

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 718 Fourth Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 718 Fourth Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

718 Fourth Street is located on a rectangular lot on the north side of Fourth Street between Lawrence and Burnell streets. Built in 1908, 718 Fourth Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in aluminum siding with vertical groove plywood at the basement level, and capped by a gable-on-hip roof. The foundation is concrete. The primary facade faces south and features a recessed entry porch on the east. The porch is accessed by wood stairs with wood railings, and features a wood railing and square posts that support the overhang of the main roof. The primary entry is located near the center of the façade, and is a paneled wood door with molded wood trim. Typical fenestration consists of sliding and double-hung, vinyl-sash replacements windows with flat board trim and decorative shutters. An original, one-over-one, double-hung, wood-sash window is located within the porch. Architectural features include a plain wood water table. The roofline features broad open eaves and the gable end contains wood fishscale shingles and a louvered attic vent. Concrete curbs front the lot and an unpaved driveway runs down the west side of the house. 718 Fourth Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking northeast from Fourth Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1908
Napa County Assessor's Office

*P7. Owner and Address:
Mark & Casey Hiddleson

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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Primary # _____
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Page 1 of 2 *Resource name(s) or number (assigned by recorder) 726 - 734 Fourth Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 726 - 734 Fourth Street City: Napa Zip: 94559
 d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 726 - 734 Fourth Street consists of two houses located on a rectangular lot on the north side of Fourth Street between Lawrence and Burnell streets. Built circa 1910, 726 Fourth Street is a 1-story, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in aluminum siding, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features a recessed entry porch at the southwest corner. The porch is accessed by concrete steps with brick wing walls, and features a solid railing and tapered square columns that support a small gable roof. The primary entry is located on the east wall of the porch, and is covered by a metal security gate and surrounded by flat board trim. Typical fenestration consists of single-pane, fixed and six-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a brick exterior chimney on the east facade. The roofline features broad open eaves, with knee braces and the gable end contains a louvered attic vent in the gable end. 726 Fourth Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 Primary facades, looking
 northwest from Fourth Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1910
Visual estimate

*P7. Owner and Address:
Toni & Paul Holland

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/9/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
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Trinomial _____

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*Resource Name or # (Assigned by recorder) 726 - 734 Fourth Street

*Recorded by: Page & Turnbull

*Date 6/9/2009

Continuation Update

P3a. Description:

Also built circa 1910, 734 Fourth Street is a 1-story, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in aluminum siding, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features an entry porch on the east side. The porch is accessed by concrete steps with brick wing walls, and features a solid railing and square columns that support a gable roof. The primary entry is located near the center of the facade, and is covered by a metal security gate and surrounded by flat board trim. Typical fenestration consists of single-pane, fixed; and 8-over-1 and 6-over-1, double-hung; wood-sash windows with flat board trim. The roofline features broad open eaves, with knee braces and the gabled end contains a louvered attic vent. 734 Fourth Street appears to be in good condition.

Concrete curbs front the lot and a paved driveway runs down the center of the lot, between the two houses. A 2-story, auxiliary residential building is located at the rear of the lot. It appears to have been constructed sometime between 1924 and 1949 and is rectangular in plan, clad in aluminum siding, and capped by a hip roof. It features two garage entrances with flush wood awning doors on the first story. Fenestration consists of 1-over-1, double-hung, aluminum-sash replacement windows.



736 (left) and 726 (right) Fourth Street, looking north from Fourth Street. Auxiliary residential structure is visible at rear.

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Primary # _____
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Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 744 Fourth Street

P1. Other Identifier: 702 Lawrence Street

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 744 Fourth Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 744 Fourth Street is located on a rectangular lot on the northeast corner of Fourth and Lawrence streets. Built circa 1905, 744 Fourth Street is a 1-story over raised basement, wood frame, residential duplex designed in a vernacular style with Greek Revival influences. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a veranda that spans the façade and continues along the north and south facades. The veranda is interrupted at the center of the primary façade by a flight of wood stairs which provide access to the northern portion of the building. Another set of stairs on the south façade provide access to the building's southern portion. The veranda features a wood railing and square columns that support a hip roof. There are two primary entries; one (for 702 Lawrence St.) located near the center of the primary façade, and the other (744 Fourth St.) on the west side of the south façade. Both consist of fully-glazed, multi-pane, wood doors with flat board trim and molded hoods. Typical fenestration consists of 1-over-1, double-hung, wood-sash and replacement vinyl-sash windows with flat board trim. Architectural features include corner boards, a simple wood water table, an enclosed shed-roofed rear porch on the east façade, and a brick chimney with a metal cap near the roof ridge. The roofline features a plain frieze and shallow boxed eaves. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 Primary and west facades,
 looking northeast from Fourth St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1905
Visual estimate

*P7. Owner and Address:
Nicholas Tamburelli

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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DEPARTMENT OF PARKS AND RECREATION
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Primary# _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 744 Fourth Street

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update

P3a. Description:

Concrete curbs enclose the lot and a detached garage at the northwest corner of the property is accessed from Lawrence Street. The garage is a 1-story, gable-roofed building, clad with wood shiplap siding, and features two roll up metal garage doors. It appears to have been constructed between 1924 and 1949. 744 Fourth Street appears to be in good condition.



Detached garage at rear of lot, looking northeast from Lawrence Street.

State of California — The Resources Agency
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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 806 Fourth Street

P1. Other Identifier: The Depot Restaurant

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 806 Fourth Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-192-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

806 Fourth Street is located on a rectangular lot on the north side of Fourth Street, between Soscol Avenue and the Napa Valley Wine Trail railroad right-of-way. Built in 1881, 806 Fourth Street is a 1-story, wood frame, commercial building designed in a vernacular residential style with Greek Revival influences, but has been severely altered from its original form and appearance. The building is irregular in plan due to a number of additions, is clad in wood shiplap siding, and is capped by a compound gable and hip roof. The foundation is not visible. The primary facade faces south and features a wide projecting structural bay on the east, which appears to be an enclosed porch, and a smaller projecting structural bay on the west. Each bay is capped by a gable roof and features an entrance at the center. The entries are accessed by concrete steps with metal railings and are surmounted by flat canopies with scalloped trim supported by diagonal metal braces. They consist of partially-glazed, flush wood doors with flat board trim. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include corner boards, a historic neon sign on the southwest corner of the roof that reads "Depot Hotel Italian Dinners," and additions on the west and north facades. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking
northeast from Soscol Ave.
3/24/2009

*P6. Date Constructed/Age and
Sources: Historic
1881
Napa Register (1987)*

*P7. Owner and Address:
Napa Depot Properties

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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Primary# _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 806 Fourth Street

*Recorded by: Page & Turnbull *Date 6/16/2009 Continuation Update

P3a. Description:

The roofline features a plain frieze on the east and north facades, shallow boxed eaves with rake boards, rake moldings, eave returns, and wood louvered and slatted attic vents in the gable ends. The building is surrounded by a paved parking lot. It appears to be in good condition.

**"Looking into Napa's Past and Present: The Depot's Early Days," Napa Register, 1/28/1984.



Primary and east facades, looking northwest from Lawrence & Fourth Streets.



East and rear facades, including rear additions, looking southwest from Lawrence Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 3 of 5

*Resource Name or # (assigned by recorder) 806 Fourth Street

___ B1. Historic name: The Depot Inn, The Depot Hotel
 ___ B2. Common name: Fabrizio's Italian Restaurant
 ___ B3. Original Use: Commercial/residential; boarding house/hotel, saloon, restaurant
 ___ B4. Present use: Commercial; restaurant
 ___ *B5. Architectural Style: Greek Revival, altered

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed 1881. Rear addition, yard enclosed to west and north, shed and outdoor oven constructed at northeast corner of yard (1886-1891). Ball alley added along western side of yard, rear porch added, oven removed (1891-1910). Ball alley removed, northeast addition connecting main building and shed constructed (1910-1924). (continued)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Ethnic community, industrial development Area: Soscol Gateway/East Napa
 Period of Significance 1881 - 2004 Property Type Commercial Applicable Criteria A/1, B/2
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The site where the Depot Restaurant now stands was originally occupied by the Washington Hotel, which burned down in 1881. The vacant lot was quickly sold to Giobani B. Ferrogario and the current building was constructed. It initially consisted of a simple, rectangular-plan, Greek Revival style building with a full-width front porch. The Ferrogario family resided at 806 Fourth Street and operated a boarding house and saloon there for approximately twenty three years before Giobani Ferrogario retired. An 1891 Sanborn Fire Insurance map indicates that the property also included a dining room. After moving to a house on Randolph Street, Ferrogario leased 806 Fourth Street to John Delucca. Delucca's family resided at the property and continued to operate the boarding house and saloon. A ball alley was added to the yard on the property around this time. In 1908, Giobani Ferrogario died and ownership of the property transferred to his wife, Virginia. Delucca relinquished the lease of 806 Fourth Street after fifteen years, and Louis Daglia took it up. For about three years, the Daglia family resided at the property and continued the boarding house business. Daglia's daughter, Alma, eventually married Ray Cavagnaro, a member of one of East Napa's most prominent families.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel, HP6. 1-3 story commercial building

***B12. References:**

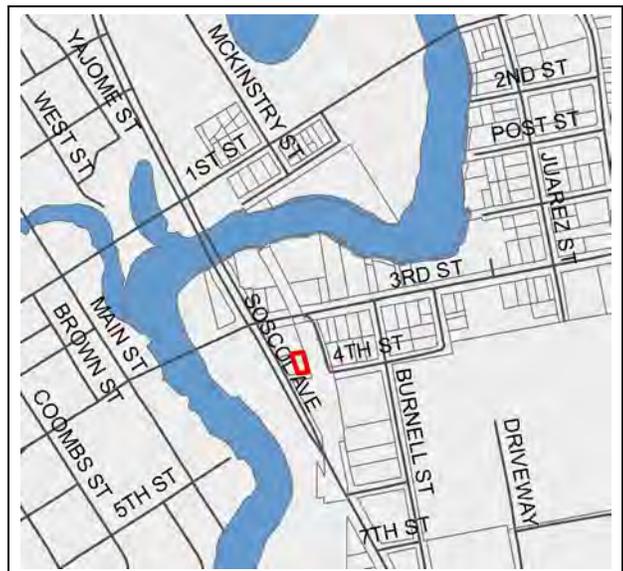
"In Napa, it's one big family affair when it comes to malfatti," *San Francisco Chronicle*, 13 August 2004.
 "Looking into Napa's past and present," *The Napa Valley Register*, 28 January 1984.

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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

Primary# _____

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Trinomial _____

Page 4 of 5

*Resource Name or # (Assigned by recorder) 806 Fourth Street

*Recorded by: Page & Turnbull

*Date 6 November 2009 Continuation Update

B6. Construction History: (continued)

Front porch enclosed/enlarged, detached office constructed to southwest, garage and detached room added at northwest corner, northeast addition and shed demolished (1924-1949). Southwest addition constructed, auxiliary building constructed to northeast (1949-2009). Air conditioner installed (1969). New underground electrical service, kitchen remodel (1972). Unspecified alterations, commercial exhaust system installed (1973). Fire repairs (1975). Water heater replaced (2001). Flood repair: 18 support posts replaced (2006). Sign installed, interior remodeled (2007).

B10. Significance: (continued)

During the Daglia's tenure, the Southern Pacific Railroad erected wire fences around its competition, the Depot Hotel, in an effort to discourage its employees and passengers from drinking and dining at non-Southern Pacific-owned establishments. The wire was constantly cut, however, and the railroad later erected a wooden fence as an effective physical and visual barrier. Despite this, the Depot Hotel continued to prosper, supported in large part by the local Italian community.

After the Daglia's term of lease, the Demetro "Jumbo" Scaruffi began leasing the property, still continuing the boarding house and saloon operations. A number of changes appear to have occurred at the property during the Scaruffi family's tenure, including the removal of the ball alley and the construction of a northeast addition that enlarged the building considerably. The Scaruffis were another prominent East Napa family and later resided at 833 DeWoody Street in an ornate Italianate house; today, the house is still known as the Scaruffi House and is located on the Oxbow School property.

In 1925, 806 Fourth Street was sold to Joseph and Theresa Tamburelli. The former boarding house and saloon was converted to a grocery store and small eight-table restaurant. The restaurant functioned with only a wood burning stove and no refrigeration, but over the years was expanded and modernized by the Tamburellis. Italian dinners were the specialty and the establishment became a beloved gathering spot for the Italian community of East Napa. The grocery store was eventually replaced by a bar. During the years of Prohibition, Joseph Tamburelli, like many in East Napa, was involved in the production and distribution of bootlegged liquor. He incurred many fines, which put the family in a difficult financial situation for some time. In 1930, however, when the Bank of Italy was taken over by the Bank of America, Theresa Tamburelli was responsible for starting an unofficial banking business of her own. Distrustful of the new Bank of America, she withdrew her money and stashed it at the Depot Restaurant. For the next thirty years, she was well known for providing loans to her fellow East Napers.

Joseph Tamburelli died in 1937, and Theresa continued to operate the Depot Restaurant with the help of her son Nicholas and his wife Angelina. Theresa Tamburelli died in 1971, and Nicholas and Angelina inherited the property and continued to run the business until 1974, when they retired. They retained ownership of the property until 2004, but leased it to Clement Cittoni, who had worked at the restaurant since 1961 and had been the chef for thirteen years, and Joseph Pellegrino, the barkeep. Pellegrino gave up his share of the lease around 1980, but Cittoni remained as the chef and manager of the restaurant until at least 2004. The Depot Restaurant continued to operate under the same name until February 2009, when it was reopened as Fabrizio's, a Sardinian restaurant and bar.

Evaluation:

The Depot Hotel at 806 Fourth Street was built in 1881 for use as a boarding house and saloon. Like the Washington Hotel that stood on the property before it, the Depot Hotel appears to have been established in response to the proximity of the rail line and depot, which were operated by the California Pacific Railroad at the time the building was constructed. The residential rooms and saloon/dining facilities were intended to serve travelers coming to Napa and needing room and board after disembarking from the train. The line eventually came under the control of the Southern Pacific Railroad, and although passenger service through Napa was discontinued in 1929, the Depot Restaurant continued its tradition of hospitality services. It has maintained its proximity to the rail line, where the Napa Valley Wine Train now runs, and its reference to the historic trend of the rail road operation in Napa. 806 Fourth Street appears to be significant under Criterion A/1 (Events) for association with important historic events.

The property has ties to prominent East Napa families like the Scaruffis and the Cavagnaros, but is most strongly associated with the Tamburelli family. Joseph and Theresa Tamburelli were prominent citizens in Napa, and particularly within East Napa's Italian community. Their Depot Restaurant was a popular community gathering place, and Joseph Tamburelli was an active community leader. Theresa, too, played an important role in the community through her banking activities. The subject property's associations with the Tamburellis make it significant under Criterion B/2 (Persons).

(continued)

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*Resource Name or # (Assigned by recorder) 806 Fourth Street

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

The building at 806 Fourth Street has evolved over time, growing from a simple Greek Revival building to a larger structure with additions and auxiliary buildings. The original building and its architectural style are still visible at the core of the current structure, but have been largely obscured by alterations and additions and are not easily interpreted as late nineteenth century fabric. Although the building is one of the older structures in the area, it retains little physical integrity and does not appear to be significant for its architectural merit.

Its size, form, and style are not particularly unusual for the time in which it was constructed and are similar to those of many other buildings in the East Napa area with higher physical integrity. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 806 Fourth Street is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 806 Fourth Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

806 Fourth Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue, the railroad tracks, and surrounding light industrial and commercial development, all remain. The building was originally used as a boarding house and though it no longer functions that way, it maintains a hospitality-related use as a restaurant, which it has had since 1925. The property therefore retains integrity of association with its historic functions. The building has undergone a variety of major alterations, and thus does not retain integrity of materials, design or workmanship from its original construction. Although the property's original design intent is discernable in its somewhat residential typology, it lacks integrity of feeling because it no longer readily conveys the aesthetic and historic sense of the era in which it was constructed.

806 Fourth Street is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). However, based on this evaluation, it should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.

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

Buell, Sabrina. "A Local History of East Napa." 1998.

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
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Primary # _____
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Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1003 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1003 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1003 Juarez Street is located on a rectangular lot on the northwest corner of Juarez and Post streets. Built in 1905, 1003 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is irregular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features an entry porch at the center, which appears to have undergone some alterations. The porch is accessed by wood stairs flanked by wood railings and features wood Tuscan columns supporting a hip roof. The primary entrance is a partially-glazed, paneled wood door surrounded by flat board trim. Typical fenestration consists of double-hung, aluminum and vinyl-sash replacement windows with flat board trim. Terrarium windows are located on the north façade, and a round arched window is located on the rear façade. Architectural features include a wood water table, corner boards, and wood lattice that covers the siding of the basement level. The roofline includes a wide, plain frieze and shallow boxed eaves. A garage entrance is located on the south façade at the basement level, and is covered with plywood. The front of the lot is enclosed by a wood picket fence. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary and north façades,
looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1905
Napa County Assessor's Office

*P7. Owner and Address:
Phillip & Kimberly West

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1004 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1004 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-074-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1004 Juarez Street is located on a rectangular lot on the northeast corner of Juarez and Post streets. Built circa 1910, 1004 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a recessed entry porch on the south side. The porch is accessed by concrete and brick stairs flanked by metal railings and features a solid railing and stuccoed square posts supporting the overhang of the main roof. The primary entrance is an original partially-glazed, paneled wood door surrounded by molded wood trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows flanked by decorative shutters. An integral garage with a paneled wood awning door is located on the south side of the primary façade at the basement level. The roofline includes shallow boxed eaves. A paved driveway provides access to the garage. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking east
from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1910
Visual estimate

*P7. Owner and Address:
Mark Trolinder

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1015 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1015 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1015 Juarez Street is located on rectangular lot on the west side of Juarez Street between Second and Post streets. Built circa 1905, 1015 Juarez Street is a 2-story, wood frame, multiple-family residence designed in the Simple Bungalow style. It was original a one-story building, but appears to have been raised some time after 1949 to create a second residential unit on the first floor. The building is rectangular in plan, clad in stucco with wood shingle siding on the second story of the primary facade, and is capped by a hip roof. The foundation is concrete. The primary facade faces east and has a 2-story porch at the center. The porch is supported by square wood posts and features a metal railing, a hip roof, and floating concrete stairs with metal railings that access the second story. The first story entry is covered by a metal security gate. The second story entry is a partially-glazed, paneled wood door with flat board trim, also covered by a metal security gate. Typical fenestration includes sliding vinyl-sash windows on the first story and double-hung aluminum-sash windows on the second story. A large, single-light, fixed window is located on the second story of the primary facade. The roofline features boxed eaves and a plain frieze. The lot is enclosed by a wood and chainlink fence and a paved driveway to the north leads to a detached gable-roofed garage at the northwest corner of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary and south facades,
looking NW from Juarez St.
3/24/2009

*P6. Date Constructed/Age and
Sources: Historic
Ca. 1905
Visual/Sanborn map estimate

*P7. Owner and Address:

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
12/4/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1037 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 1037 Juarez Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 1037 Juarez Street is located on a rectangular lot on the southwest corner of Juarez and Second streets. Built in 1895, 1037 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is irregular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a recessed entry porch on the south side. The porch is accessed by wood stairs flanked by wood railings and features square wood columns supporting the overhang of the main roof. The primary entrance is a paneled wood door surrounded by flat board trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows with false muntins and flat board trim. Architectural features include a wood water table, corner boards, and shallow angled bay windows on the north and south façades. The roofline includes a wide frieze of fishscale shingles and shallow boxed eaves. A paved driveway at the rear of the lot, accessed from Second Street, provides access to a carport with a deck on top that extends from the rear of the house. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 Primary and north façades,
 looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1895
Napa HRI

*P7. Owner and Address:
Edward Conklin & Joanne Guidici

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1104 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 1104 Juarez Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-073-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 1104 Juarez Street is located on a rectangular lot on the northeast corner of Juarez and Second streets. Built in 1900, 1104 Juarez Street is a 1-story, wood frame, single-family residence designed in the Craftsman Bungalow style. The building is rectangular in plan, clad in narrow wood shiplap siding, and capped by a gable roof. The foundation is concrete. The primary facade faces east and features a semi-recessed entry porch on the north side. The porch is accessed by wood stairs flanked by wing walls and features a solid railing and tapered, square, wood columns supporting a gable roof. The primary entrance is covered by a metal screen door and surrounded by flat board trim. Typical fenestration consists of original one-over-one, double-hung, wood-sash windows, as well as sliding and aluminum-sash replacement windows with flat board trim. Architectural features include a wood water table and corner boards. The roofline includes exposed rafter tails, overhanging eaves, knee braces in the main gable end, stepped solid brackets on the gable of the porch, narrow barge boards, and wood shingles with courses of decorative imbrication in the gable ends. A detached gable-roofed garage is located to the rear of the house. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 Primary and south façades,
 looking northeast from Juarez &
 Second streets.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Donald Garibaldi

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)
 DPR 523A (1/95) *Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 1105 Juarez Street

P1. Other Identifier: J.B. Newman House

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1105 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-012-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1105 Juarez Street is located on a rectangular lot on the northwest corner of Second and Juarez streets. Built in 1868, 1105 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne style. The building has an irregular plan, is clad in replacement wood lap siding, and is capped by a series of gable and hip roofs. The foundation is not visible. The primary facade faces east and features a projecting structural bay capped by a pedimented gable near the center, a recessed entry porch to the south, and a turret with a conical roof on the southeast corner. The porch is accessed by wood steps flanked by metal railings and is covered by a flat roof. The primary entrance is a partially-glazed, paneled, wood replacement door surrounded by wood board trim. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with flat board trim. The turret features round arched, one-over-one, double-hung, wood-sash windows. The window trim on the primary façade includes button corner blocks and keystones. The roofline includes a molded frieze, shallow boxed eaves with scrolled brackets, and rake boards, moldings and grid-patterned paneling in the pedimented gable ends. A low, decorative metal fence, with a gate and arbor, encloses the front of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1868
Napa County Assessor's Office

*P7. Owner and Address:
John Huttinger

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 1105 Juarez Street

*Recorded by: Page & Turnbull

*Date 7/22/2009

Continuation

Update



1105 Juarez Street, south and rear (west) facades, looking northeast.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1117 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1117 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-014-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1117 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between First and Second streets. Built circa 1890, 1117 Juarez Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is irregular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a projecting structural bay on the south, and an entry porch on the north. The porch is accessed by wood steps and features a solid railing and turned wood posts supporting a hip roof. A pierced wood screen and sunburst brackets are located at the roofline of the porch. The primary entrance is covered by a decorative wood screen door and surrounded by wide, flat, wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table, corner boards, and multiple rear additions. The roofline includes a wide, plain frieze and shallow boxed eaves. A paved driveway to the north leads to a detached, gable-roofed garage that is located to the northwest of the house. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary and north façades,
looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1890
Visual estimate

*P7. Owner and Address:
Rhonda Lauritsen

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1134 - 1140 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1134 - 1140 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-073-014-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1134 - 1140 Juarez Street is located on a rectangular lot on the east side of Juarez Street, between First and Second streets. Built in 1925, 1134 - 1140 Juarez Street is a 1-story, wood frame, multiple-family residence designed in the Simple Bungalow style. The quadraplex, which consists of four attached residential units arranged in a row, is rectangular in plan, clad in wood shiplap siding, and capped by parallel gable roofs joined by sections of flat roof. The foundation is concrete. The primary facade faces east and features four primary entries at regular intervals down its length. Each entry is covered by a gable-roofed hood supported by knee braces. The primary entrances are boarded up, and are surrounded by flat board trim. Likewise, the windows are boarded up, and surrounded by flat board trim. Architectural features include corner boards and flat vertical trim. The roofline includes exposed rafter tails and louvered attic vents in the gable ends. The quadraplex appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking east from Juarez Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1925
Napa HRI, Sanborn maps

*P7. Owner and Address:
Chris Pollastrini

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1139 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 1139 Juarez Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 1139 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between First and Second streets. Built in 1900, 1139 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a projecting structural bay capped by a pedimented gable on the south, and an entry porch on the north. The porch is accessed by wood steps flanked by wood railings and features turned wood posts supporting a shed roof. The primary entrance is surrounded by wide, flat, wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a wood water table and corner boards. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. A detached garage is located to the southwest of the house. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
 Primary façade, looking west
 from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Kurt & Denise Sager

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 802 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 802 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

802 Juarez Street is located on a rectangular lot on the northeast corner of Juarez and Third streets. Built in 1905, 802 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shingles with wood shiplap siding at the basement level, and capped by a hip roof. The foundation is not visible. The primary facade faces west and features a full-width recessed porch. The porch is approached by wood stairs with wood wing walls and features a solid railing and paired posts that support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a flush wood door with flat board trim. Typical fenestration consists of one-over-one and two-over-two, double-hung, wood-sash windows with flat board trim. The roofline features open eaves with exposed rafter tails. Dry stack stone planters front the lot, and an unpaved driveway on the north side of the house leads to the rear of the lot. A large 1.5- story, gable-roofed garage stands at the rear of the lot and is accessed from Third Street. It has three garage bays with vertical groove plywood awning doors, is clad with plywood, and features a wood-sash attic window in the gable end. The building appears to be in good condition and is identical in design to neighboring houses at 820 and 843 Juarez Street, and 406 Third Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking east
from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1905
Napa Historic Resources Inventory

*P7. Owner and Address:
Charles P. & Et Rossi

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 802 Juarez Street

*Recorded by: Page & Turnbull

*Date 6/8/2009

Continuation Update



North façade, looing southeast from Juarez Street. Rear of garage visible behind house.



Front (south) façade of garage, looking north from Third Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 820 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 820 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
820 Juarez Street is located on a narrow rectangular lot on the east side of Juarez Street between Third and Taylor streets. The parcel is a through-lot that spans the block and also has frontage on Silverado Trail. Built in 1900, 820 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a full-width recessed porch. The porch is approached by wood stairs with wood railings and features a solid railing flanked by paired posts that are joined by horizontal members and support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a partially-glazed, paneled, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a wood water table and a brick chimney at the rear of the roof. The roofline features open eaves with exposed rafter tails. Concrete curbs front the lot, and an unpaved driveway on the north side of the house, leads to the rear of the lot, where a flat-roofed garage is located near the middle of the parcel. The building appears to be in good condition and is identical in design to neighboring houses at 802 and 843 Juarez Street, and 406 Third Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking east
from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Robert & Carol Zaro

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/5/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 828 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 828 Juarez Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 828 Juarez Street is located on a rectangular lot on the east side of Juarez Street between Third and Taylor streets. Built in 1907, 828 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a recessed porch on the south side. The porch is approached by wood stairs with wood railings and features a wood railing and turned posts with scroll brackets at the top that support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a paneled, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Aluminum and vinyl-sash replacements windows are found at the basement level. Architectural features include a plain wood water table on the primary façade, corner boards, and a shed-roofed rear addition. The roofline features shallow boxed eaves. Concrete curbs front the lot, and a paved driveway on the north side of the house leads to a gable-roofed garage that is clad with wood shiplap siding and has a metal roll-up door. 828 Juarez Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 Primary and north facades,
 looking east from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1907
Napa County Assessor's Office

*P7. Owner and Address:
Sonia Garcia

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 831 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 831 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

831 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between Taylor and Third streets. Built circa 1910, 831 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in aluminum replacement siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a small entry porch at the center. The porch is approached from the south by wood stairs and features a wood railing and square wood posts that support a shed roof that extends from the main roof. The primary entry is a paneled wood door surrounded by flat board trim. A secondary entry at the basement level of the south facade has been infilled. Typical fenestration consists of some original one-over-one, double-hung, wood-sash windows, as well as double-hung, vinyl-sash replacement windows with flat board trim. The roofline features shallow boxed eaves. A wood picket fence fronts the lot and a paved driveway on the south provides access to a gable-roofed detached garage at the southwest corner of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary and south facades, looking
north west from Juarez St.
3/24/2009

*P6. Date Constructed/Age and
Sources: Historic
Ca. 1910
Sanborn maps estimate

*P7. Owner and Address:
Lorraine Vincent

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 840 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 840 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
840 Juarez Street is located on a rectangular lot on the southeast corner of Juarez and Taylor streets. The house appears to have been built circa 1915, but was moved to its current site sometime after 1995. 840 Juarez Street is a 1.5-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a side-gable roof. The foundation is concrete. The primary facade faces west and features a recessed entry porch at the northwest corner. The porch is approached by quarter-turn wood stairs with solid wood railings and features a wood railing and square posts that support the overhang of the main roof. The primary entry is located on the south wall of the porch and consists of a paneled wood door with flat board trim. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows with flat board trim, though a large picture window is located on the primary facade. Architectural features include corner boards, a stone veneered exterior chimney on the south façade, and a rear porch. The roofline features broad eaves with knee braces and exposed rafter tails, and a shed dormer on the front of the roof that features three 4-pane, wood-sash, casement windows. The lot is enclosed by a chain link fence. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking east from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1915
Visual estimate

*P7. Owner and Address:
Jose & Sonia Garcia

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 840 Juarez Street

*Recorded by: Page & Turnbull

*Date 6/8/2009

Continuation Update



North façade, looking southeast from Juarez Street.



Rear (east) façade, showing rear porch, looking southwest from Taylor Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 843 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 843 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
843 Juarez Street is located on a rectangular lot on the southwest corner of Juarez and Taylor streets. Built in 1910, 843 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood lap replacement siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a full-width recessed porch. The porch is approached by wood stairs with stepped wing walls and wood hand rails and features a solid railing and paired posts joined by horizontal members that support the overhang of the main roof. The primary entry is located at the center of the façade, is covered by a metal security gate, and surrounded by flat board trim. A small shed-roofed porch and secondary entry are located on the rear façade. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. The roofline features open eaves with exposed rafter tails. A metal fence encloses the lot and a paved driveway provides access to the rear of the lot from Taylor Street. The building appears to be in good condition and is identical in design to neighboring houses at 802 and 820 Juarez Street, and 406 Third Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking west from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1910
Napa County Assesor's Office

*P7. Owner and Address:
Art & Alvira Jacobus

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 905 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 905 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
905 Juarez Street is located on a rectangular lot on the northwest corner of Juarez and Taylor streets. Built in 1910, 905 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Free Classic style. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is covered by a brick skirting. The primary facade faces east and features an angled bay window on the north and an entry porch on the south. The porch is accessed by wood stairs with wood railings and features a solid railing and square wood columns that support the overhang of the main roof. The primary entrance is located at the center of the façade and features a partially-glazed, paneled wood door with flat board trim and a molded hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include corner boards, scrolled brackets under the bay window, a wood water table, and a partially enclosed shed-roofed rear porch. The roofline includes a plain frieze, shallow boxed eaves, and a brick chimney on the north side of the roof. The lot is enclosed by a brick site wall and metal fence. A paved driveway provides access from Taylor Street to a gable-roofed garage at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1910
Napa County Assessor's Office

*P7. Owner and Address:
Warren T. Bennear

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 905 Juarez Street

*Recorded by: Page & Turnbull

*Date 7/23/2009

Continuation

Update



South and rear (west) facades from Taylor Street. Detached garage at left.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 915 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 915 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

915 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between the Post and Taylor streets. Built in 1900, 915 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features an entry porch at the center. The porch is accessed by wood steps and features wood railings and square wood posts that support a hip roof. The primary entrance is located at the center of the façade and features a paneled wood door with flat board trim. The windows are covered by shutters made of wood boards and are not visible, but have flat board trim. Architectural features include corner boards and an enclosed rear porch. The roofline includes open eaves with exposed rafter tails. A gable-roofed auxiliary building appears to be located at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Benjamin Bogue

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____
HRI # _____
Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 915 Juarez Street

*Recorded by: Page & Turnbull

*Date 7/23/2009

Continuation Update



Detail of front porch and primary entry.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 931 Juarez Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 931 Juarez Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 931 Juarez Street is located on rectangular lot on the west side of Juarez Street between Post and Taylor streets. Built in 1900, 931 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style, though it has been altered. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and originally featured a porch at the center, which has been removed. The primary entry is now located on the south façade, within a small shed-roofed porch. The porch is approached by wood stairs with metal railings. It features a solid railing and is enclosed by 2x4-framed window openings. The primary entry is not visible. Typical fenestration consists of sliding aluminum- and vinyl-sash replacement windows. A horizontal arrangement of two such vinyl-sash windows, flanked by narrow, vertical, five-light, wood-sash casement windows is located on the front façade and corresponds to the location of the original front porch. The vertical casement windows may have once flanked the original primary entry. Architectural features include cornerboards and a rear porch. The roofline features a plain frieze and shallow boxed eaves. A shed dormer is located on the front of the roof. The rear of the lot is enclosed by a wood fence and a detached gable-roofed garage is located at the northwest corner. The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 Primary facade, looking west
 from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
John Alimpic

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 943 Juarez Street

P1. Other Identifier: 943 A, 943B and 943C Juarez Street

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 943 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
943 Juarez Street is located on rectangular lot on the southwest corner of Juarez and Post streets. Built circa 1915, 943 Juarez Street is a 2-story, wood frame, multiple-family residence designed in the Simple Bungalow style. It was original a 1-story building, but appears to have been raised some time after 1949 to create addition residential units on the first floor. The building is rectangular in plan, clad with stucco on the first story and wood bevel siding on the second story, and is capped by a gable roof. The foundation is not visible. The primary facade faces east and has a recessed porch at the southeast corner of the second story. The porch features a turned wood railing and square wood posts with decorative brackets at the top. It is accessed by quarter-turn concrete and wood stairs with metal and wood railings. The second story entry within the porch is not visible from the street. There are three entries on the first story (two on the north façade, one on the south) that feature a flush wood door and paneled wood doors with lunette windows in the upper portion. Typical fenestration includes sliding aluminum-sash, double-hung aluminum-sash, and single-light fixed wood-sash windows, all with flat board trim. Architectural features include corner boards and the roofline features broad eaves with exposed rafter tails and narrow rakeboards. A flat-roofed breezeway/carport connects the house with a shed-roofed garage at the rear of the lot. The lot is enclosed by a chainlink fence. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary and north facades,
looking SW from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1915
Visual/Sanborn map estimate

*P7. Owner and Address:

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
12/4/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 427 Post Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 427 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
427 Post Street is located on a rectangular lot on the south side of Post Street, between the Napa River and Juarez Street. Built circa 1905, 427 Post Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in vinyl siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an entry porch at the center. The porch is accessed by wood steps and features wood railings and square wood posts that support a hip roof. The primary entrance is located at the center of the façade and features a paneled wood door with flat board trim. Typical fenestration consists double-hung, vinyl-sash replacement windows with false muntins and flat board trim. Architectural features include corner boards. The roofline includes shallow boxed eaves. A paved driveway is located on the east side of the house and leads to a hip-roofed, detached garage at the rear of the lot. The front of the lot is enclosed by a concrete curb and a low decorative wood fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking south from Post Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1905
Sanborn map estimate

*P7. Owner and Address:
Winifred Ralston

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 437 Post Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 437 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
437 Post Street is located on a rectangular lot on the south side of Post Street, between the Napa River and Juarez Street. Built circa 1905, 437 Post Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an entry porch on the west side. The porch is accessed by wood steps that approach from the east and features wood railings and square wood posts that support a shed roof. The primary entrance is located at the center of the façade and features a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards and a shed-roofed rear addition. The roofline includes a plain frieze, eave moldings, and shallow boxed eaves. A paved two-track driveway is located on the west side of the house and the front of the lot is enclosed by a low concrete sitewall. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking south from Post Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1905
Sanborn map estimate

*P7. Owner and Address:
Robert Maestri

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 442 Post Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 442 Post Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

442 Post Street is located on a roughly square lot on the north side of Post Street, between the Napa River and Juarez Street. Built in 1925, 442 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is generally rectangular in plan, clad in wood shingles with wood shiplap siding at the basement level, and capped by a combination gable and gable-on-hip roof. The foundation is not visible. The primary facade faces south with the primary entry on the east side. The entry is accessed by wood stairs with wood railings that run parallel to the facade and features a paneled wood door surrounded by flat board trim. A secondary entrance is located at the basement level of the west facade. The roofline includes exposed rafter tails, knee braces in the west gable end, a decorative wood truss in the east gable end, and a shed dormer on the south side of the roof. The lot is enclosed by a wood and wire fence and a detached garage with a gable roof and wood board-and-batten siding is located at the east side of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary façade, looking north from Post Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1925
Napa County Assessor's Office

*P7. Owner and Address:
Jonathan & Shelia Gentry

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 442 Post Street

*Recorded by: Page & Turnbull

*Date 7/22/2009

Continuation

Update



Primary and west facades, looking northeast from Post Street.



Detached garage to east of house.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 443 Post Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 443 Post Street City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-013-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 443 Post Street is located on a roughly square lot on the south side of Post Street, between the Napa River and Juarez Street. The lot borders the river on the west side. Built circa 1905, 443 Post Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style, though altered. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width veranda that also wraps the northwest corner of the house and continues along the west facade. The porch is approached from the east by wood steps and features wood railings and square posts that support a hip roof made of corrugated metal. The primary entrance is located at the center of the primary façade and consists of a fully-glazed, wood replacement door with flat board trim. A secondary entrance, consisting of fully-glazed, wood French doors is located on the west façade. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards, a large rear addition, and a shed-roofed garage addition with hinged double doors that is attached to the west side of the veranda. The roofline includes metal stove pipes on the north and east sides of the roof, and a shed dormer on the west side. The front of the lot is enclosed by a wood and wire fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
 Primary and west façades,
 looking south from Post Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1905
Sanborn maps estimate

*P7. Owner and Address:
Robert Maestri

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 1003 – 1013 Shetler Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 1003 – 1013 Shetler Avenue City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-261-021-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 1003 – 1013 Shetler Avenue is located on a rectangular lot on the south side of Shetler Avenue, between Soscol and Harding avenues. The property features a bungalow court, or grouping of four residences around a circular drive. Two duplexes at the rear of the lot (southeastern and southwestern houses) appear to have been built circa 1925, while two single-family houses at the front (northeastern and northwestern houses) appear to date to circa 1950. All of the residences are 1-story, wood frame buildings. The duplexes at the rear are designed in a vernacular style with Craftsman influences. The buildings are rectangular in plan, clad in wood shiplap siding and have gable roofs. The primary facades of the two houses face toward the interior of the court, east and west respectively. Each duplex has two primary entrances, one at each end of the primary façade, and a garage bay at the center. Visible entries feature partially-glazed, paneled, wood doors with flat board trim and are covered by gable-roofed porticos supported by tapered square wood columns. Typical fenestration consists of sliding, vinyl-sash, replacement windows with false muntins and flat board trim. Architectural features include corner boards and the rooflines feature open eaves with exposed rafter tails. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
West side of bungalow court, looking south
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1925/ ca. 1950
Visual estimate

*P7. Owner and Address:
Guillermo Bustamante

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____
HRI # _____
Trinomial _____

Page 2 of 5

*Resource Name or # (Assigned by recorder) 1003 – 1013 Shetler Avenue

*Recorded by: Page & Turnbull

*Date 7/22/2009

Continuation Update

P3a. Description: (continued)

The two residences at the front of the lot exhibit a post-war vernacular style. They are rectangular in plan, made of concrete block, and have gable roofs. Visible entries feature paneled and partially-glazed, flush wood doors with flat board trim. The primary façade of the northwestern house faces north and features a partially-recessed entrance covered by a shed-roof supported by square wood posts. The northeastern house has an entry on the west façade, which is not covered by a porch. Typical fenestration consists of sliding, vinyl-sash, replacement windows with false muntins and sloped concrete sills. The rooflines feature open eaves. Both houses have garage additions on their southern facades. The garage addition of the eastern house appears to have vertical groove plywood siding and sliding, aluminum-sash windows, while the garage addition on the western house appears to be in the same style and period as the houses at the rear of the lot, and is connected to the house by connecting hyphens.

A paved circular drive is located at the center of the lot, with a mature pine tree at its center. All buildings appear to be in good condition.



Northwestern house, primary and east facades, looking southwest.



Southwestern duplex, primary and north facades, looking southwest.

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

Primary# _____
HRI # _____
Trinomial _____

Page 3 of 5

*Resource Name or # (Assigned by recorder) 1003 – 1013 Shetler Avenue

*Recorded by: Page & Turnbull

*Date 7/22/2009

Continuation Update



Southeastern duplex, primary and north facades, looking southeast.
(Garage addition and portion of northeastern house visible at left.)



Northeastern house, primary facade, looking southeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 1003 – 1013 Shetler Avenue

___ B1. Historic name: None
 ___ B2. Common name: None
 ___ B3. Original Use: Residential
 ___ B4. Present use: Residential
 ___ *B5. Architectural Style: Vernacular/Craftsman, Post-war vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Duplexes constructed circa 1925. Single-family houses (2) constructed circa 1950.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential development Area: Soscol Gateway/East Napa
 Period of Significance N/A 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 earliest known owner of 1003-1013 Shetler Avenue was B.E. and Marie Curry. The Currys appear to have lived in the house at 1007 Shetler Avenue. No biographical information was available for the Currys. In 1944, the Currys sold a portion of the property and entered into joint tenancy with Frank James and Minnie Gist. The Gists lived and farmed in Fresno, California, until at least 1930, and by 1942 had retired to Napa and were listed at 1007 Shetler Avenue. The two single-family houses at the front of the bungalow court complex were likely constructed around 1950 under the Curry/Gist ownership. In 1962, James D. and Stephanie M. Trumbo also entered into the joint tenancy, and were later joined by Bob R. and Irene F. Casteel in 1965. No biographical information was available for these owners. In 1967, it appears that the property was sold back, in whole, to Marie Curry, who promptly sold it to E.F. Henry. In 1969, Henry sold a portion to Moise and Alice M. Penning. Moise Penning was originally from Oregon, where he had worked as manager of a hotel in 1940. Penning was later an accountant/auditor, served in the Army in World War II, and lived in Hayward as late as 1957. In 1974, the Pennings shared joint tenancy at 1003-1013 Shetler Avenue with Guillermo and Olga Bustamante, who purchased the property outright in 1976 and continue to own it today.

(continued)

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

***B12. References:**

Hattersly-Drayton, Karana. "Historic Architecture Survey Report for the "Bungalow" Court Project, Fresno, CA." September 29, 2004. Available online: www.fresno.gov. (Contains general historic context on bungalow courts.)

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.

(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder) 1003 – 1013 Shetler Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

Evaluation:

1003 – 1013 Shetler Avenue was initially constructed circa 1925 as a bungalow court consisting of two duplex dwellings flanking a central drive. The complex was later expanded with the construction of two additional residences at the front of the lot around 1950. As a residential property, 1003 – 1013 Shetler Avenue is somewhat incongruous with other development within the Soscol Gateway/East Napa area, which does not contain many residences. Neither the 1920s duplexes nor the postwar era houses reflect any important trends in the area, which is largely commercial. This lack of connection to important events as well as deviation from historic development trends means that 1003 – 1013 Shetler Avenue does not appear to be significant under Criterion A/1 (Events) for association with important historic events or trends.

None of the owners or occupants of 1003 – 1013 Shetler Avenue appear to have contributed significantly to Napa's history or development. None of the property's owners appear to have been prominent citizens significantly associated with the development of the city, and no listing of tenants was available to indicate who else may have resided in the multiple dwelling units within the bungalow court. The subject property thus does not appear to be significant under Criterion B/2 (Persons).

The duplexes at 1003 – 1013 Shetler Avenue were designed in a vernacular cottage style typical of the 1920s and form what is commonly referred to as a bungalow court. The bungalow court form is unusual in the area, with only one other similar grouping of houses located nearby at 373 Silverado Trail. The duplex portion of the Shetler Avenue bungalow court appears to be a better example of the type than the Silverado Trail property, exhibiting more notable symmetry in building forms and placement around a central circular drive. The later addition of two mid-century houses diminishes the original design intent of the complex, although the symmetrical arrangement of the court remains intact. On the whole, the property is notable as an example of the bungalow court residential building form, but has diminished integrity and thus cannot claim to be a truly prime example of a type, period, or method of construction. The architect and builder are not known. Therefore, 1003 – 1013 Shetler Avenue does not appear to be significant under Criterion C/3 (Architecture) for architectural merit.

The property at 1003 – 1013 Shetler Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

1003 – 1013 Shetler Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed area on a side street off Soscol Avenue, with commercial uses nearby and low density residential uses to the east. The property retains integrity of association with its original function, as it continues to have a multiple-family residential use. Individually, the houses and duplexes have integrity of design, materials and workmanship from their original construction, but the later addition of the two 1950s houses has obscured the original design intent of the bungalow court. Because of this, the property lacks integrity of feeling as a bungalow court, and does not retain its ability to convey the aesthetic and historic sense of the era in which it was initially constructed.

1003 – 1013 Shetler Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 1003 – 1013 Shetler Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)

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

Buell, Sabrina. "A Local History of East Napa." 1998.

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 373 Silverado Trail / 488 Soscol Avenue

P1. Other Identifier: 488 Soscol Avenue

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 373 Silverado Trail / 488 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-090-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 373 Silverado Trail (also known as 488 Soscol Avenue) is located on a rectangular through lot between Silverado Trail and Soscol Avenue, south of Sousa Lane. Built circa 1942, 373 Silverado Trail is a collection of eight residential buildings located behind a non-historic commercial building (fronting on Soscol Avenue). The residences are primarily 1-story, wood frame, vernacular style buildings, with the exception of one 2-story, wood frame, Monterey Colonial Revival style house at the west end of the complex. The foundations are concrete. The 1-story buildings are all generally rectangular in plan. All are clad in wood shiplap siding and have hip and gable roofs. Visible entries feature partially-glazed, paneled, wood doors with flat board trim. Most entrances are approached by concrete steps and covered by shed-roofed porches supported by square wood or metal posts. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards and the rooflines feature open eaves with exposed rafter tails and simple bargeboards in the gable ends.

The 2-story residence is rectangular in plan, clad in stucco, and capped by a hip roof. The primary façade features east and includes a 2-story porch supported by square posts with block capitals and a thick horizontal beam. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
North façade of 1-story residential bldg, looking south
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1942
Visual estimate/deed records

*P7. Owner and Address:
Emilie & Lola Leonardo

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____
HRI # _____
Trinomial _____

Page 2 of 5

*Resource Name or # (Assigned by recorder) 373 Silverado Trail

*Recorded by: Page & Turnbull

*Date 6/18/2009

Continuation Update

P3a. Description: (continued)

The upper story of the porch has a solid wood railing, is partially enclosed by windows on each end, and covered by a shed roof. Stairs with metal railings lead to the second story of the porch. The primary entry is not visible. Typical fenestration consists of one-over-one, double-hung, wood-sash windows flanked by decorative wood shutters and adorned with metal balconettes. Some sliding, aluminum-sash, replacement windows are also present. Architectural features include an exterior stuccoed chimney at the center of the primary façade, within the porch, and a slight overhang of the second story on the west façade. The roofline features open eaves with exposed rafter tails.

As noted, a non-historic commercial building is located to the southwest of the residential complex. A paved driveway approaches the residences from Silverado Trail and the rest of the lot is a paved parking area. All buildings appear to be in good condition.



Primary façade of 2-story residence, looking west from Silverado Trail. 1-story residences visible at right.



Portion of residential complex, looking southwest. 2-story residence is visible at rear.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 373 Silverado Trail/488 Soscol Ave.

___ B1. Historic name: None
 ___ B2. Common name: None
 ___ B3. Original Use: Residential
 ___ B4. Present use: Residential/commercial; service
 ___ *B5. Architectural Style: World War II-era vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed circa 1942. Demolition of commercial building at 488 Soscol Avenue (1973). Construction of current boat dealership building (circa 1973). Gas line installed (1988). Replaced wall furnace (2005). Reroofing (2009).

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

*B8. Related Features: Non-historic boat dealership building at west side of property.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential development Area: Soscol Gateway/East Napa
 Period of Significance N/A 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)

Deed records indicate that the subject property at 373 Silverado Trail/488 Soscol Avenue was owned by Frank E. Trubody at least as early as 1910. Trubody was in the banking business and resided on Franklin Street in the 1910s, suggesting that he leased out the property at 373 Silverado Trail/488 Soscol Avenue. In 1921, Trubody sold the property to the Juarez Athletic Park. Little is know about this organization and its ownership of the property was brief.

In 1922, Carlo Draghi took possession of the property. Carlo Draghi, also known as Charley, was an Italian immigrant who does not appear to have resided on the property. Draghi was a farmer, and based on the residential density of the East Napa neighborhood where he lived, it is possible that the subject property was used as his farmland. The Draghi family also owned several parcels nearby (140-250 Silverado Trail, across the street from the subject property). By 1938, the property had been transferred to Louis Draghi, Carlo's son, who was employed as a machinist.

In 1942, Roy E. and Evelyn E. Welton purchased the property. The Weltons lived in Wisconsin until 1930, when they moved to Napa, and were likely responsible for the construction of the two-story house, bungalow court, and no-longer-extant commercial building on the property, which appear to date to this era. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 1-3 commercial building

***B12. References:**

Obituary for Shirley Page, Napanews.com
 Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 Ancestry.com: Federal Census records, WWI and WWII draft cards,
 Public Records Indexes, etc.
 (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

Page 4 of 5

*Resource Name or # (Assigned by recorder) 373 Silverado Trail/488 Soscol Ave.

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation Update

B10. Significance: (continued)

The Weltons still owned the property in 1953, when the property first appears in city directories (at its original address, 1056 Soscol Avenue). Roy Welton is listed as a deputy sheriff, and the Gala Club Tavern is listed at the address. Also shown residing at the property are the Weltons' daughter and son-in law, Shirley and Joseph Page (also a deputy sheriff); Mrs. Muriel Sickler, a nurse for the county health department; and bartender Stanley VanDeMark and his wife Mildred. In 1957, Monte's Club Gala Tavern was still present, while Roy Welton managed eight apartments located on the property. In 1963, the Gus Saver Steak House took the place of the Club Gala Tavern, and the apartments continued to operate under Welton's ownership.

In 1972, the property was sold to Emile J. and Lola M. Leonardo, who are the current owners. A 1973 building permit suggests that the commercial building where the steak house was located was torn down; it is likely that the construction of the modern boat dealership building that now stands on the west side of the property, fronting on Soscol Avenue, was completed shortly thereafter.

Evaluation:

373 Silverado Trail/488 Soscol Avenue was built circa 1942 for use as a commercial establishment and multiple family residence. As a residential property, it is somewhat incongruous with other development along Silverado Trail, which is generally lined by open lots used for storage and parking purposes. The non-historic commercial establishment fronting on Soscol Avenue conforms more to common uses that shaped the area. However, the current commercial building and business are not the same as the historic building or business. For these reasons, the property does not appear to be a major contributor to any important development themes in the Soscol Gateway area. Though it was initially built during the World War II era, it is a single property not connected with any war-era tract developments found elsewhere in the city. Lack of connection to important events as well as deviation from historic development trends means that 373 Silverado Trail/488 Soscol Avenue does not appear to be significant under Criterion A/1 (Events) for association with important historic events.

None of the owners or occupants of 373 Silverado Trail/488 Soscol Avenue appear to have contributed significantly to Napa's history. The Weltons, Leonardos, and the business and apartment occupants do not appear to have been prominent citizens significantly associated with the development of the city. The subject property is therefore not significant under Criterion B/2 (Persons).

The residential buildings at 373 Silverado Trail/488 Soscol Avenue were designed in a vernacular war-era style and consist of a two story house and a complex of small one-story cottages, commonly referred to as a bungalow court. The bungalow court form is unusual in the area, with only one other similar grouping of houses located nearby, at 1003-1013 Shetler Avenue. However, the bungalow court at 373 Silverado Trail/488 Soscol Avenue does not demonstrate the symmetry of placement or cohesive forms typical in prime examples of bungalow courts. On the whole, the property does not represent a notable example of a type, period, or method of construction. The architect and builder are not known. Therefore, 373 Silverado Trail/488 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 373 Silverado Trail/488 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

373 Silverado Trail/488 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed stretch of Silverado Trail, with a commercial use fronting on Soscol Avenue. The property generally retains integrity of association with its original function, as it continues to have both a commercial and a residential use. However, the commercial building and the business it houses are not historic. The house and bungalow court have integrity of design, materials and workmanship from their original construction, as alterations were minor and the original design intent remains intact. Overall, the residential portion of the property retains integrity of feeling as a bungalow court, and retains its ability to convey the aesthetic and historic sense of the era in which it was constructed. However, the modern boat dealership building that was constructed around 1973 on Soscol Avenue diminishes the level of physical integrity of the property as a whole.

373 Silverado Trail/488 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 373 Silverado Trail/488 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # (Assigned by recorder) 373 Silverado Trail/488 Soscol Ave.

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B12. References: (continued)

Buell, Sabrina. "A Local History of East Napa." 1998.

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 511 Silverado Trail

P1. Other Identifier: Napa Septic Tank Service

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 511 Silverado Trail City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-050-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
511 Silverado Trail is located on a rectangular lot on the west side of Silverado Trail, between the Napa County Fairgrounds and Sousa Lane. Built circa 1950, 511 Silverado Trail is a 2-story, wood frame, single-family residence designed in a World War II-era vernacular style with a split level configuration. The building is irregular in plan with a split level configuration. It is capped by a compound gable and hip roof, and is clad with stucco and wood shiplap siding. The foundation is not visible. The primary facade faces east and features a 2-story block on the south, a central entry porch, and a slightly projecting structural bay on the north. The entry porch is approached from the south by concrete steps and has a metal railing and a square wood post that supports a shed roof. The primary entry is located on the north wall of the porch and is covered by a metal screen door. A secondary entry is located at the first story level of the southern portion of the house and is approached by a concrete step and covered by a metal screen door. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with horizontal muntins. A large multi-pane, fixed, wood-sash window, flanked by two of these double-hung windows and adorned with a metal balconette, is located on the north side of the primary façade. A picture window flanked by two double-hung, aluminum-sash windows is located at the first story on the south side of the primary façade. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary facade, looking west
from Silverado Trail
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1950/ ca. 1940
Visual estimate

*P7. Owner and Address:
Vicky Rawlins

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

P3a. Description: (continued)

Sliding, aluminum-sash windows are located at the second story level of the primary facade. Architectural features include an exterior brick chimney on the south façade and an interior brick chimney at the north end of the roof. The roofline features open eaves with exposed rafter tails, and eaveless gable ends with eave moldings and triangular metal attic vents.

A secondary residential building is located to the rear (west) of the main house. Built circa 1940, the secondary residence is a 1-story, wood frame, single-family residence designed in a vernacular style. The building is rectangular in plan, capped by a hip roof, and clad with wood shiplap siding. The foundation is concrete. The primary entrance appears to be located at the east side of the south façade and is a partially-glazed, paneled, wood door. A metal carport projects from the south façade. Typical fenestration consists of single-pane, fixed, wood-sash windows and sliding, aluminum-sash, replacement windows, with flat board trim. The roofline features open eaves with exposed rafter tails.

To the rear (west) of the secondary residence, is an auxiliary building, that appears to function as a garage and shop. Built circa 1940, it is a 1-story, wood frame, vernacular style building. It is rectangular in plan, capped by a gable roof, and clad with wood shiplap siding. The foundation is not visible. A vehicular entrance is located at the south end of the primary (east) façade and has no door. A pedestrian entrance is located near the center of the façade and features a door made of vertical wood boards. A band of single-pane, fixed, wood-sash windows is located on the north side of the primary facade. The roofline features open eaves with exposed rafter tails. A gable-roofed, corrugated metal addition is located on the northwest corner of the auxiliary building.

An unpaved driveway is located on the south side of the lot, with a turn-around at the rear of the lot. All three buildings appear to be in good condition.



South and primary facades, looking northwest from Silverado Trail. Secondary residence visible at far left.

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

Primary# _____
HRI # _____
Trinomial _____

Page 3 of 5

*Resource Name or # (Assigned by recorder) 511 Silverado Trail

*Recorded by: Page & Turnbull

*Date 6/18/2009

Continuation Update



Secondary residential building, south and east façades, looking northwest from Silverado Trail.



Auxiliary building, east facade, looking west from Silverado Trail.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 511 Silverado Trail

- B1. Historic name: None
- B2. Common name: Napa Septic Tank Service
- B3. Original Use: Residential
- B4. Present use: Residential/commercial; service
- *B5. Architectural Style: World War II-era split-level

*B6. Construction History: (Construction date, alterations, and date of alterations)
Secondary residence and detached garage constructed circa 1935. Primary residence constructed circa 1945. Possible two-story addition to south side of primary house, circa 1970. (No building permits available.)

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

*B8. Related Features: Secondary residential building and detached garage to rear (west) of primary residence.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential development/ World War II Area: Soscol Gateway/East Napa
Period of Significance N/A 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 first known owners of the property at 511 Silverado Trail were Joseph M. and Josephine N. Hynes. In 1930, the Hynes family had lived in San Francisco, and Joseph was employed as a sheet metal worker. They likely purchased the property sometime after 1930 and may have constructed the small house and detached garage that are located behind the primary residence. The architectural style of these two buildings indicates that they were constructed earlier than the primary residence, although no building permits are available for the property.

In 1946, the Hynes family sold the property to Harry W. and Geneva W. Stover. According to federal census records, Harry Stover was a tire salesman for many years, but lived in Palo Alto until at least 1930. The Stovers may be responsible for the construction of the primary house that now sits on the lot, as at least the northern portion of the building appears to be of mid-century construction.

(continued)

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

***B12. References:**

- Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 - Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
 - Buell, Sabrina. "A Local History of East Napa." 1998.
 - City of Napa Assessor's Office: deed records.
- (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder) 511 Silverado Trail

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

In 1951, Chester W. and Alice F. Inman purchased the property. The Inmans were in their late 50s when they purchased the property, and appear to have resided in Fresno for most of their lives. Chester Inman had been a tool dresser for an oil company. In 1963, during the Inmans' ownership, city directories show that 511 Silverado Trail was occupied by the Napa Vet Hospital.

In 1967, the Inmans transferred the property to relatives, William C. Inman Jr. and his wife Harriet. The southern, two-story portion of the primary residence appears to have been a later addition that dates to circa 1970.. In 1976, the property was then sold to William H. and Alta M. Kroplin. The Kroplins are listed at the subject address until at least 1993. The property is now owned by the Rawlins family, who operates Napa Septic Tank Service from the property. Napa Septic has been in business since 1947, but does not appear to have been located at 511 Silverado Trail until recently.

Evaluation:

511 Silverado Trail appears to have first been developed for residential use circa 1935. The primary house now located on the lot appears to have been added later, perhaps around 1945. As a residential property, it is somewhat incongruous with other development along Silverado Trail, which is generally lined by open lots used for storage and parking purposes and which front on Soscol Avenue. Because of this, 511 Silverado Trail does not appear to contribute to any important development themes in the Soscol Gateway/East Napa area. Although the primary house was built during the World War II era, it is a single property not connected with any of the major wartime tract developments found elsewhere in the city. Because of its lack of connection to important events as well as deviation from historic development trends, 511 Silverado Trail does not appear to be significant under Criterion A/1 (Events) for association with important historic events.

Though biographical information is sparse, none of the owners of 511 Silverado Trail appears to have contributed significantly to Napa's history or development. The subject property is therefore not significant under Criterion B/2 (Persons).

The primary house at 511 Silverado Trail was designed in a vernacular World War II-era vernacular style and has a split-level configuration. The auxiliary buildings also exhibit simple, vernacular, mid-century design. Alterations, such as window and siding replacement have occurred in some places on the buildings. On the whole, the property does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 511 Silverado Trail is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 511 Silverado Trail was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

511 Silverado Trail has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed stretch of Silverado Trail. The building generally retains integrity of association with its original function, as it continues to have a residential use, though it has had secondary commercial uses since the 1960s... The building has integrity of design, materials and workmanship from its original construction, with alterations being minor and the original design intent intact. Overall, the property retains integrity of feeling as a World War II-era residence, and retains its ability to convey the aesthetic and historic sense of the era in which it was constructed..

511 Silverado Trail is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 511 Silverado Trail should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 801 Silverado Trail

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 801 Silverado Trail City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

801 Silverado Trail is located on a rectangular lot on the northwest corner of Silverado Trail and Third Street. Built in 1939, 801 Silverado Trail is a 1-story over raised basement, concrete block, single-family residence designed in the Mediterranean Revival style. The building is rectangular in plan, capped by a hip roof clad with clay tile, and the exterior walls consist of structural concrete block. The foundation is not visible. The primary facade faces east and features a round bay window on the south, and a projecting gable-roofed structural bay on the north. A recessed entry with a centered arch opening is located on the south side of this projecting bay and is accessed by concrete steps and a small deck surrounded by a pierced concrete block railing. The primary entry is a flush wood door with a peep window in the upper portion and molded wood trim. Typical fenestration consists of two-over-two, double-hung and four-pane, casement wood-sash windows with horizontal muntin patterns. Architectural features include a concrete block exterior chimney on the north façade, a concrete interior chimney on the north side of the roof, and a gable-roofed porch on the rear facade. The roofline features shallow open eaves with plain fascia boards, and pierced attic vents in the gable end. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary facade, looking northwest from Silverado Trail
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1939
Napa County Assessor's Office

*P7. Owner and Address:
Charles P. Rossi

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 801 Silverado Trail

*Recorded by: Page & Turnbull

*Date 6/8/2009

Continuation Update



North façade, looking southwest from Silverado Trail.



Rear (west) and south facades, looking northeast from Third Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 238 Soscol Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 238 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-200-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

238 Soscol Avenue is located on a generally rectangular lot on the east side of Soscol Avenue, between Kansas and Shetler avenues. Built circa 1953, it is a 1-story, steel frame, light industrial building designed in a utilitarian style. The building is rectangular in plan, capped by a gable roof, and clad with roman brick on the primary façade and metal standing seam siding elsewhere. The foundation is not visible. The primary facade faces west and is dominated by a storefront with a central entrance. This entrance features a fully-glazed, metal door with a large vertical jalousie transom. The storefront fenestration consists of fixed, plate glass, steel sash windows. A few small steel-sash casement windows are located on the south façade. Three vehicular entrances with roll-up metal doors are located on the north façade, while a pedestrian entrance with a flush metal door and a vehicular entrance with a sliding metal door are located on the south façade. Architectural features include a blade sign at the west end of the roof ridge and a flat sign mounted to the west gable end. The roofline features broad eaves with metal-clad soffits at the front of the building, and narrower eaves on the rear portion. The building appears to be associated with an auxiliary building to the east (located on lots 046-200-007-000 and 046-200-009-000). This auxiliary building is also a 1-story, steel frame, light industrial building designed in a utilitarian style. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary facade, looking east from
Soscol Avenue
4/2/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1953
Visual estimate/deed records

*P7. Owner and Address:
James & Rose Blackwood Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/24/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____
HRI # _____
Trinomial _____

Page 2 of 5

*Resource Name or # (Assigned by recorder) 238 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/24/2009

Continuation Update

P3a. Description : (continued)

It is rectangular in plan, consisting of two portions linked by a flat-roofed breezeway. The building is capped by a gable roof, and clad with metal standing seam siding. The foundation is not visible. The primary facade faces west and features vehicular entrances with sliding metal doors at the center of each of the two sections. Fenestration consists of multi-pane, fixed, steel industrial sash windows and sliding, aluminum-sash replacement windows. The roofline is eaveless. 238 Soscol Avenue appears to be in good condition and is similar in design to two buildings located to the immediate north at 250 and 266 Soscol Avenue.



Primary and north façades, looking southeast from Soscol Avenue.



Primary and south facades, looking northeast from Soscol Avenue.

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

Primary# _____

HRI # _____

Trinomial _____

Page 3 of 5

*Resource Name or # (Assigned by recorder) 238 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/24/2009

Continuation

Update



Southern section of auxiliary building (primary and south facades), looking northeast from driveway.



Northern section of auxiliary building (primary and north facades), looking southeast from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 5

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 238 Soscol Avenue

B1. Historic name: Unknown

B2. Common name: Williams Automotive & Transmissions

B3. Original Use: Unknown

B4. Present use: Light industrial; automobile repair

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1953. Canvas awnings with painted numbers installed, 2009.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Industrial development Area: Soscol Gateway/East Napa

Period of Significance N/A Property Type Light industrial 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 subject property at 238 Soscol Avenue is closely associated with the neighboring property at 250-266 Soscol Avenue, and the two have similar chains of ownership. The subject property consists of two parcels, which as early as 1953, were both owned by Eugene F. and Audrey L. Claus. The Clauses seem to have maintained ownership of the property while sharing joint tenancy with various parties, including John M. and Sybil Potgeter in 1958, Richard G. and Bette Lee Pike in 1959, Henry H Kilpatrick in 1966, Donna T. Gibbons in 1970, Robert Pearsall Rogers in 1971, and Joseph W. and Helen J. Stampfli and James F. and Rose Ella Blackwood in 1972. By 1979, the property appears to have been sold outright to the Blackwoods, who own it today. They operate an automobile and transmission repair shop in the building on the property, which appears to have been built around 1950, perhaps when the Clauses first purchased the lots.

Because this property is located outside of the area covered by Sanborn Fire Insurance maps and city directories, its early occupants and use are unknown.

(Continued)

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

***B12. References:**

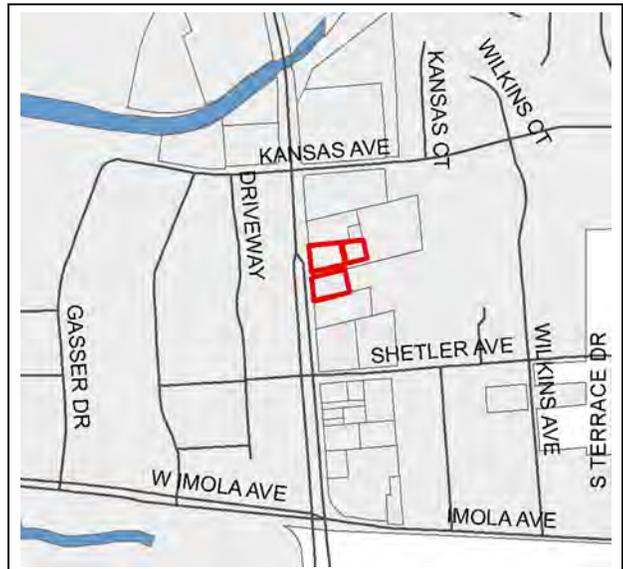
- Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 - Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
 - Buell, Sabrina. "A Local History of East Napa." 1998.
 - City of Napa Assessor's Office: deed records.
- (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(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) 238 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

Evaluation:

238 Soscol Avenue was constructed around 1953 and appears to have been constructed for light industrial functions, which fit with the overall character of Soscol Avenue. Soscol Avenue was known as "Auto Row" and was primarily developed with automobile-related commercial and light industrial properties. 238 Soscol Avenue is one of many automobile-related properties located on the street, and is physically expressive of its light industrial use. While 238 Soscol Avenue generally contributes to a broad light industrial trend in the Soscol Gateway/East Napa area, there are other industrial properties in the vicinity with historic uses that have been verified and which better exemplify this trend. Therefore, 238 Soscol Avenue does not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property's earliest known association is with the Claus family. No biographical information was available about the Clauses or any of the joint owners who were also associated with the property, and thus none of these people appear to have contributed significantly to Napa's history or development. 238 Soscol Avenue therefore does not appear to be significant under Criterion B/2 (Persons).

The building at 238 Soscol Avenue is a simple utilitarian structure, with a commercial shop at the front and service garage at the rear. Its design and detailing are not particularly noteworthy, and it does not appear to be a notable example of a type or period of construction. The architect and builder are unknown. 238 Soscol Avenue therefore does not appear to be significant under Criterion C/3 (Architecture) for architectural merit.

The property at 238 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 238 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property appears to have featured a light industrial use since its construction, and thus retains integrity of association with its original function. The building also retains integrity of design and workmanship, although its materials have been altered slightly. The property's character is generic, and lacks integrity of feeling as an automobile-related light industrial property.

238 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 238 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property does not appear to be individually eligible for historic designation at the national, state, or local level.

B12. References: (continued)

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 250 - 266 Soscol Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad: Napa, CA Date: 1980
 *c. Address: 250 - 266 Soscol Avenue City: Napa Zip: 94559
 d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-200-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 250 - 266 Soscol Avenue are two buildings located on an irregularly-shaped lot on the east side of Soscol Avenue, between Kansas and Shetler avenues. Built circa 1953, the buildings are both 1-story, steel frame, light industrial buildings designed in a utilitarian style. The buildings are rectangular in plan and capped by gable roofs. The buildings are primarily clad with metal standing seam siding, though the primary façade of 250 Soscol Ave. is clad with brick veneer and vertical groove plywood, and the primary façade of 266 Soscol Ave. is clad with vertical groove plywood. The foundations are not visible. The primary facade of 250 Soscol Ave. faces west and is dominated by a storefront with the primary entrance at the north side. This entrance features a fully-glazed, metal double-door with a vertical jalousie transom and is surmounted by a flat canopy that is suspended from the upper facade. The storefront fenestration consists of fixed, plate glass, steel sash windows. Three vehicular entrances are located on the north façade and a single vehicular entrance is located on the south façade. All have sliding metal doors. Architectural features include brick clad piers on either side of the primary façade. The roofline features a flat, false-front parapet on the primary façade, and shallow eaves elsewhere. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
250 Soscol Ave; primary and north
facades, from Soscol Avenue
4/2/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1953
Visual estimate/deed records

*P7. Owner and Address:
James & Rose Blackwood Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/24/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)
 DPR 523A (1/95) *Required information

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) 250 - 266 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/24/2009

Continuation Update

P3a. Description : (continued)

The primary facade of 266 Soscol Ave. faces west and is dominated by a projecting storefront bay with a recessed primary entrance on the south. This entrance features a fully-glazed, wood, double-door with flat board trim. The storefront fenestration consists of fixed, plate glass, aluminum-sash windows. The storefront and entrance are capped by a hip roof that is supported at one corner by a square metal post. Small windows are located on the upper wall of the north façade. Four vehicular entrances with metal roll-up doors are located on the south façade. Architectural features include corner boards on the primary façade, and a flat-roofed rear addition. The roofline features a substantial false-front parapet on the primary façade, and shallow eaves elsewhere.

The buildings appear to be in good condition and are similar in design to the buildings located to the immediate south at 238 Soscol Avenue. 250 Soscol Ave. also appears to be associated with an auxiliary building to the east (located on lots 046-200-007-000 and 046-200-009-000) (see DPR 523A form for 238 Soscol Ave).



250 Soscol Ave.; primary and south façades, looking northeast from Soscol Avenue.



266 Soscol Ave.; primary and south facades, looking northeast from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 250 - 266 Soscol Avenue

B1. Historic name: Unknown

B2. Common name: Williams Automotive & Transmissions, Blackhawk Body Shop

B3. Original Use: Unknown

B4. Present use: Light industrial; automobile repair

*B5. Architectural Style: Utilitarian

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

Two buildings constructed circa 1953. Roof alteration at 266 Soscol Ave, 1994. Furnace and air conditioning installed at 266 Soscol Ave, 1996.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Industrial development Area: Soscol Gateway/East Napa

Period of Significance N/A Property Type Light industrial 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 subject property at 250-266 Soscol Avenue is closely associated with the neighboring property at 238 Soscol Avenue, and the two have similar chains of ownership. A part of the subject property was owned by Doris M. Pittsley as late as 1936. Doris Pittsley was an operator at the Napa Glove Company, but city directories do not associate her name with the business at the subject property. In 1936, the property was sold to William D. and Martha E. Kramer. William Kramer was a laborer at Mare Island, but census records do not associate his name with the business at the subject property. In 1950, the property was sold to Eugene F. and Audrey L. Claus, who in 1953 also purchased the neighboring property at 238 Soscol Avenue and later purchased a second parcel to add to the subject property. This consolidated 238 Soscol Avenue with 250-266 Soscol Avenue for the first time, as they are today. The two buildings on the lots appear to have been constructed circa 1953. The Clauses maintained ownership of the property while sharing joint tenancy with various parties, including Allen J. and Rosalind M. Sovey in 1964, Donna T. Gibbons in 1970, Robert Pearsall Rogers in 1971, and Joseph W. and Helen J. Stampfli and James F and Rose Ella Blackwood in 1972. By 1979, the property appears to have been sold outright to the Blackwoods, who own it today. They operate an automobile and transmission repair shop in the building at 250 Soscol Avenue and a body shop in the building at 266 Soscol Avenue.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

***B12. References:**

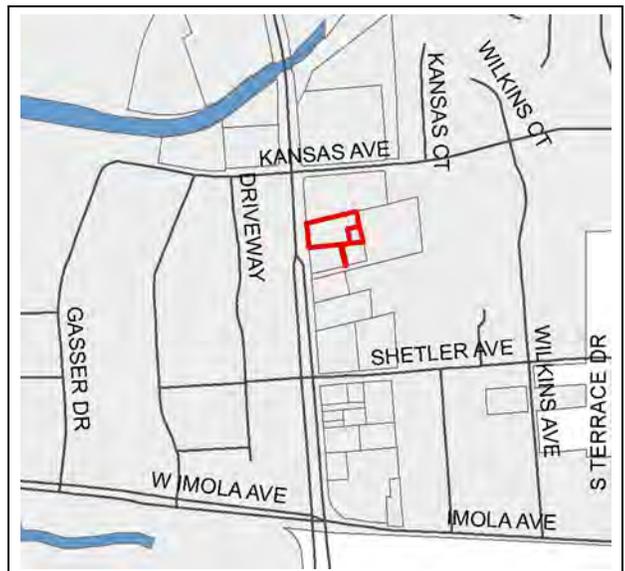
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 Ancestry.com: Federal Census records, WWI and WWII draft cards,
 Public Records Indexes, etc.
 Buell, Sabrina. "A Local History of East Napa." 1998.
 City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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) 250 - 266 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

Evaluation:

The buildings at 250 and 266 Soscol Avenue were constructed circa 1953 and appear to have been constructed for light industrial functions, which fit with the overall character of Soscol Avenue. Soscol Avenue was known as "Auto Row" and was primarily developed with commercial and light industrial properties. 250 and 266 Soscol Avenue are two of many automobile-related properties located on the street, and are physically expressive of their light industrial use. While 250 and 266 Soscol Avenue generally contribute to a broad light industrial trend in the Soscol Gateway/East Napa area, there are other industrial properties in the vicinity with historic uses that have been verified and which better exemplify this trend. Therefore 250 and 266 Soscol Avenue do not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property's earliest known association is with Doris Pittsley, whose use of the property is unknown. Doris' husband was a clerk at their family-run shoe store. No biographical information was available about any of the subsequent owners or joint owners who were also associated with the property, and thus none of these people appear to have contributed significantly to Napa's history or development. 250 and 266 Soscol Avenue therefore do not appear to be significant under Criterion B/2 (Persons).

The buildings at 250 and 266 Soscol Avenue are simple utilitarian structures, with commercial shops at the front and service garages at the rear. Their design and detailing are not particularly noteworthy, and they do not appear to be notable examples of a type or period of construction. The architects and builders are unknown. 250 and 266 Soscol Avenue therefore do not appear to be significant under Criterion C/3 (Architecture) for architectural merit.

The property at 250 - 266 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The buildings at 250 and 266 Soscol Avenue do not appear to have been moved and therefore retain integrity of location. Their integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property appears to have featured a light industrial use since its construction, and thus retains integrity of association with its original function. The buildings also generally retain integrity of design. However, the workmanship and materials, especially of 266 Soscol Avenue, appear to have been altered. The property's character is generic, and lacks integrity of feeling as an automobile-related light industrial property.

250 - 266 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 250 - 266 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property does not appear to be individually eligible for historic designation at the national, state, or local level.

B12. References: (continued)

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource name(s) or number (assigned by recorder) 333 Soscol Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 333 Soscol Ave. City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-190-054-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
333 Soscol Avenue is located on a large, irregularly-shaped lot on the west side of Soscol Avenue, between Kansas Avenue and Silverado Trail. Built in 1954, 333 Soscol Avenue is a 1-story double height, reinforced concrete, commercial and light industrial automobile dealership building designed in the Googie style. The building is T-shaped in plan, with a showroom block at the front and a service wing at the rear. It is clad with smooth stucco and concrete block, and capped by butterfly (showroom) and gable (service wing) roofs. The foundation is not visible. The primary facade faces east with the primary entrance at the center. The entrance consists of fully-glazed, aluminum, double doors surmounted by an upswept hood that mimics the shape of the roof. Secondary entrances, which also feature fully-glazed, aluminum, double doors, are located on either side of the primary entrance. The primary facade consists entirely of steel-sash plate glass, spanning from ground to roofline and continuing to the north and south facades of the showroom block. The roofline features wide, angled fascia that emphasize the upswept angles of the butterfly roof. The service wing at the rear of the building is more utilitarian in design. It features vehicular entrances with roll-up metal garage doors on the north and south facades. Fenestration consists of multi-pane, steel, industrial sash windows. The roofline has open eaves with exposed rafter tails. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary and north facades,
looking east from Soscol Ave.
4/2/2009

*P6. Date Constructed/Age and Sources: Historic
1954
www.gasserfoundation.org

*P7. Owner and Address:
Gasser Foundation

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____
HRI # _____
Trinomial _____

Page 2 of 6

*Resource Name or # (Assigned by recorder) 796 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/16/2009

Continuation Update

P3a. Description: (continued)

At the rear of the lot, to the west of the dealership building, is an auxiliary light industrial building. It is a 1-story, reinforced concrete building designed in a utilitarian style. The building is rectangular in plan, and the primary façade faces east, with nine vehicular entrances along its length. It is clad with smooth stucco and capped by a gable roof. The foundation is not visible. The vehicular entrances consists of partially-glazed, wood and metal, roll-up garage doors. Fenestration on the west façade consists of multi-pane, steel, industrial sash windows. The roofline includes a low, flat parapet along the primary façade.

To the north of the dealership building is a small office. It is a 1-story, wood frame, commercial building designed in the Googie style to mimic the dealership building. The building is rectangular in plan and capped by a butterfly roof at the front and a gable roof at the rear. The building is clad with wood board-and-batten siding, and the primary façade faces east, with the primary entrance at the center. The entrance is a fully-glazed, aluminum door. Fenestration consists of large, single-pane, fixed, and sliding aluminum-sash windows. The roofline features wide, angled fascia boards on the butterfly portion of the roof.

The remainder of the lot is a paved parking lot. The buildings appear to be in good condition.



South façade, looking northeast from Soscol Avenue. Auxiliary light industrial building visible at rear.

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) 796 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/16/2009

Continuation Update



North façade of service wing at rear of main building, looking southwest from Soscol Avenue.



Auxiliary office building, primary façade, looking west from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 of 6

*Resource Name or # (assigned by recorder) 333 Soscol Avenue

___ B1. Historic name: Gasser Motors
 ___ B2. Common name: Napa Chrysler Dodge Jeep Volvo Kia
 ___ B3. Original Use: Commercial; automobile dealership
 ___ B4. Present use: Commercial; automobile dealership
 ___ *B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1954. (No building permits available)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Auto-related commercial development Area: Soscol Gateway/East Napa
 Period of Significance 1954-1965 Property Type Commercial Applicable Criteria A/1, B/2, C/3
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property at 333 Soscol Avenue was constructed in 1954 by owners Peter A. and Vernice Gasser. It was intended to serve as the flagship automobile dealership for their business, Gasser Motors. In 1937, the Gassers had established a used car dealership in Napa at the corner of Second and Randolph streets. In 1950, the lot expanded across the street where used trucks were sold. The Gassers later acquired a Dodge agency, and in 1954 moved their automobile dealership to the building at 333 Soscol Avenue. Peter Gasser was influential in Napa's Chamber of Commerce and was responsible for encouraging the city's development prior to and during World War II, including the widening of Highway 29, the establishment of an airport, and the construction of wartime housing. The Gassers invested in many local businesses, including Basalt Rock Company, and bought real estate and brokered deals for the City. Peter Gasser was highly influential in local politics, though he never ran for office himself. He envisioned Soscol Avenue as a major commercial thoroughfare, and purchased land and invested in businesses to realize this goal. The Gassers sold Gasser Motors in 1965. Today, the Gasser Foundation continues to undertake major real estate development projects with a community-serving focus. The foundation owns the entire plot of land west of Soscol Avenue, between Oil Company Road and Napa Creek, including the subject property. Today, the subject property at 333 Soscol Avenue continues to function as a car dealership, now known as Napa Chrysler Dodge Jeep Volvo Kia.

(continued)

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

***B12. References:**

Peter A. and Vernice H. Gasser Foundation. "Foundation History,"
 Internet: http://www.gasserfoundation.org/foundation_history.html.
 Accessed 9/30/09.
 (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



Page 5 of 6

*Resource Name or # (Assigned by recorder) 333 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

Evaluation:

333 Soscol Avenue was constructed in 1954 for use as an automobile dealership. The property contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, and is physically expressive of the traits that many auto dealerships had at the time. 333 Soscol Avenue contributes to a broad commercial trend in the Soscol Gateway/East Napa area and appears to be individually significant under Criterion A/1 (Events) for association with automobile-related commercial development

The property is associated with the Gasser family, who was prominent in early automobile commerce in Napa and has continued to be a philanthropic and community development influence in the city. Though 333 Soscol Avenue is not the original dealership for Gasser Motors, it was purpose-built for the company at the peak of its business and became the flagship location. The original sales lots at Second and Randolph streets in downtown Napa are no longer extant. The dealership at 333 Soscol Avenue stands as the best example of the Gasser's successful automobile dealership. Therefore, the property appears to be significant under Criterion B/2 (Persons).

The building at 333 Soscol Avenue is a dramatic Googie style structure, with a large showroom at the front and service wing at the rear. It reflects the forms, massing, and layout typical of mid-century car dealerships, and its design and detailing are noteworthy. The building does not appear to have been altered and remains as a prime example of this type and period of construction. The architect and builder are unknown. 333 Soscol Avenue is therefore significant under Criterion C/3 (Architecture) as an example of a Googie style car dealership.

The property at 333 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 333 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property has functioned as a car dealership since its construction, and thus retains integrity of association with its original function. The building also retains integrity of materials, design and workmanship. The primary façade/showroom block of the building is a prime example of the Googie style that has not been altered since its construction. The property retains integrity of feeling as a mid-century car dealership, and conveys the aesthetic and historic sense of the era in which it was constructed.

333 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 333 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.



Gasser Motors on Soscol avenue in the 1950s

Gasser Motors at 495 Soscol Avenue. Dealership building at far left.
(www.gasserfoundation.org)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 6

*Resource Name or # (Assigned by recorder) 333 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B12. References: (continued)

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.

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

Buell, Sabrina. "A Local History of East Napa." 1998.

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource name(s) or number (assigned by recorder) 376 Soscol Avenue

P1. Other Identifier: Cayetano Juarez Adobe, The Old Adobe

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 376 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-570-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
376 Soscol Avenue is located on an irregularly-shaped lot on the east side of Soscol Avenue at its juncture with Silverado Trail. Built in 1845, 376 Soscol Avenue is a 1-story, adobe, single-family residence that has been converted to commercial use. It is designed in the traditional Mexican Colonial adobe style. The building is rectangular in plan, and capped by a side gable roof. It is clad in wood shiplap siding on the north and south ends of the primary facade, the south end of the east facade, and the lower portion of the north facade; exposed adobe brick on the north gable end, entry porch interior, and north side of the east facade; smooth stucco on the lower portion of the south facade; and sheet metal panels on the south gable end. The foