name Lillis Henry, which matches census records. The 1910 and 1920 census list Lillis and Edward Henry's address at 518 Third Street, down the street from the subject property. This also suggests that the Henrys rented the subject house, while maintaining their residence at 518 Third Street.

In April 1922, Lillis Henry sold the house to her son and daughter-in-law, Corwin R. and Ruth F. Henry. Corwin Henry was an insurance salesman. The Henrys quickly sold the house again in October 1922 to Frank H. and Martha (Mattie) R. Walker. The 1930 census shows the Walkers living at 1532 Third Street with their 9-year-old grandson. Frank Walker was a repairman and electrician for Napa's electric railroad. In 1944, ownership of the property transferred in whole to Martha Walker, likely upon the death of her husband. By 1949, the house had been split into two flats, with Martha Walker occupying one unit and Ray and Lucille Brown living in the unit numbered 1532A. (continued)

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

*B12. **References:**

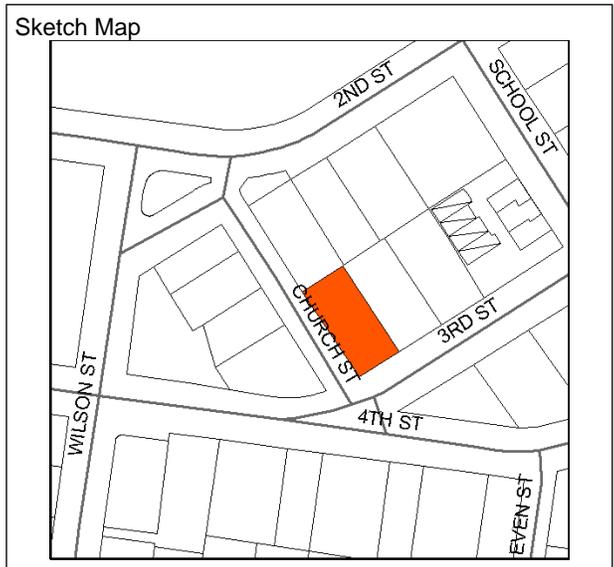
(continued)

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 1959, the house contained three residential units with apartment 1532A occupied by Emma Delk, a plant worker at Rough Rider; and apartment 1532B occupied by Viola Shelley, a widow.

In 1965, the house was sold to Eva Skivington, who continued to rent the two units to Emma Delk and Viola Shelley. The unit formerly occupied by Martha Walker was leased to Homer Morgan, a driver. In 1975, 1532 Third Street was sold to the current owners Cornelius J. and Marie Greive.

Evaluation

Significance

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

Constructed circa 1905, the house at 1532 Third 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, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. Therefore, 1532 Third Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The house at 1532 Third Street does not appear to be significant for association with the lives of persons significant to our past. For much of the building's history, it was a single family residence occupied or owned by various members of the Parsons/Henry family. Members of the family appear to have been upper or middle class citizens, but there is no indication that they made significant contributions or were otherwise important to Napa's history. Likewise, the Walkers appear to have been a common, working-class family, as do Martha Walker's and Eva Skivington's later borders. 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 house exhibits early twentieth-century styling that uses the Simple Bungalow form with simple Classical detailing, including a prominent porch with arched openings, overall form, and classically revival detailing such as window and door surrounds, columns, and turned balustrades. It is a good example of a working-class cottage, but has been significantly altered so that it is not longer a good example of the style and type. 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 house at 1532 Third Street retains its original use as a residence. Therefore, the property 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 been altered through the addition of dormers, which resulted in a significant change to the overall form and detailing of the building. Therefore, the property does not retain integrity of materials, workmanship or design. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the property does not retain historic integrity.

Conclusion

1532 Third 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) 1532 Third 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 1532 Third Street, view northwest from Third Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic name: George D. Reynolds Gas Station / Gilmore Oil Co.

B2. Common name: Rico's Auto Detailing

B3. Original Use: Commercial

B4. Present use: Commercial

*B5. Architectural Style: Art Moderne

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

Circa 1940: Constructed. 1997: Gas lines replaced.

*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. 1940 Property Type Commercial Applicable Criteria NapaHRI 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 gas station at 1538 Third Street was constructed around 1940. Prior to that time, the property was owned by John Darms, Herman Geiger and the Salem Church of the Evangelical Association. The 1924 Sanborn map shows the Salem Evangelical Church located on the property and notes that it had a German congregation (no longer extant).

In 1940, the property was sold to Felix J. Vanderschoot Jr. and his wife, Margaret. No biographical information was available for the Vanderschoots and it is unknown if they were responsible for the construction of the gas station at 1538 Third Street. In 1941, however, they sold the property to the Gilmore Oil Company and the following year is the first time city directories show a gas station operating at the address. The proprietor of the gas station was George D. Reynolds.

In 1945, Gilmore Oil Company sold the property to the General Petroleum Group of California. In the late 1940s, the gas station was run by Richard A. Paddock. By 1959, it was known as Eddleman's Mobil Gas Service, run by Frank G. Eddleman. The General Petroleum Group of California eventually changed its name to Socony Mobil Oil Company, and in 1965, sold the subject property to Harvey B. and Ellanora M. Anderson. In 1967, the gas station was known as Wycoff's Mobil Service gas station.

In 1975, the property was sold to Leslie L. (Lee) and Diana Blessing, and housed Lee's Service Center Tires, operated by Lee Blessing. In 1980, the property was sold to Jerome E. and Eileen L. Roach. Later in 1980, it was sold to Jerome E. Sather.
(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: 9/14/2010 (rev. 7/29/2011)

(This space reserved for official comments.)



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

In 1984, the property was purchased by Harold B. and Jocelyn R. Wolfson, who sold it the following year to the current owner, Joseph T. Newman. The gas station formerly contained the Joseph Newman Co. auto detail business, but now houses Rico's Auto Detailing.

Evaluation

Significance

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

Constructed circa 1940, the gas station at 1538 Third Street appears to be significant for association with early car culture in Napa. The building is located in the heart of downtown Napa, which has always been primarily commercial in nature. The gas station was constructed well after the initial development of the area, but did play a part in the general growth and development of the downtown. It was constructed during a time when automobile ownership and use was on the rise and businesses serving motorists were booming. By 1949, there were three gas stations located within one block of the intersection of Third and Fourth Streets, where 1538 Third Street is located. Only two remain but illustrate the popularity of car culture in the 1940s. For these reasons, 1538 Third Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The gas station at 1538 Third Street does not appear to be significant for association with the lives of persons significant to our past. For much of the building's history it was owned by various petroleum companies and the business owners or managers, though successful business people, do not appear to have any outstanding contributions to their names and are not historically significant figures. 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 gas station exhibits the Art Moderne architectural style, evident in the horizontal emphasis of the structure, delineated by raised trim and rounded corners. It is a prime example of the style, which was inspired by the mid-century interest in transportation and vehicular design, which the "speed lines" of the Art Moderne style are meant to evoke. The building is in good condition and has not been altered. Research did not reveal the architect or builder of the building, but ultimately, it has the architectural merit necessary to qualify for individual local listing under Napa HRI Landmark Criteria c and e. The significance of the property does not appear to rise to the level necessary 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 1538 Third Street retains its original use as a commercial building with automotive uses. Therefore, the property retains integrity of association with early car culture and automotive themes. The building has never been moved and thus retains integrity of location. Located in the primarily commercial downtown core, the building's surroundings have generally remained the same over the years and the property retains integrity of setting. The building has not been altered, so integrity of materials and workmanship is retained. The design intent and related functionality, especially in terms of the remaining gas pump island and canopy, is intact and the property retains integrity of design. Integrity of feeling is supported by the fact that the property is readily recognizable as mid-century gas station. Overall, the property retains sufficient historic integrity to convey its significance.

Conclusion

This analysis demonstrates that 1538 Third Street appears to be individually eligible for local listing under Napa HRI Landmark criteria c and e, and Page & Turnbull therefore recommends that the property assigned a 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.

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

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) 1538 Third Street

*Recorded by Page & Turnbull, Inc.

*Date 9/14/2010 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 1538 Third Street, view north from Third Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2

*NRHP Status Code 5S3

*Resource Name or # 1766 Third Street
(APN: 003251019000)

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

*B5. **Architectural Style:** Craftsman Bungalow

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

1922: Constructed. 1960: Plumbing work completed. 1994: Interior remodeled, ramp installed, parking lot added, garage demolished. 1997: Reroofed, work done on back porch roof. 1998: Side wall replaced, termite repairs on porch.

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

*B8. **Related Features:**

Parking lot to east and rear.

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance 1922 **Property Type** Residential **Applicable Criteria** Napa HRI Landmark Criterion a, 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 1766 Third Street was constructed in 1922. It appears to have originally been owned by Hattie A. Meyers, and Albert C. and Esther Umhalt. The Umhalts lived at the subject property, while Hattie Meyers appears to have resided elsewhere. Mr. Umhalt was a dentist who had a practice in the Migliavaca Building in downtown Napa.

In 1931, Meyers and the Umhalts sold 1766 Third Street to Solon W. and Amanda Bailhache. In 1930, the Bailhaches were living in Yountville and Solon was employed as a farmer. Upon purchasing the subject property, they moved into the house and are listed at the address in city directories. By 1935, Solon Bailhache had died and Amanda continued to live in the house until 1959. The following year, the property was sold to Edgar and Gertrude K. Dunlap, who were retired. Census records indicate that Edgar Dunlap was a farmer prior to his retirement and had lived in Yountville before moving to Napa.

By 1975, Gertrude Dunlap was widowed and, in 1978, she sold the property to Lee A. Ward, an architect, and his wife, Olga, who resided in the house until late 1994. In 1994, it appears that the property was sold to the current owners, William J. and Colette Hjerpe.

(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 in 1922, the house at 1766 Third Street appears to be significant for association with the early 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 is not associated with the growth of downtown as a commercial center, but was constructed during an early phase of the area's development, which included residential properties. It is an important extant example of this early residential development and played a part in the general growth and development of the area, which makes it significant. Therefore, 1766 Third Street appears to qualify for local listing under Napa HRI Landmark Criterion a. It does not rise to the level of significance necessary for listing in the National or California registers under Criterion A/1.

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

The house at 1766 Third 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 the Umhalt, Bailhach, Dunlap and Ward families. These people appear to have been working and middle class citizens, but there is no indication that they made significant contributions or were otherwise 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 house exhibits Craftsman styling in the Bungalow form, including exposed rafters, wood shingle siding, an attic dormer, and prominent porch supported by tapered columns. It is a good example of a 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 Craftsman bungalows in the neighborhood and city, and 1766 Third Street is a good example within the category. Research did not reveal the architect or builder of the building, but ultimately, it has the architectural merit necessary to qualify for local listing under Napa HRI Landmark Criterion c. The significance of the property does not appear to rise to the level necessary 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 1766 Third Street retains its original use as a residence. Therefore, the property 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 property 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 property retains sufficient historic integrity to convey its significance.

Conclusion

1766 Third Street appears to be individually eligible for local listing under Napa HRI Landmark Criteria a and c, and has therefore been assigned 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) 1766 Third 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 1766 Third Street, view north from Third 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: Vernacular with Craftsman influence

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

Circa 1915: Constructed. 1958: New siding installed. 1968: Remodeled, new porch added. 1983: Storage shed constructed. 1985: Garage and house reroofed. 2002: Remodeled due to fire damage, 23 windows replaced with vinyl, siding replaced. 2004: ADA lift installed.

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

*B8. Related Features:

Parking at rear.

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 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 1790 Third Street was constructed around 1915. At that time, the property was owned by N.P. Nielson. The house appears to have been designed as a flats building containing two residential units, and is shown as such on the 1924 Sanborn map.

In 1923, the property was purchased by Harriet C. O'Neill. In 1929, the two flats were occupied by Mrs. O'Neill and J. S. and Georgia Maher. Harriett O'Neill continued to live at the property until at least 1949 and was joined in 1935 by Frank M. and Frances E. Gaffney (who worked for Napa Special Delivery and First National Bank, respectively). In 1942 the property was occupied by Edward and Gladys Ahlswede (Edward was a department head at Carither's department store), and in 1949 by W.E. Wentworth.

In 1953, the property was sold to Hulan G. and Vera M. Buchanan. Hulan was a driver for Napa State Hospital and Vera owned a beauty salon. In 1959, city directories show that the Buchanans lived in one flat, which also housed the Vera Mae Beauty Salon. Mrs. Maxine Cobler, a machine operator at the Rough Rider factory, lived in the other flat. Vera Buchanan's beauty salon remained in business at the address through the late 1980s. In 1967, Judy Truscott resided in the second flat. In 1975, only the Buchanans are listed at the address, and in 1986, Carol V. Fowler and Carmen Welsh lived in the second flat, while a third flat appears to have been added and was occupied by Harriet Hawk. (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: 9/18/2010

(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 circa 1915, the house at 1790 Third 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 was constructed after the initial development of the area, and while it plays a part in the general growth and development of the area, it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 1790 Third 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 1790 Third 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 owned and occupied by people who appear to have been working or middle class citizens. Many worked for business in downtown Napa, but there is no indication that any of these people made significant contributions or were otherwise important to Napa's history. 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 has a few Craftsman style details, but it has been significantly altered and lacks architectural character. It is a fair example of a working-class flats building, but is not an outstanding example of the type, largely due to the fact that it cannot be interpreted as a multiple-family flats dwelling from the exterior. The building is not a significant example of the Craftsman style because it has undergone some alterations that are evident from building permit records, such as the wholesale replacement of windows and siding. Additionally, research did not reveal the architect or builder of the building. Ultimately, the property 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 house at 1790 Third Street no longer retains its original use as a residence, and is instead used as offices for the Red Cross. The building is no longer understood as a residential property and therefore lacks 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's integrity of setting is retained. The building has been altered by the wholesale replacement of the windows, siding and porch; therefore, the property does not retain integrity of materials and workmanship. Alterations have resulted in changes to the porch and entry, which no longer serve the function of a multiple-family dwelling. As a result of these changes, the property does not retain integrity of design. The property is no longer understood as an intact Craftsman style multiple family residence and therefore does not retain integrity of feeling. Overall, the property does not retain sufficient historic integrity to convey its significance.

Conclusion

1790 Third 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
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Primary # _____
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Resource Name or # (Assigned by recorder) 1790 Third 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 1790 Third Street, view north from Third 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: None

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

1322 Third Street

Circa 1929: Constructed. Alterations include replacement of ground floor storefronts, re-cladding of the second floor with stucco, and removal of any ornamentation (unknown date)

819 Randolph Street

Circa 1929: Constructed. 7/20/1961: Addition to building (plumbing). 7/24/1961: Remodel building. 10/4/1961: Sign. 12/1962: Alterations. 3/30/1965: New construction - retail addition. 1/30/1975: Underground electrical hook-up. 1/10/1994: Replace heater. 7/19/1994: Add air conditioning. 1/14/1986: Reroof. 10/23/2002: New awning. 3/3/2003: Commercial awning installation.

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

*B8. Related Features:

The subject building at 1322 Third Street shares a parcel with Zeller's Hardware Store (819 Randolph Street). A parking lot at the corner of Third and Randolph Street separates the two.

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance circa 1929 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 1322 Third Street was constructed circa 1929. According to the 1949 Sanborn Fire Insurance map the building contained a store, auto repair, and storage. The adjacent building at 819 Randolph Street (now Zeller's Hardware) was shown as a one-story wood truss and concrete building is situated roughly in the middle of the block fronting Randolph Street and was used for auto sales and service with gas and oil service station adjacent to the building.

According to Deed Records, the property was purchased by Hugo and Virginia Zeller in August 1939. City Directories indicate that the property had long been used for auto sales and service, although 1322 Third Street has had a variety of commercial uses. In 1929 Yeaman & Lauritsen ran a Pontiac Motor car dealership on the property (819 Randolph Street), while 1322 Third Street housed Beatrice Music and Art Shoppe, operated by Beatrice LeBlanc. (continued)

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

*B12. References:

(continued)

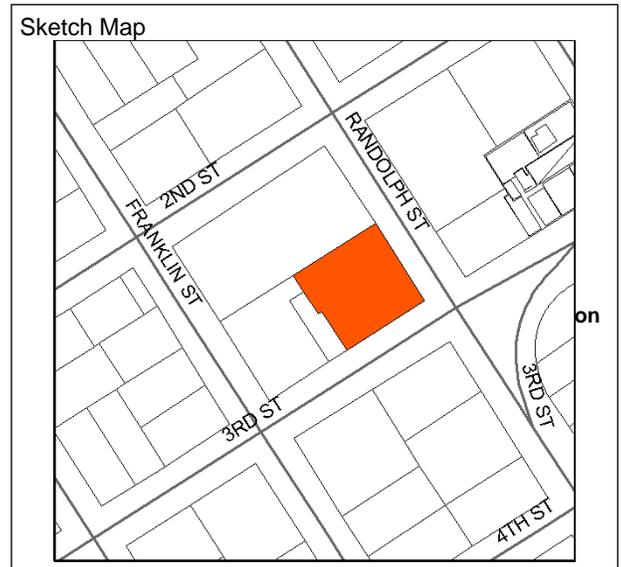
B13. Remarks: None

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

*Date of Evaluation: 8/30/2010

DPR 523B (1/95)

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

From about 1933 to 1950, 1322 Third Street was used as the Amy Burns Beauty Shop. Gasser Motors operated on the property at 819 Randolph Street in 1935; and Moffit Motors from about 1942 to 1949. In 1950, the building at 819 Randolph Street was vacant, while 1322 Third Street was used as the Princess Beauty Salon. By 1953, the property's use had changed to the Lakeside Coffee Shop/Ice Cream Bar (819 Randolph Street) and real estate offices (1322 Third Street). In 1961 the property's use appears to have changed to a hardware store when Hugo Zeller remodeled 819 Randolph Street. In 1965 Zeller enlarged the building at 819 Randolph Street with a retail addition. 1322 Third Street appears to have undergone alterations to its storefront and façade at an unknown date.

Evaluation

Significance

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

Constructed circa 1940, the commercial buildings at 1322 Third Street & 819 Randolph Street do not appear to be significant for association with events important to the broad patterns of history. These commercial buildings were constructed well after the initial development of the area and supplanted older houses located on the property; they are thus is not associated with any significant patterns or trends. While the property's original use as a car dealership was associated with the growing popularity of automobiles, the collection of dealerships along Soscol Avenue—Napa's "Auto Row"—represent the automotive theme better than this former downtown dealership. Therefore, 819 Randolph does not appear to be eligible under NRHP/CRHR Criterion A/1/a.

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

The commercial buildings at 1322 Third Street & 819 Randolph Street do not appear to be eligible for NRHP/CRHR Criterion B/2 for association with the lives of persons significant to our past. Throughout the buildings' history, many of the owners have also been proprietors of a business located within the buildings. 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 buildings at 1322 Third Street & 819 Randolph Street. The building's most prominent owners were the Gasser family, who were notable in early automobile commerce in Napa and have continued to be a philanthropic and community development influence in the city. While the subject property was associated with Gasser Motors for a brief period, their primary downtown showroom was across the street at 810 Randolph Street; furthermore, the building at 333 Soscol Avenue (1954) is a better example of the Gassers' successful automobile dealership: the Soscol Avenue location was the company's flagship location, and was purpose-built at the peak of its business. 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 buildings at 1322 Third Street & 819 Randolph Street do not contain the hallmarks of any architectural styles. These commercial buildings have undergone major alterations from the 1960s to the present and no longer retain physical integrity. Additionally, research did not reveal the architect or builder of the buildings. Ultimately, they do not have the high architectural merit or association with a master architect necessary to qualify under Criterion C/3/c, d, e.

NRHP Criterion D/CRHR Criterion 4

Archival research provided no indication that the property 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/d.

Integrity

The buildings at 1322 Third Street & 819 Randolph Street retain their original commercial use, but are no longer associated with a car dealership. Therefore, the property's integrity of association with automotive development themes is diminished. The building has never been moved and, so, has strong integrity of location. When constructed, the buildings were located within a largely commercial neighborhood which retains its commercial character. The building at 819 Randolph Street was significantly altered in the 1960s with the addition a retail area, storefront alterations, signs and awnings; 1322 Third Street has had its second floor siding replaced with stucco and its storefronts have been replaced. Because of these alterations, the property no longer retains integrity of design, materials and workmanship. Because of these alterations, the property is no longer recognizable as an early commercial building, and therefore does not retain integrity of the feeling. Overall, the buildings at 1322 Third Street & 819 Randolph Street lack sufficient integrity to convey the property's significance under any criteria.

Conclusion

The property at 1322 Third Street/819 Randolph 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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Resource Name or # (Assigned by recorder) 1322 Third Street/819 Randolph Street

*Recorded by Page & Turnbull, Inc.

*Date 9/30/2010 Continuation Update

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

- Ancestry.com: Federal Census records, 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.

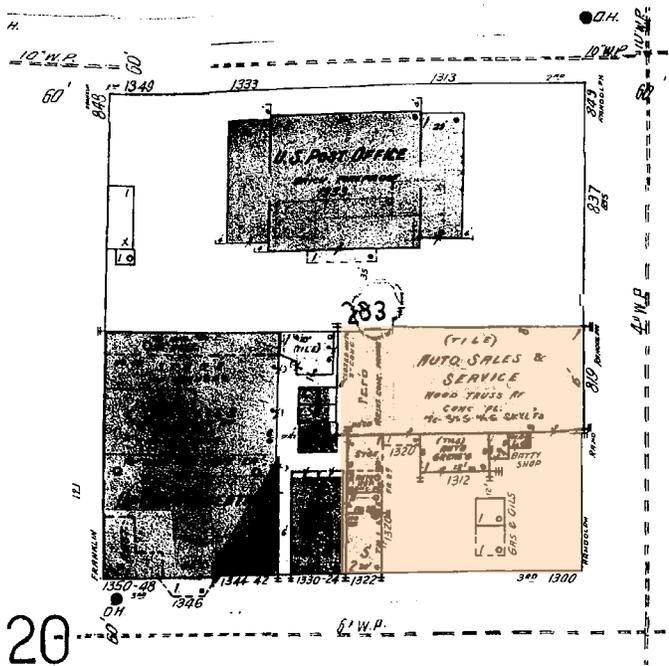
Photographs:



Primary façade of 1322 Third Street, view north from Third Street.
(Page & Turnbull 2010)



Primary façade of 819 Randolph Street, view southwest from Randolph Street.
(Page & Turnbull 2010)



Sanborn Fire Insurance Map, 1949, with subject property highlighted in orange.

BUILDING, STRUCTURE, AND OBJECT RECORD

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

*B5. **Architectural Style:** Vernacular

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

Circa 1930: Constructed. 1980: Underground electrical service. 1982: Repair motor vehicle damage. 2003: Relocate existing electrical service. 2005: Building roofed.

*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 1930 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 residential building at 1214 Yajome Street was constructed circa 1930 on a lot that was previously occupied by a small dwelling (no longer extant). The 1949 Sanborn Fire Insurance map shows the present one-story dwelling with a garage situated at the northeast corner of the lot. The garage is no longer extant. Additionally, Yajome Street was named Edmondson Street for most of its history, and was re-named sometime after 1949.

According to deed records, Regina and Battista (known as Robert) Ceriani acquired the property from Felice Ceriani (likely his mother) in 1926. They likely demolished the one-story dwelling and constructed the present building. The Ceriani family owned the adjacent property at 1216 Yajome Street. According to 1930 Census records, Regina and Robert were Italian immigrants who had come to the United States in 1911 and 1907, respectively. Robert Ceriani was a washer in a laundry. His daughters, Louise and Lurline, also worked in the laundry as a shaker and ironer. Regina Ceriani inherited the property in 1958 when Robert died. In 1970, the property was inherited by the Ceriani children – Roland, John, Louise and Lurline. The property is currently owned by David Ceriani, likely a descendant of the family.

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

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

The property was occupied by a series of renters: John Vai, a laborer who immigrated from Italy in 1892, lived at the property in 1935; R. M. and Vera Braiser, a painter, occupied the dwelling in 1942; J. H. McDonald and Charles A Dittmer occupied the property in 1949 and 1959 respectively; Primo Rodriguez lived there in 1967; and Chris R. Acquistapace, an employee at OK Tire Service, resided at the property in 1986. The building is still in use as a single-family residence.

1214 Yajome Street was located within an area known as "Spanish Town," near St. John's Addition. Because of its proximity to industrial uses along Soscol Avenue and St. John's Catholic Church at Main and Caymus, this area experienced ethnically diverse working-class residential development around the turn of the twentieth century. 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. 1214 Yajome Street was constructed after Spanish Town and St. John's were largely built out.

Evaluation

Significance

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

Constructed circa 1930, the residential building at 1214 Yajome 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 the subject building was constructed well after the development of the neighborhood and replaced an earlier house on the lot, and thus does not contribute to this development pattern. Therefore, 1214 Yajome 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 residential building at 1214 Yajome Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to our past. The building's owners and the tenants were working-class people and there is no indication that they made significant contributions or were otherwise important to Napa's history to lend significance to the building that they constructed/lived in. 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)

This residential building exhibits simple, vernacular bungalow styling. It is an 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 under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings

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/d.

Integrity

The building at 1214 Yajome Street retains its original use as a single-family residential property. 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 a twentieth century single-family residence, and therefore retains integrity of feeling. When constructed, the building was located within a largely residential neighborhood. Yajome Street was realigned sometime after 1949 and Soscol Avenue was extended in the 1980s, and many of the historic residences surrounding 1214 Yajome 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 has undergone many alterations, particularly to the front porch, exterior cladding and replacement of the windows. These changes, while individually minor, 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, 1214 Yajome Street does not retain historic integrity.

State of California — The Resources Agency
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Resource Name or # (Assigned by recorder) 1214 Yajome Street

*Recorded by Page & Turnbull, Inc.

*Date 9/30/2010 (rev. 2/22/2011) Continuation Update

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

Conclusion

1214 Yajome Street does not appear eligible for listing in the national, state, or local registers under any criteria, and does not retain sufficient integrity. 1214 Yajome 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.):**

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 1214 Yajome Street, view east from Yajome 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: Vernacular

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

Circa 1905: Constructed. Circa 1920: Relocated on parcel. Circa 1940: House raised. 1980: Underground electrical service.

*B7. Moved? No Yes Unknown Date: Between 1910 and 1924 (see Sanborn Fire Insurance Maps)

Original Location: Northwest corner of subject parcel

*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 residential building at 1216 Yajome Street was constructed circa 1905. The 1910 Sanborn Fire Insurance map shows a building on the north half of the lot that was used for "female boarding." In fact the entire northern half of the block was occupied by several buildings used for female boarding, likely bordellos (no longer extant). The 1924 Sanborn Fire Insurance maps suggests that the previous building on the lot was relocated to the southwest corner of the lot, closer to the street. A one-story garage and other outbuildings situated at the rear of the lot were also constructed at this time. The house was raised from one story to two stories between 1924 and 1949. The neighborhood has since changed to single-family dwellings. Today the garage and outbuildings are no longer extant. Additionally, Yajome Street was named Edmondson Street for most of its history, and was re-named sometime after 1949.

According to deed records, the property changed hands many times and very little is known about its owners. H.F.J. Peper bought the property in 1905 and likely constructed the current single-family residence. Dora Reed acquired the property in 1916 and immediately sold it to Mary Salowsky. Regina and Battista (known as Robert) Ceriani acquired the property in 1923, along with several adjacent parcels. According to 1930 Census records, Regina and Robert were Italian immigrants who had come to the United States in 1911 and 1907, respectively. Robert Ceriani was a washer in a laundry.

(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.

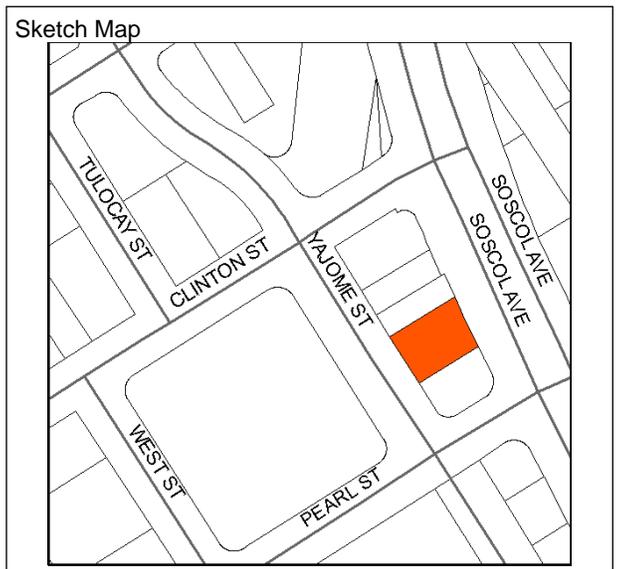
(continued)

B13. Remarks: None

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

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

(This space reserved for official comments.)



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

His daughters, Louise and Lurline, also worked in the laundry as a shaker and ironer. Three months later, the Cerianis sold the property to Luigi Pancrazzi. The 1930 Census shows that "Louis" Pancrazzi emigrated from Italy in 1867 and was a laborer on a fruit farm. Pancrazzi sold the property back to the Cerianis in 1925. Regina Ceriani inherited the property in 1958 when Robert died. In 1970, the property was inherited by the Ceriani children – Roland, John, Louise and Lurline in 1970. The property is currently owned by G. Ceriani, likely a descendant of the family, and is still in use as a single-family residence.

1216 Yajome 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 1911 and relocated on the same parcel circa 1920, the residence at 1216 Yajome 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. The property is one of many residences constructed for lower-income workers, and while it 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 specific associations with this trend to set it apart as significant. Therefore, 1216 Yajome 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 residence at 1216 Yajome Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to our past. The building's owners were common, working-class people and there is no indication that they made significant contributions or were otherwise important to Napa's history to lend significance to the building that they constructed/lived in. 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)

This residence at 1216 Yajome Street exhibits simple, vernacular bungalow styling. It is an 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 under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

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/d.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) 1216 Yajome Street

*Recorded by Page & Turnbull, Inc.

*Date 9/30/2010 (rev. 2/22/2011) Continuation Update

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

Integrity

The building at 1216 Yajome Street retains its original use as a single-family residential property. Therefore, its integrity of association is strong. The property is still recognizable as an early twentieth century single-family residence, and therefore retains integrity of feeling. The building has been moved on its lot, so it lacks integrity of location. When constructed, the building was located within a largely residential neighborhood. Yajome Street was realigned sometime after 1949 and Soscol Avenue was extended in the 1980s, and many of the historic residences surrounding 1216 Yajome 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 was raised a story in 1949, causing a major change to its form and massing that results in the loss of its integrity of design and workmanship. The building has had some of its windows replaced, but retains most of its original materials. 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, 1216 Yajome Street does not retain historic integrity. .

Conclusion

1216 Yajome Street does not appear eligible for listing in the national, state, or local registers under any criteria, and does not retain sufficient integrity. 1216 Yajome 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.):**

- 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 1216 Yajome Street, view east from Yajome Street.
(Page & Turnbull 2010)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 3

*NRHP Status Code 6Z

*Resource Name or # 1234 Yajome Street
APN: 003147008000

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

*B5. Architectural Style: Vernacular

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

Circa 1920: Constructed. Circa 1945: Unspecified addition. 2007: Temporary meter for construction. 2008: Fire repair. 2008: Fire repair and remodel.

*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 1920 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 residential building at 1234 Yajome Street was constructed circa 1920. The 1910 Sanborn Fire Insurance map shows another building on the north half of the lot with the south half of the lot (current location of the subject building) vacant. The 1924 Sanborn Fire Insurance maps shows that the south half of the lot now occupied by the present one-story dwelling. On the 1949 Sanborn Fire Insurance map the building appears to have been enlarged. Additionally, Yajome Street was named Edmondson Street for most of its history, and was re-named sometime after 1949.

According to 1929 City Directories, Mrs. Angelina Leoni resided at 1234 Yajome Street and in 1935, John and Rena Meschini, a farmer and housewife, lived at the property. The house was likely a rental unit, as neither of these families appears to have owned the property.

Nothing is known about the owners of 1234 Yajome Street before 1940. At that time Raymond C. Siegel sold the property to John L. and Jewel Wilson. In 1944, they sold it to their son, Ira and his wife Mildred. Edwards Woods acquired the property in 1944 and sold it to Charles S. and Lulu M. Park in 1946. According to the 1910 and 1920 Census, the Parks had rented in Alameda and Vallejo before moving to Napa. Voter records indicate that Charles was a plumber and Lulu was a housewife. Lulu inherited the property upon Charles' death in 1964. She sold it to Keith D. and Joyce C. Hangman in 1971. Merced and Eva Felix acquired the house just a month later. They sold it to Lloyd and Lorraine Moak in 1973. (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: 8/30/2010

(This space reserved for official comments.)



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

According to City Directories the property was occupied by Maurice Valut in 1967, Peter Aguilar in 1975, and Maria Hernandez in 1986. Building permits indicate that the property underwent construction in 2007 and again in 2008 for fire repair. The building is still in use as a single-family residence.

1234 Yajome Street shares a similar history with other resources in the St. John's neighborhood to the north of Downtown Napa. St. John's Catholic Church at Main and Caymus was a focal point of Napa's Italian community, and was a catalyst for working-class residential development in the surrounding blocks. Beginning just before the turn of the twentieth century, many working-class Italian immigrants settled in St. John's Addition because of its proximity to St. John's Catholic Church and industrial uses along Soscol Avenue.

Evaluation

Significance

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

Constructed circa 1920, the residential building at 1234 Yajome Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in a largely residential neighborhood consisting of small, working-class houses that were built during the early twentieth century near the industrial area that had developed along Soscol Avenue. While it plays a part in the general growth and development of the area, the property was constructed after the initial development of the area and does not have an association with this trend to set it apart as significant. Therefore, 1234 Yajome Street does not appear to be eligible under NRHP/CRR Criterion A/1/a.

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

The residential building at 1234 Yajome Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to our past. Although little is known about the building's owners and the tenants, they were likely working-class people. There is no indication that they made significant contributions or were otherwise important to Napa's history to lend significance to the building that they constructed/lived in. Several of the tenants were of Italian descent, but again, none appeared to have played a prominent role within Napa's Italian-American community. 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)

1234 Yajome 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 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/d.

Integrity

The building at 1234 Yajome Street retains its original use as a single-family residential property. 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. While remnants of this residential neighborhood remain on the east side of Yajome Street, the introduction of contemporary commercial/civic buildings and landscapes to the immediate west of the subject property dilutes the subject property's integrity of setting. The building has undergone significant alterations; therefore it does not retain integrity of design, materials and workmanship. These alterations impair the integrity of feeling. The building is no longer recognizable as an early twentieth-century residence. Overall, the building lacks historic integrity.

Conclusion

1234 Yajome 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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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Resource Name or # (Assigned by recorder) 1234 Yajome Street

*Recorded by Page & Turnbull, Inc.

*Date 9/30/2010 Continuation Update

***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 1234 Yajome Street, view east from Yajome Street.
(Page & Turnbull 2010)

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DISTRICT RECORD

Primary # _____

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Oxbow District

D1. Historic Name Oxbow District

D2. Common Name: Oxbow District

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Oxbow District is located in the City of Napa, east of the commercial core. The term "Oxbow" is a modern term commonly used to describe the district's location within a bend in the Napa River, or the "oxbow;" although it is not the neighborhood's historical name, "Oxbow" is used here for consistency with other documents and plans used by the City of Napa. The neighborhood was historically a working-class area located near industrial uses, and is filled with single-family residences primarily constructed between 1870 and 1930. The district includes a total of fourteen (14) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Twelve (12) of these parcels are contributors to the Oxbow District because they illustrate the significant historic themes associated with the district. Two (2) properties are non-contributors because they lack sufficient integrity due to later alterations, or do not share thematic ties with the rest of the district. (See Continuation Sheet, Page 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundary of the Oxbow District encompasses all properties fronting on First and Water streets, roughly between Vernon Street and the railroad tracks, in the "oxbow" of the Napa River. Starting at First and Vernon streets (the northwest corner of the district), the boundary continues clockwise, running south on Vernon Street to Water Street, thence west to the northwest corner of parcel 003242001000, thence south to the Napa River, thence west along the rear of parcel 003242001000, and thence north along the western edge of said parcel to Water Street. From here, the boundary jogs east to the southwest corner of parcel 003241002000, where it turns north and runs along the west edge of said parcel to First Street. From the northwest corner of parcel 003241002000, the boundary turns east and continues along First Street to its starting point at the corner of First and Vernon Streets. (See Continuation Sheet, Page 3)

***D5. Boundary Justification**

The Oxbow District boundary includes a concentration of properties associated with the working-class residential development along East First Street in an area roughly corresponding to Cornwall's Addition (1852). The residential area along East First Street was once larger than it is today, but since many properties have been demolished or altered over the years, the district boundaries have been drawn to exclude large groups of non-contributing parcels and encompass only the remaining resources. (See Continuation Sheet, Page 3)

| | | | |
|--------------------------------|------------|----------------------------|------------------------|
| D6. Significance: Theme | <u>n/a</u> | Area | <u>Oxbow, Napa, CA</u> |
| Period of Significance | <u>n/a</u> | Applicable Criteria | <u>n/a</u> |

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Oxbow District does not appear to be eligible for listing in the national, state, or local historical registers under any criteria. The district was loosely associated with themes of residential and industrial development, and the city's early Italian-American community, but not to a degree significant enough to qualify for designation. However, two properties within the district boundaries appear to qualify for individual listing in the local register based on their architectural character (731 First Street and 906 McKinstry Street). (See Continuation Sheet, Page 4)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet, Page 8)

***D8. Evaluator:** Rebecca Fogel **Date:** 15 October 2010 (rev. 22 February 2011)

Affiliation and Address Page & Turnbull, Inc.
1000 Sansome Street, Suite 200, San Francisco, CA. 94111

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

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*Resource Name or # (Assigned by recorder) Oxbow District

*Recorded by: Page & Turnbull

*Date 15 October 2010 (rev. 2/22/11)

Continuation Update

D3. Detailed Description (Continued)

The Oxbow District includes detached, one-story and one-story-over-raised-basement single-family residences constructed between 1870 and 1930. The raised basements may have been installed as a flood protection measure because of the neighborhood's proximity to the Napa River. Houses within the district are of simple wood-frame construction, designed in a vernacular style with little to no ornamentation. Houses are typically rectangular in plan with a front-facing gable roof, and most have a shed roofed front porch supported by square wood posts. All resources within the district are clad in wood channel drop or shingle siding. Windows were originally double-hung wood-sash, but most buildings now contain contemporary vinyl sash windows. None of the residences appear to have been architect-designed. Many homes in the Oxbow District have detached garages or outbuildings at the rear of the parcel. Residences are set back from the front lot line; there is a concrete sidewalk on First and McKinstry streets, but not on Water Street.

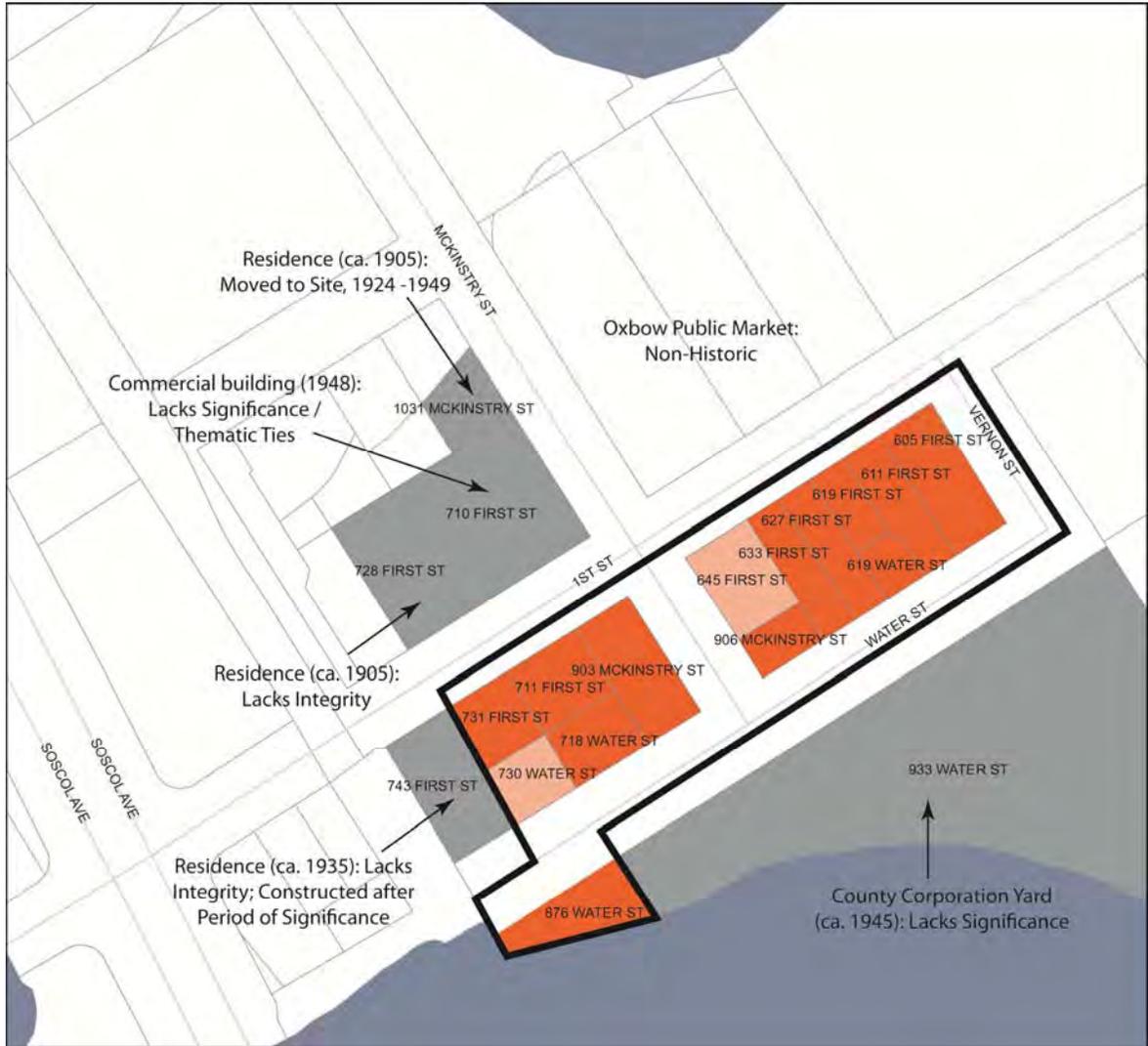
Table 1 below identifies the 14 resources within the district. The spreadsheet features a column listing the status of properties within the Oxbow District boundaries, noted as California Historical Resource Status Codes (CHRSC). Contributors (12) and non-contributors (2) are marked based on their association with the themes that shaped the neighborhood's development, but all have been assigned a CHRSC of "6Z" (Found ineligible for NR, CR, or Local designation through survey evaluation) because the district as a whole does not appear eligible for listing.

Table 1: Resources within the Oxbow District Boundaries (14 total)

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

See Attached Photographs for views of each resource within the Oxbow District.

D4. Boundary Description (Continued)



Oxbow District Map, 2010.

Outline indicates Oxbow District boundaries.

Orange shaded parcels indicate District Contributors. Light orange shaded parcels indicate Non-Contributors.

Parcels outside the historic district that were considered as part of this survey effort have also been marked to justify the boundary.

(All parcels evaluated as part of this DPR 523D Form were assigned a CHRSC of 6Z).

D5. Boundary Justification (Continued)

To the south of the district boundary, the County Corporation Yard at 933 Water Street (ca. 1945) was excluded because it lacks thematic ties to the district and does not appear to be significant. To the west of the district, the residence at 743 First Street (ca. 1935) was excluded because it was constructed after the period of significance, and lacks sufficient integrity due to later alterations. Across First Street to the north of the district, the residence at 728 First Street (ca. 1905) was excluded because it lacks integrity due to later alterations; the commercial property on the corner of First and McKinstry streets (ca. 1948) was constructed after the district's period of significance, and lacks thematic ties to the

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*Resource Name or # (Assigned by recorder) Oxbow District

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district's residential history; and the residence at 1031 McKinstry Street (ca. 1905) was excluded because it was moved to the site between 1924 and 1949. The Oxbow Public Market and garden to the north and east of the district, respectively, are both new construction, and therefore were not included. Table 2 includes information about five adjacent age-eligible resources that were considered for inclusion in the Oxbow District, but ultimately excluded for the reasons described above.

Table 2: Resources excluded from the Oxbow District (5 total)

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

D6. Significance (Continued)

Significance Evaluation

The following section evaluates the potential historical significance of the Oxbow District under national, state, and local designation Criteria.

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

The Oxbow District does not appear to be significant under this criterion for association with events or trends important to the broad patterns of history of Napa. It is not associated with special historical events, nor does it represent significant geographical patterns of settlement or growth. According to National Register Bulletin 15, mere association with historic events or trends is not enough, in and of itself, to qualify under this criterion; a property or district's specific association must be considered important as well. The Oxbow District was historically a working-class residential neighborhood that developed as such because of its proximity to industrial uses and rail/river transportation routes. However, it did not have a particular effect on the growth of Napa's economy or community, it was not a catalyst for future development, and more significant examples of this development pattern exist elsewhere in the city. East Napa and St. John's contain a higher concentration of workers' cottages from this era, and are therefore better examples of this theme. Because the Oxbow District lacks a strong, important, or unique association with industrial development themes, it does not appear to qualify for listing under this criterion. Similarly, many Italian immigrants settled within the Oxbow District, but the area is not significantly associated with the theme of ethnic diversity because it lacked the community centers and businesses that formed the heart of the close-knit Italian immigrant enclaves in other neighborhoods. East Napa—known as "Little Italy"—is therefore a better representation of the contributions of Napa's Italian-American community. While development in the Oxbow District was influenced by these broad city-wide development patterns—residential, industrial, and Italian-American development—the district as a whole lacks a specific enough association with these themes to qualify for listing in the national, state, or local register under this criterion.

NRHP Criterion B/CRHR Criterion 2 (Persons)

The Oxbow District does not appear to be significantly associated with persons important to Napa's history. This area was historically a working-class neighborhood, and none of its residents appear to have made significant enough contributions to Napa's history to qualify for listing under this criterion.

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*Resource Name or # (Assigned by recorder) Oxbow District

*Recorded by: Page & Turnbull

*Date 15 October 2010 (rev. 2/22/11)

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NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark District Criteria e, f (Design/Construction, Architect)

The Oxbow District does not embody distinctive characteristics of a type, period, or method of construction. While the simple, vernacular construction of the residences in the Oxbow District is typical of working-class cottages from the Victorian era and early twentieth century, the buildings do not appear to have utilized unique building practices, nor do they appear to have contributed directly to the architectural development of working-class neighborhoods in Napa. More exemplary simple, vernacular residential architecture from this era exists in other neighborhoods, such as East Napa, St. John's, and Spencer's Addition. The buildings in the Oxbow District are vernacular in form and construction, and do not appear to represent the work of a master architect. The district therefore does not appear eligible for listing in the national, state, or local register under this criterion.

NRHP Criterion D/CRHR Criterion 4 (Information Potential)

Archival research provided no indication that the district 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.

Napa HRI Landmark District Criterion c (Significance/Integrity)

While most properties within the Oxbow District are intact, none appear to have individual historical significance under any of the criteria described above. Because a majority of the properties within the district does not appear to have historical significance, the Oxbow District does not appear to be eligible for listing under Napa HRI Landmark District Criterion c.

Background Information

This section includes the necessary historical background required to analyze the potential historical significance of the Oxbow District as described above.

Victorian Era and Early Twentieth Century Residential & Industrial Development

The Oxbow District first developed as a working-class residential neighborhood during the Victorian era (1860-1899) on land originally platted by George Cornwall in 1852. "Cornwall's Addition to Napa City,"¹ which consisted of six square blocks at the confluence of Napa River and Napa Creek and was laid out as a continuation of the Napa City grid; in addition to the Oxbow District, it became home to an industrial area, Chinatown, and a two-block "Spanish Town." The neighborhood was influenced by the commercial and industrial growth of Downtown, especially along the Napa River and the railroad tracks, which were necessary for efficient transportation of goods.

Just outside the district boundaries were a number of the city's early industrial uses, all associated with the manufacturing of agricultural products. The McBain Tannery (also known as the Napa City Tannery) was on McKinstry Street, with buildings on both sides of the street connected by a bridge; the Napa Glue Company was at Pearl and McKinstry streets; and the Vernon Flour Mills were on Water Street. Additionally, the Marvin & Co. Feed and Stock Yard was on the northeast corner of First and McKinstry streets, a wagon shop was at the northwest corner of First and Lawrence Street, and a large vegetable garden was on the north side of First Street at Vernon Street. A wooden railroad drawbridge crossed the Napa River at Lawrence Street just west of the Oxbow District (same location as present-day railroad tracks).²

The Oxbow District's proximity to these industrial uses and transportation routes made it a logical place to construct housing for industrial workers, and simple workers' cottages lined East First Street beginning in the 1870s. According to

¹ "Cornwall's Addition" is referenced in some sources as "Cornwell's Addition;" however, the original survey is entitled "Cornwall's Addition to Napa City" in County Recorder's Book B of Deeds, 143.

² Sanborn Fire Insurance Maps, 1886-1891.

Sanborn Fire Insurance maps, there were seven small one-story dwellings, the "First Street House" hotel and saloon, and a harness shop within the district in 1886; by 1901, there were 10 residences in addition to the harness shop. Two to three small outbuildings were located at the rear of each property. A total of nine (9) contributing resources within the Oxbow District date to the Victorian era.

During the 1920s and 1930s, the City of Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.³ However, industrial development in the Oxbow declined in the twentieth century; the only remaining industrial businesses in the area surrounding the district were the Napa City Tannery (in operation until the early 1920s) and a few of feed warehouses. The residential section of First Street had been already been largely built out with modest working-class homes by 1930. By this time, the district contained fourteen residences, with additional dwellings lining both sides of First Street from Edmondson (Yajome) Street to the First Street Bridge. Oxbow District residents in the 1920s and 1930s included laborers, factory workers, carpenters, tailors, salesmen, and a horseshoer. About one third of these residents owned their homes, while the remainder rented. Two residences within the district date from the early twentieth century (pre-World War I), and two more were constructed in the late 1920s; as in the Victorian era, these buildings were simple, vernacular designs with little or no ornamentation.

After 1930, the only construction within the Oxbow District was a restaurant at the corner of First and McKinstry streets (1955). In the area surrounding the district, several buildings were constructed from the postwar era to the present, including the City Corporation Yard (circa 1945), a one-story multi-unit commercial building (circa 1948), and the Oxbow Public Market (2008). Additionally, the extension of Soscol Avenue across the Napa River in the 1980s severed the Oxbow District's connection with Downtown.

However, the working-class residential development that occurred in the Oxbow District from the Victorian era through the early twentieth century did not have a particular effect on the growth of Napa's economy or community; it was not a catalyst for future development in this or other neighborhoods, and more significant examples of this development pattern exist elsewhere in the city. The Oxbow District was once larger than it is now, with working-class residences extending all the way from Main Street east to the river; since its peak in 1930, the edges of the Oxbow District have been eroded by the closure of industrial facilities, the extension of Soscol Avenue in the 1980s, the demolition of residences within the district, and new construction in adjacent areas, all of which have reduced the neighborhood's ability to significantly represent industrial development themes. The workers' housing that developed in the Oxbow District was not associated with a particular industry, nor did it appear to have been developed deliberately. The area lacked services, and was isolated from other similar neighborhoods. The building types developed in the Oxbow District were not architecturally notable, and they have been altered through porch, window, and siding replacement. East Napa—which was previously found eligible for listing in the City of Napa HRI as a Landmark District—contains more intact examples of this building type, as does St. John's, which was previously found eligible for listing in the National Register as a historic district. Especially in comparison with these other neighborhoods, the Oxbow District lacks a strong enough association with residential and industrial development themes to qualify for listing.

Italian-American Community

Italian immigrants arrived in Napa looking for employment beginning in the 1860s. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen, including the St. John's neighborhood, clustered around St. John's Catholic Church at Main and Caymus streets, the Oxbow, and most importantly in East Napa along Third and Juarez streets.⁴ Newcomers freshly arrived from Italy gathered in these neighborhoods because they could get cheap rooms and industrial jobs, and meet others who spoke their

³ Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).

⁴ Weber, *Old Napa Valley: The History to 1900*, 204. *Napa, the Valley of Legends*, 34-35. Weber, *Napa*, 86-87.

language. Many of these immigrants were single men whose aim was to secure a job and live frugally until they earned enough money to send for their families. In the Oxbow District, residents of Italian descent were listed in City Directories from the 1870s through the 1960s.

However, the heart of the Italian-American community developed in St. John's and East Napa, known as "Little Italy," not the Oxbow District. While Italian-American laborers lived in the Oxbow District, the neighborhood lacked the community centers and businesses found in St. John's and East Napa—St. John's Catholic Church, Brooklyn Hotel, Depot Saloon, Colombo Hotel, Buonaventura Italian Grocery—that formed the basis of the city's close-knit Italian immigrant enclave. The presence of Italian residents is not enough for the Oxbow District to contribute significantly to the development of the Italian-American community in Napa, and the district therefore cannot be considered significant for its association with this theme.

Integrity of Contributing Resources

Of the seven aspects of integrity, those most applicable to the contributing properties within the Oxbow District are location, setting, feeling, and association. These aspects are most important to conveying the residential development patterns and the occupancy of a working-class community. Retention of design, workmanship, and materials, which characterize the modest houses typical of the Oxbow District, also lends to the District's ability to convey cohesive architectural character as a working-class neighborhood.

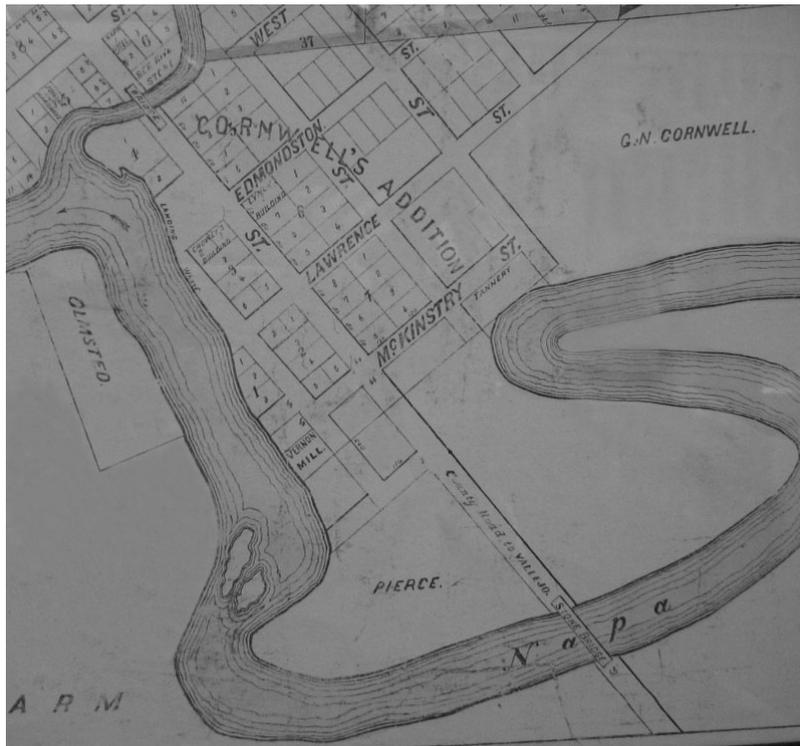
The majority of contributing properties within the Oxbow District retain integrity. Most properties within the District retain integrity of location, with only one house appearing to have been moved within the district: 906 McKinstry Street was originally located at 645 First Street, and was moved to the rear of that parcel between 1924 and 1949. Some contributors within the District have been altered, but typically in minor ways. Porch alterations and window replacement is common in the area, but integrity of design, workmanship and materials of contributing properties is considered sufficient, as their original form and character as modest, working-class houses is still evident. While the majority of properties within the District boundaries are intact, demolitions within the boundaries and adjacent new construction have eroded the edges the Oxbow District, causing its integrity of setting and feeling to be somewhat diminished. However, because individual buildings within the District possess integrity and the area is still able to convey its character as a working-class neighborhood, the overall integrity of the Oxbow District is retained.

The two buildings which do not contribute to the Oxbow District lack integrity: the commercial building at First and McKinstry streets has undergone major alterations to the main entrance, while the residence at 730 Water Street has had several additions and alterations to the fenestration and entries that obscure its vernacular form.

Conclusion

While the resources within the Oxbow District are largely intact, the district does not appear eligible for listing in the national, state, or local historical registers under any criteria. The district contained housing for laborers and factory workers and was influenced by city-wide industrial development patterns, but it does not possess a specific enough association with this theme to qualify for listing. Likewise, the presence of Italian residents is not enough for the Oxbow District to contribute significantly to the development of the Italian-American community in Napa, and the district therefore cannot be considered significant for its association with this theme. The Oxbow District contains vernacular architectural forms that are typical of working-class cottages, but it does not stand out within the context of vernacular architecture in Napa and therefore does not possess sufficient architectural significance to qualify for listing.

Historic Maps & Photographs



"Cornwell's Addition to Napa City," 1869.
(Napa County Historical Society Archives)



East First Street, 1908.

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*Resource Name or # (Assigned by recorder) Oxbow District

*Recorded by: Page & Turnbull

*Date 15 October 2010 (rev. 2/22/11)

Continuation Update

(H.A. Darms, Page 21)



Workers' cottages such as this house on Juarez Street (left) and Third Street (right) in the previously identified potential East Napa Historic District have a higher level of architectural distinction and integrity than the resources within the Oxbow District. These resources better represent the themes of industrial development, Italian-American community growth, and Victorian-era vernacular style than the buildings in the Oxbow District.

D7. References

Published Works

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

Napa City and County Portfolio and Directory. Napa, CA: H.A. Darms, 1908.

Public Records

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Sanborn Fire Insurance Maps. 1886-1949.

Unpublished Documents

Bloomfield, Anne. *A Residential Context for the Cultural Resources of the City of Napa*. Prepared for Planning Department, City of Napa, January 1996.

National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 1995.

Pacific Aerial Surveys. Aerial Photographs. 1958-1995.

Internet Sources

Coodley, Lauren. "Local History: Napa Valley Market Place articles." *Napa Valley Marketplace*, 2004-2007. Accessed at <<http://nvmarketplace.wordpress.com/category/history>> (accessed 1 December 2008).

The Merrill's Building at 1212-1222 First Street (APN 003164021000) was included in the 1978 Survey, and was included in the City of Napa Historic Resources Inventory (HRI) with a Map Score of "1" in 1995. It was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "3S," indicating that it "Appears eligible for NR as an individual property through survey evaluation." The Merrill's Building originally occupied APN 003164013000, but was merged with the adjacent parcel at 1025 Coombs Street (APN 003164003000) between 2000 and 2010 to form the current L-shaped parcel (APN 0031640021000).

Merrill's Building (1212-1222 First Street)

The Merrill's Building (1929) is located on the north side of First Street between Coombs and Randolph streets. The design, attributed to local architect C.L. Hunt, exhibits Renaissance Revival and Spanish Eclectic influences (**Photos 1 & 2**). Like the similarly-detailed Gordon Building at 1130 First Street, the Merrill's Building was designed by Hunt for local businessman and real estate developer, Samuel P. Gordon. As noted in previous documentation, the Merrill's Building holds an important position along the First Street commercial corridor, and is a notable and rare example of early twentieth century commercial architecture in Downtown Napa. The first floor of the Merrill's Building has been modified, with new storefronts installed; the original storefronts featured angled vestibules and a tiled base (**Photos 3 & 4**). A metal canopy was installed across the entire First Street façade in 1963. The second floor is unaltered, though, and retains its clerestory windows and all its original brick and terra cotta details. According to Sanborn Fire Insurance maps, the Merrill's Building is L-shaped, sharing an interior wall with a one-story section fronting Coombs Street. This reinforced concrete section of the building is much simpler than the First Street façade, and was either constructed with the original building or as an early addition (circa 1929-1930) (**Photos 5 & 6**). The building has had numerous commercial tenants since its original construction, but most notably housed its namesake, Merrill's Drugstore (closed in 1990s). Since the Merrill's Building was previously documented, no major alterations or additions appear to have been constructed, and little change to the historic fabric has occurred. The building is currently vacant.

1025 Coombs Street

A second, smaller commercial building addressed as 1025 Coombs Street shares the lot with the Merrill's Building (**Photos 7 & 8**). This building was designed to match the Coombs Street façade of the Merrill's Building, and appears to have been built circa 1930, shortly after the construction of the original building (no building permits recording the construction of 1025 Coombs Street were located). Aerial photos and Sanborn Fire Insurance maps indicate that this narrow, reinforced concrete infill building is a separate structure (**Photos 9 & 10**). Although its history is similar to that of the Merrill's Building, because the narrow structure at 1025 Coombs Street is a separate building and lacks a physical connection to the Merrill's Building, it must be evaluated as such.

1025 Coombs Street is simply designed, with Spanish Eclectic details at the mezzanine, including wood spindles at the transom, decorative vents, and terra cotta coping at the roofline. 1025 Coombs Street has been dramatically altered, with the entire ground floor remodeled in 1977. As described above, the alteration of original storefronts on the original Merrill's Building did not compromise the overall historic character of the building because of the abundance of intact architectural details on the First Street façade, but the alterations in this case have reduced 1025 Coombs Street's integrity and concealed its historic character. 1025 Coombs Street was included in the City of Napa Historic Resources Inventory (HRI) with a Map Score of "3" in 1995. Despite its similarities to the rear section of the Merrill's Building, the narrow structure at 1025 Coombs Street lacks the same architectural quality as the significant First Street façade of the original Merrill's Building, and therefore does not appear to be individually eligible for listing in the national, state, or local historical registers.

(continued)

Significance:

The Merrill's Building still appears to be eligible for listing in the National Register of Historic Places. The building is significant as an exceptional example of early twentieth century commercial architecture in Napa, as well as the Renaissance Revival style. The building's period of significance is 1929-1930, which covers the original construction of the building and the Coombs Street section of the Merrill's Building. The narrow structure at 1025 Coombs Street is a separate building and lacks a physical connection to the Merrill's Building; although its history is similar to that of the Merrill's Building, 1025 Coombs Street must be evaluated as a separate building. 1025 Coombs Street—while designed to match the Coombs Street façade of the Merrill's Building—does not have the same architectural quality as the significant First Street façade of the main building. 1025 Coombs Street does not appear to be individually significant for its association with events, persons, or architecture, and lacks integrity due to later alterations. To clarify, contributing and non-contributing elements of the Merrill's Building property (CHRSCs for each element are listed in parentheses) include:

- **Merrill's Building (1929)** – Original two-story commercial building, designed by architect C.L. Hunt in the Renaissance Revival and Spanish Eclectic styles. Formerly APN 003164013000. Eligible for listing in NR (3S: Appears eligible for NR as an individual property through survey evaluation)
- **1025 Coombs Street (ca. 1930)** – Narrow building adjacent to Merrill's Building at 1025 Coombs Street. Formerly APN 003164003000. While this building was designed to match the Coombs Street façade of the Merrill's Building, it lacks architectural distinction and historical integrity, and does not appear to contribute to the significance of the Merrill's Building. (6Z: Ineligible for NR, CR or local designation through survey evaluation)

References:

1978 Historic Resources Inventory Forms. "Merrill's Building." Napa, 1978.
City of Napa. Building Permits.
Kilgallin, Anthony Raymond. *Napa: An Architectural Walking Tour*. Charleston, SC: Arcadia Publishing, 2001.
Pacific Aerial Surveys. Aerial Photographs. 1958-1995.
Sanborn Fire Insurance Maps
Weber, Lin. *Napa*. Charleston, SC: Arcadia Publishing, 2004.

Photographs:



Photo 1: Merrill's Building (1929), 1212-1222 First Street. Eligible for listing in NR (3S). (Page & Turnbull 2010)



Photo 2: Merrill's Building, rear façade from alley. (Page & Turnbull 2010)



Photo 3: Original storefronts at Merrill's Building, ca. 1940.
(Napa County Historical Society)



Photo 4: Merrill's Building, 1970s. (Kilgallin, 20)



Photo 5: Merrill's Building, Coombs Street section.
(Page & Turnbull 2010)



Photo 6: Merrill's Building, Coombs Street section from alley.
(Page & Turnbull 2010)



Photo 7: 1025 Coombs Street, with altered storefronts (6Z). Note mezzanine level designed to match Coombs Street façade of Merrill's Building. (Page & Turnbull, 2010)



Photo 8: Detail of connection between 1025 Coombs Street and Merrill's Building. Although similarly designed, 1025 Coombs Street is a separate building. (Page & Turnbull, 2010)



Photo 9: Aerial photograph of Merrill's Building, showing L-shaped plan and unusual massing of Merrill's Building. Note difference in roofing delineating 1025 Coombs Street. (Bing Maps, 2010)

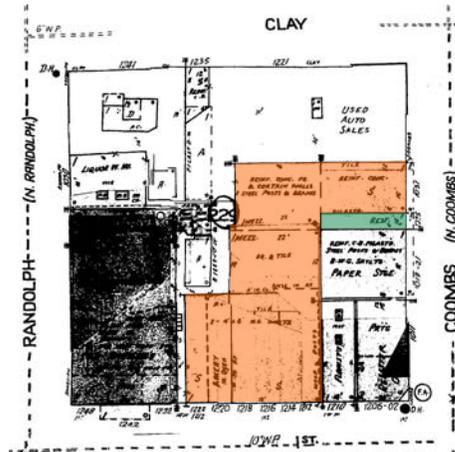


Photo 10: Sanborn Fire Insurance Map, 1949, with Merrill's Building shaded in orange and 1025 Coombs Street shaded in green.

Page 1 of 2 **Resource Name or #** (Assigned by recorder) 1750 First Street (Noyes Mansion & Carriage House)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

The Noyes Mansion & Carriage House at 1750 First Street (APN 003192005000) was surveyed and listed in the City of Napa Historic Resources Inventory (HRI) as a Landmark Property in 1977. The building was also listed in the National Register of Historic Places in 1992. The building was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "1S," indicating that it is an "Individual property listed in NR by the Keeper. Listed in the CR." The building was also identified as a contributor to the potential National Register-eligible First & Jefferson Streets Historic District as part of the West Napa Intensive-Level Survey (Page & Turnbull, 2009).

The Noyes Mansion at 1750 First Street (**Photo 1**) was constructed in 1902 by Napa architect Luther Turton for prominent Napa businessman Joseph Noyes, an assistant cashier and Director of the James Goodman Bank, Napa's first bank. This residence was the second house designed by Turton for the Noyes family. The Shingle/Classical Revival style Mansion features a prominent porte-cochere supported by Tuscan columns, wood balustrades at the roof and balcony, fluted pilasters, and oval art glass windows. Also addressed as 1775 Clay Street, a large shingled carriage house from the Mansion's original construction is at the rear of the property (**Photo 2**). The property was inhabited by the Noyes' son, Frank, until 1956. Frank was the founder of Noyes Lumber Yard, a prominent and long-lived Napa business.

Since the building was previously documented, the complex has been converted to commercial use, and now houses the offices of Wine Spectator magazine. Little change to the historic fabric has occurred.

The Noyes Mansion & Carriage House still appears to be eligible for listing in the National Register of Historic Places and as a local Landmark Property. The building is significant as an example of turn-of-the-century Shingle/Classical Revival style residential architecture, as well as the work of prominent local architect Luther Turton. The building's period of significance is 1902, which covers its original construction. The contributing elements of the Noyes Mansion & Carriage House (CHRSCs for each element are listed in parentheses) Include:

- **Noyes Mansion (1902)** – Original residence, designed by Luther Turton. Listed in NR (1S: Individual property listed in NR by the Keeper. Listed in the CR.). City of Napa Landmark Property (5S1: Individual property that is listed or designated locally). Contributor to the potential First & Jefferson Streets Historic District (3B: Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation / 5B: Locally significant both individually and as a contributor to a district that appears eligible through survey evaluation).
- **Carriage House (1902)** – Original carriage house, designed in the Shingle style. Also addressed at 1775 Clay Street. The carriage house is an unusually high-style example of a residential outbuilding. It still retains its original barn doors and hay loft doors, and has a porte cochere to match that of the Noyes Mansion. Although it is not explicitly mentioned in previous documentation of the Noyes Mansion, it is associated with the Mansion's original construction and adds to the significance of the property under all criteria. The carriage house is therefore eligible for listing in NR, CR and local register—both as an element of the individual listing of the Noyes Mansion, and as part of the First & Jefferson Streets Historic District (3B: Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation / 5B: Locally significant both individually and as a contributor to a district that appears eligible through survey evaluation).

References:

"A Partial History of First Street, Compiled from City of Napa Planning Department Records, 15 April 1994, Including 1978 West Napa Survey District #5 Master List and 1988 West Napa Survey District #5 Master List Update." 15 April 1994.
1978 Historic Resources Inventory Forms. "Noyes Mansion." Napa, 1978.
City of Napa, "Luther Turton Architectural Tour, First Street" (California Preservation Foundation, 2008).
Weber, Lin. *Napa*. Charleston, SC: Arcadia Publishing, 2004.

Page 2 of 2 Resource Name or # (Assigned by recorder) 1750 First Street (Noyes Mansion & Carriage House)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

Photographs:



Photo 1: Noyes Mansion (1902), 1750 First Street. Listed in NR (1S); City of Napa Landmark Property (5S1); Contributor to potential First & Jefferson Streets Historic District (3B/5B). (Page & Turnbull 2010)



Photo 2: Carriage House (1902), 1775 Clay Street. Contributes to the significance of the Noyes Mansion, and is a contributor to potential First & Jefferson Streets Historic District (3B/5B). (Page & Turnbull 2010)

Page 1 of 3 Resource Name or # (Assigned by recorder) 1038-1040 Main Street (Mathis-Flanagan Building)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

The Mathis-Flanagan Building at 1038-1040 Main Street (APN 003172007000) was surveyed as part of the 1978 Survey, and was found eligible for listing in the National Register of Historic Places. The building was listed in the City of Napa Historic Resources Inventory (HRI) with a Map Score of "1" in 1995. The building was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "3S," indicating that it "Appears eligible for NR as an individual property through survey evaluation."

The Mathis-Flanagan Building was constructed in 1906 for real estate investor John Flanagan. The Flanagan Building, as it was originally called, housed retail spaces on the ground floor with offices, apartments, and the Cecille Hotel upstairs. A lodge room on the second floor was originally used by the Woodmen of the World, who rented the room out to other fraternal organizations. The building housed the Hotel Reavis in the 1930s and 1940s, and is listed in City Directories as the Major Building in the 1950s. The building was owned by Virgil & Betty Mathis in the 1970s, and historic photographs from this era show a vertical blade sign reading "Mathis Building" in the center of the primary façade.

The Mathis-Flanagan Building was designed by prominent Napa architect Luther Turton, and originally featured Twentieth Century Commercial style details. The three story reinforced cement block building was one of the city's first reinforced concrete structures; it also incorporates a pre-existing building at the east end of the ground floor. The original balconies, storefronts, wood sash windows, denticulated cornice, and shaped parapet were removed in the 1960s; the rusticated blocks on the primary façade, the pediment window hoods above the third floor fenestration, and the cast iron pilasters on the ground floor are the only decorative elements remaining today. Since the Mathis-Flanagan Building was previously documented, no major alterations or additions appear to have been constructed, and little change to the historic fabric has occurred. The building is in use as the Main Street Exchange, with a restaurant at the rear.

Significance Summary

The Mathis-Flanagan Building appears to be significant under Criterion A/1/a (Events, Patterns & Trends) and Criterion C/3/c,d, e (Design/Construction, Architect) as an exceptional example of early twentieth century commercial architecture in Napa, as well as a rare remaining representation of commercial development in the downtown area during this period. The period of significance is 1906, which covers the original construction of the building. The Mathis-Flanagan Building completed this block—which also contains the Napa Valley Opera House and the Kyser-Williams Block—and is significant under Criterion A/1/a as a representation of Napa's commercial development at this time; the building provides evidence of the time when Main Street was a wall of two- and three-story commercial buildings and was the center of the city's commercial activities. The building is an early example of reinforced concrete construction methods in Napa, and at the time of its construction, was an excellent example of the Twentieth Century Commercial style. The Mathis-Flanagan also represents the work of master architect Luther Turton, especially his commercial designs. The building is therefore significant under Criterion C/3/c,d for its architecture. Furthermore, because many of Downtown Napa's grandest early twentieth century commercial buildings were demolished in the 1960s and 1970s, the Mathis-Flanagan Building stands out as significant under Napa HRI Landmark Property Criterion e. The building is currently listed in the HRI with a Map Score of "1."

Integrity

The Mathis-Flanagan Building is still in use as a commercial building in Downtown Napa, and therefore retains integrity of association with commercial development patterns. The building has never been moved, and therefore retains integrity of location. The Mathis-Flanagan Building was one of the last buildings constructed on this block, completing a solid wall of commercial buildings. While the demolition of resources on the west side of has affected its surroundings, the building still retains integrity of setting—namely because the adjacent Opera House and Kyser-Williams Block are intact, and the surrounding area still features commercial uses. The Mathis-Flanagan Building was the work of master architect Luther Turton, and originally featured ornate features that exemplified early twentieth century commercial architecture. The building has undergone a series of major alterations to its primary façade, including the removal of the original balconies, storefronts, wood sash windows, denticulated cornice, and shaped parapet in the 1960s. Due to the combined effect of these changes, the building has reduced integrity of design, materials or workmanship. The building can still be understood as a Turton-designed commercial building from the early twentieth century and therefore the building retains integrity of feeling. The Mathis-Flanagan retains sufficient overall integrity to qualify for local designation. Because of the loss of so many of its distinctive decorative features, though, it does not retain sufficient overall integrity to convey its significance for the National Register as

Page 2 of 3 Resource Name or # (Assigned by recorder) 1038-1040 Main Street (Mathis-Flanagan Building)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

the work of a master architect, the Twentieth Century Commercial style, or the commercial development patterns of this era.

Conclusion

In order to be considered an eligible historic resource, a property must possess both significance and integrity. The Mathis-Flanagan Building appears to be significant under Criterion A/1/a and Criterion C/3/c,d, e, and while it retains sufficient integrity of feeling to qualify as a local Landmark Property, it does not have the integrity required to qualify for listing in the National or California registers. However, the Mathis-Flanagan Building is a notable resource, and with a sensitive restoration of the building's cornice, balconies, and storefronts based on photographic evidence, it could regain its eligibility for listing in the national and state historical registers. The building has therefore been assigned two California Historical Resource Status Codes of **5S3** (individually eligible for local listing or designation through survey evaluation) and **7N1** (Needs to be reevaluated – may become eligible for NR with restoration or when meets other specific conditions)

References:

- 1978 Historic Resources Inventory Forms. "Mathis-Flanagan Building." Napa, 1978.
- Kernberger, David and Kathleen. *Mark Strong's Napa Valley, 1886-1924*. St. Helena, CA: Historic Photos, Publishers, 1978.
- Kilgallin, Anthony Raymond. *Napa: An Architectural Walking Tour*. Charleston, SC: Arcadia Publishing, 2001.
- Napa City and County Portfolio and Directory*. Napa, CA: H.A. Darms, 1908.
- Napa County Historical Society Photographs.
- Page, Charles Hall & Associates. "Parkway Plaza Historic Preservation Study." Prepared for the Napa Community Redevelopment Agency. San Francisco, 1975.
- Weber, Lin. *Napa*. Charleston, SC: Arcadia Publishing, 2004.

Photographs:



Photo 1: Mathis-Flanagan Building (1906). The building lacks sufficient integrity to qualify for listing, but it is an important local building and could become eligible if restored (5S3/7N1). (Page & Turnbull 2010)



Photo 2: Flanagan Building/Cecille Hotel, 1908. (H.A. Darms, page 81)

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Page 3 of 3 Resource Name or # (Assigned by recorder) 1038-1040 Main Street (Mathis-Flanagan Building)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update



Photo 3: Main Street, with Opera House and Mathis-Flanagan Building, ca. 1975.
(Napa County Historical Society)

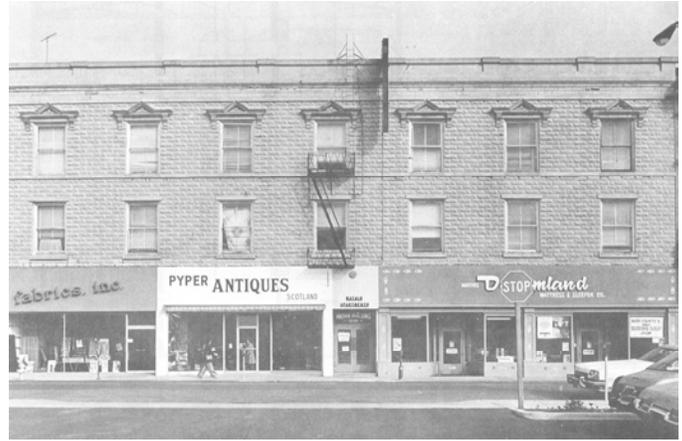


Photo 4: Mathis-Flanagan Building, 1975.
(Charles Hall Page & Associates, 1975)

The Hatt Building/Napa Milling Complex at 550 Main Street (APNs 003277002000, 003277003000, 003277006000, 003277007000, 003277008000, 003275003000) was surveyed and listed in the National Register of Historic Places in 1974. The complex was also listed in the City of Napa Historic Resources Inventory (HRI) as a Landmark Property in 1977. The resource was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "1S," indicating that it is an "Individual property listed in NR by the Keeper. Listed in the CR."

The original brick building was constructed as a warehouse by Captain Albert Hatt in 1884 (**Photo 1**), with an addition in 1886-1887 (**Photo 2**). A small poured-in-place concrete building with an accompanying wharf was constructed by Captain Hatt at the south edge of the site in 1893 (**Photo 3**). This building was used for storage of agricultural chemicals and other products. Two one-story brick additions (Annex #1 and #2) were constructed behind the original buildings between 1890 and 1905 (**Photo 4**). The Hatt Building was purchased in 1912 by Robert Keig, who founded the Napa Milling and Warehouse Company at the site. Keig constructed two hay and grain buildings in the 1930s. The current brick façade of the grain silo building was constructed in 1932, with the silos themselves constructed in 1944 and the hoppers added in 1965 (**Photo 5**). All but the brick façade of Keig's 1930s hay barn was destroyed by fire and was replaced by a non-contributing glued laminated wood frame structure with concrete tilt-up walls in 1959 (**Photo 6**). A one-story concrete block building (1949) is located on the southwest corner of the Hatt Building/Napa Milling Complex (**Photos 7-8**), and was used as the Napa Police Station from 1952-1959.

Since the National Register nomination was completed in 1974, the complex has been converted to use as the Napa River Inn, a retail, restaurant, and hotel complex. A three-story residential addition above Annex #1 and #2 was constructed in 2000 as part of the Napa River Inn; the original ground-floor brick walls of Annex #1 and #2 are still extant, and were incorporated into the new construction. The silo building was also altered: the rear of the building has been removed, and a public plaza has been installed in its place.

The Hatt Building/Napa Milling Complex still appears to be eligible for listing in the National Register of Historic Places and as a local Landmark Property. The building is significant as an example of Victorian-era industrial architecture, and for its association with early riverboat transportation and commerce in Napa. As established in the National Register nomination, the period of significance is 1884-1905. To clarify, the contributing and non-contributing elements of the Hatt Building/Napa Milling Complex (CHRSCs for each element are listed in parentheses) include:

- **Hatt Building (1884)** – Original section of the building. Listed in NR (1S: Individual property listed in NR by the Keeper. Listed in the CR.) City of Napa Landmark Property (5S1: Individual property that is listed or designated locally).
- **Hatt Building (1886)** – Early addition to the building. Listed in NR (1S: Individual property listed in NR by the Keeper. Listed in the CR.) City of Napa Landmark Property (5S1: Individual property that is listed or designated locally).
- **Hatt Building (1893)** – Original warehouse and wharf, now Angele restaurant. Although it was not explicitly mentioned in the National Register nomination, this building is associated with Captain Hatt and thus appears to have the associations necessary to contribute to the complex's significance. However, it has been significantly altered since its original construction (new stucco cladding, north wall reconfigured in 1930s, doors replaced, wharf removed) and thus does not retain sufficient integrity to be considered a contributor to the complex. (6Z: Ineligible for NR, CR or local designation through survey evaluation)
- **Annex #1 and #2 (circa 1900/2000)** – At their construction circa 1900, these additions provided greatly increased warehouse and storage space, and are called out as important elements in the National Register nomination. However, with the exception of the ground floor walls, this is now a modern building, and thus lacks sufficient integrity to contribute to the significance of the complex. (6Z: Ineligible for NR, CR or local designation through survey evaluation)
- **Silo Building (1932-1944)** – The silo building was originally constructed in 1932 by Robert Keig, founder of Napa Milling and Warehouse Company. The concrete silos were constructed in 1944 and the hoppers were

placed in service in 1965. The Silo Building was excluded from the National Register nomination because it is a “modern, separate building which does not relate historically to the original Hatt Building complex.” While the silos themselves have become an iconic part of the complex and they were associated with the Keig family’s ownership of the complex, the silo building has also been significantly altered since the nomination was completed. (6Z: Ineligible for NR, CR or local designation through survey evaluation).

- **Hay Barn (1959)** – While it retains the original 1930s brick façade, the hay barn has been altered and was excluded from the National Register nomination because it is a “modern, separate building which does not relate historically to the original Hatt Building complex.” (6Z: Ineligible for NR, CR or local designation through survey evaluation)
- **1091 Fifth Street (1949)** – 1091 Fifth Street is currently owned and operated by the Napa River Inn, but does not appear to have been originally associated with the Hatt Building/Napa Milling Complex. This building was originally constructed in 1949, was used as the Napa Police Station from 1952-1959, and has since been used as offices. It is currently used as a day spa. It is not thematically related to the Hatt Building’s significance, and does not appear to be an individually significant representation of a particular building type, architectural style, or method of construction. It was not purpose-built as a police station, and while it was used for a few years as such, it does not retain sufficient associations with the police department to qualify for listing in the National Register. (6Z: Ineligible for NR, CR or local designation through survey evaluation).

References:

“Historic Napa Mill: Historic Facts & Walking Tour.” Unpublished brochure, n.d.

Kernberger, David and Kathleen. “Hatt Building/Napa Milling.” National Register Nomination. August 12, 1974, revised March 1976.

Shulman, Todd L. and Napa Police Historical Society. *Images of America: Napa County Police*. Charleston, SC: Arcadia Press, 2007.

Yerger, Rebecca A. “A Historical Sketch of the Hatt/Napa Mill.” June 1999. At Historic Napa Mill, <http://www.historicnapamill.com/history.php>. Accessed 30 September 2010.

Photographs:



Photo 1: Hatt Building (1884), at left. Listed in NR (1S) (Page & Turnbull 2010)



Photo 2: Hatt Building (1886). Listed in NR (1S) (Page & Turnbull 2010)

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Resource Name or # (Assigned by recorder) 550 Main Street (Hatt Building/Napa Milling)

*Recorded by Page & Turnbull, Inc. (RF)

*Date 10/15/2010 Continuation Update



Photo 3: Hatt Building (1893). Non-contributing due to alterations/lack of integrity (6Z)
(Page & Turnbull 2010)



Photo 4: Annex #1 and #2 (circa 1900/2000). Non-contributing. Ground-floor walls are original, but remainder is modern construction (6Z) (Page & Turnbull 2010)



Photo 5: Silo Building (1932-1944). Non-contributing (6Z)
(Page & Turnbull 2010)



Photo 6: Hay Barn (1959). Non-contributing (6Z)
(Page & Turnbull 2010)

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Page 4 of 4 Resource Name or # (Assigned by recorder) 550 Main Street (Hatt Building/Napa Milling)
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Photo 7: 1091 Fifth Street (1949). Non-contributing (6Z)
(Page & Turnbull 2010)



Photo 8: Napa Police Station, 1957.
(Shulman, 45)

The Bank of Napa/Wells Fargo Building at 903 Main Street (APN 003221012000) was surveyed and listed in the City of Napa Historic Resources Inventory (HRI) as a Landmark Property in 1978. The building was also listed in the National Register of Historic Places in 1992. The building was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "1S," indicating that it is an "Individual property listed in NR by the Keeper. Listed in the CR."

The building at 903 Main Street was constructed in 1923 (**Photo 1**). Designed by an unknown architect in the Beaux-Arts style, the building was originally constructed for the Bank of Napa, replacing the original Bank of Napa and surrounding buildings known collectively as the "Bank Block." The building received a one-story Art Deco style rear addition in 1934 (908 Brown Street), which was noted in previous documentation as significant because it represents a style rarely seen in Napa (**Photo 2**). Since the building was previously documented, alterations have occurred to the entry on the north façade, but little change to the historic fabric has occurred. The building is currently used as a Wells Fargo Bank.

The Bank of Napa/Wells Fargo Building still appears to be eligible for listing in the National Register of Historic Places and as a local Landmark Property. The building is significant as an example of Beaux-Arts commercial architecture, as well as Art Deco architecture at the addition. The building's period of significance is 1923-1934, which covers both the original construction and the Art Deco addition. To clarify, contributing and non-contributing elements of the Bank of Napa/Wells Fargo Building (CHRSCs for each element are listed in parentheses) include:

- **Bank of Napa (1923)** – Original bank, designed in the Beaux-Arts style. Listed in NR (1S: Individual property listed in NR by the Keeper. Listed in the CR.). City of Napa Landmark Property (5S1: Individual property that is listed or designated locally).
- **Art Deco Addition (1934)** – Significant early addition, designed in the Art Deco style. Also addressed as 908 Brown Street. Included in previous documentation. Listed in NR (1S: Individual property listed in NR by the Keeper. Listed in the CR.). City of Napa Landmark Property (5S1: Individual property that is listed or designated locally).

References:

1978 Historic Resources Inventory Forms. "Bank of Napa." Napa, 1978.
Kilgallin, Anthony Raymond. *Napa: An Architectural Walking Tour*. Charleston, SC: Arcadia Publishing, 2001.
Weber, Lin. *Napa*. Charleston, SC: Arcadia Publishing, 2004.

Photographs:



Photo 1: Beaux-Arts style Bank of Napa/Wells Fargo Building (1923), 903 First Street. Listed in NR (1S); City of Napa Landmark Property (5S1). (Page & Turnbull 2010)



Photo 2: Art Deco Addition (1934), 908 Brown Street. Included in previous documentation. Listed in NR (1S); City of Napa Landmark Property (5S1). (Page & Turnbull 2010)

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Page 1 of 2 Resource Name or # (Assigned by recorder) 601-625 Randolph Street (First United Methodist Church)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

The First United Methodist Church at 601-625 Randolph Street (APN 003262007000, 003262006000) was surveyed and listed in the City of Napa Historic Resources Inventory (HRI) as a Landmark Property in 1976. The church was included in the 1978 Survey, and was found eligible for listing in the National Register of Historic Places. The building was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "3S," indicating that it "Appears eligible for NR as an individual property through survey evaluation."

The First United Methodist Church at the corner of Randolph and Division streets was designed in the English Gothic Style in 1916 by prominent local architect Luther Turton and constructed by builder William Coffield (**Photo 1**). As noted in previous documentation, the church owns the entire block and has constructed several additional buildings for church and school activities. These additions were constructed in the 1950s because the dramatic population changes and the postwar Baby Boom had caused an increased need for social services and education, and many of Downtown's existing historic churches added schools or social halls to their facilities to meet this need for additional space. Centennial Hall/Adams Hall at 1301 Fourth Street was constructed in 1952 as a social hall (**Photo 2**), while the Bonner Educational Building was built in 1955 to house the church's school (**Photo 3**). Since the church was previously documented, no major alterations or additions have been constructed, and little change to the historic fabric has occurred. The building is still in use as a Methodist Church.

The First United Methodist Church still appears to be eligible for listing in the National Register of Historic Places, and as a local Landmark Property. The building is significant as an example of English Gothic Revival style architecture, as well as the work of Luther Turton. The building's period of significance is 1916, which covers its original construction. The postwar additions do not appear to be significant. To clarify, contributing and non-contributing elements of the First United Methodist Church property (CHRSCs for each element are listed in parentheses) include:

- **First United Methodist Church (1916)** – Original church, designed in the English Gothic Revival style by Luther Turton. City of Napa Landmark Property (5S1: Individual property that is listed or designated locally). Appears eligible for listing in NR (3S: Appears eligible for NR as an individual property through survey evaluation).
- **Centennial Hall/Adams Hall (1952)** – Social hall at 1301 Fourth Street originally constructed as Centennial Hall. It was renamed "Adams Hall" after former pastor Ken Adams in 2001, and converted to use as a homeless daytime drop-in center. While this building was associated with the growth of the church during the postwar era, it does not appear to contribute to the church's significance. Adams Hall does not appear to be an individually significant representation of a particular building type, architectural style, or method of construction, and therefore does not appear eligible for listing in the national, state, or local register. (6Z: Ineligible for NR, CR or local designation through survey evaluation).
- **Bonner Educational Building (1955)** – Educational building addition at the corner of Franklin and Fourth streets. The building was named for former pastor Warren Bonner, and contains classrooms and meeting spaces. While this building was associated with the growth of the church during the postwar era, it does not appear to contribute to the church's significance. Adams Hall does not appear to be an individually significant representation of a particular building type, architectural style, or method of construction, and therefore does not appear eligible for listing in the national, state, or local register. (6Z: Ineligible for NR, CR or local designation through survey evaluation).

References:

1978 Historic Resources Inventory Forms. "First United Methodist Church." Napa, 1978.
First United Methodist Church "Methodist History." <http://www.napaumc.org/history.shtml>. Accessed 30 September 2010.
Kilgallin, Anthony Raymond. *Napa: An Architectural Walking Tour*. Charleston, SC: Arcadia Publishing, 2001.
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Page 2 of 2 Resource Name or # (Assigned by recorder) 601-625 Randolph Street (First United Methodist Church)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

Photographs:



Photo 1: Luther Turton's English Gothic Revival style First United Methodist Church (1916), 601-625 Randolph Street. City of Napa Landmark Property & appears eligible for NR (5S1/3S). (Page & Turnbull 2010)



Photo 2: Centennial Hall/Adams Hall (1952), 1301 Fourth Street. Non-contributor (6Z). (Page & Turnbull 2010)



Photo 3: Bonner Educational Building (1955), Fourth and Franklin streets. Non-contributor (6Z). (Page & Turnbull 2010)

Page 1 of 2 Resource Name or # (Assigned by recorder) 1333 Third Street (First Presbyterian Church)
*Recorded by Page & Turnbull, Inc. (RF) *Date 10/15/2010 Continuation Update

The First Presbyterian Church at 1333 Third Street (APN 003209004000, 003209005000, 003209010000) was surveyed and listed in the National Register of Historic Places in 1974. The church was also included in the City of Napa Historic Resources Inventory (HRI) as a Landmark Property in 1976. It was recorded in the California Historical Resource Information System database with a California Historical Resource Status Code (CHRSC) of "1S," indicating that it is an "Individual property listed in NR by the Keeper. Listed in the CR."

The First Presbyterian Church at the corner of Third and Randolph streets was designed in the Gothic Revival Style in 1874 by architects Daley & Eisen and constructed by builder J.W. Batchelor (**Photos 1 & 2**). The chapel wing was added to the rear in 1890. As noted in previous documentation, the church owns the majority of this block and has constructed several additions for church and school activities. Because the dramatic population changes and the postwar Baby Boom of the 1950s had caused an increased need for social services and education, many of Downtown's existing historic churches added schools or social halls to their facilities to meet this need for additional space. The Presbyterian Day School on Randolph Street was constructed circa 1957 (**Photo 3**); the social hall at 726 Franklin streets was built circa 1970 (**Photo 4**); and an addition infilled the courtyard behind the school sometime in the 1970s. Since the church was previously documented, no major alterations or additions appear to have been constructed, and little change to the historic fabric has occurred. The building is still in use as a Presbyterian Church.

The First Presbyterian Church still appears to be eligible for listing in the National Register of Historic Places, and as a local Landmark Property. The building is significant as an exceptional example of Gothic Revival style architecture, as well as early community development in Napa. The building's period of significance is 1874-1890, which covers the original construction of the church and the early chapel addition. The postwar additions do not appear to be significant. To clarify, contributing and non-contributing elements of the First Presbyterian Church property (CHRSCs for each element are listed in parentheses) include:

- **First Presbyterian Church (1874)** – Original church, designed in the Gothic Revival style. Listed in NR (1S: Individual property listed in NR by the Keeper. Listed in the CR.) City of Napa Landmark Property (5S1: Individual property that is listed or designated locally).
- **Presbyterian Day School (ca. 1957)** – Two-story school on Randolph Street constructed circa 1957, with an addition circa 1970s. It is still used as classrooms and offices. While this building was associated with the growth of the church during the postwar era, it does not appear to contribute to the church's significance. The Presbyterian Day School does not appear to be an individually significant representation of a particular building type, architectural style, or method of construction, and therefore does not appear eligible for listing in the national, state, or local register. (6Z: Ineligible for NR, CR or local designation through survey evaluation).
- **Social Hall (ca. 1970)** – Social hall addition at 726 Franklin Street. While this building was associated with the continued development of the church, this building is not age-eligible, and does not appear to contribute to the church's significance. (6Z: Ineligible for NR, CR or local designation through survey evaluation)

References:

1978 Historic Resources Inventory Forms. "First Presbyterian Church." Napa, 1978.
First Presbyterian Church "History." <http://www.fpcnapa.org/history.html>. Accessed 30 September 2010.
Kilgallin, Anthony Raymond. *Napa: An Architectural Walking Tour*. Charleston, SC: Arcadia Publishing, 2001.
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Photographs:



Photo 1: Gothic Revival style First Presbyterian Church (1874), 1333 Third Street. Listed in NR & City of Napa Landmark Property (1S/5S1). (Page & Turnbull 2010)



Photo 2: First Presbyterian Church, 1908. (H.A. Darms, Page 63)



Photo 3: Presbyterian Day School (ca. 1960), Randolph Street. Non-contributor (6Z). (Page & Turnbull 2010)



Photo 4: Social Hall (ca. 1970), 726 Franklin Street. Non-contributor (6Z). (Page & Turnbull 2010)

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1000 Sansome Street, Suite 200
San Francisco, California 94111
415.362.5154 / 415.362.5560 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax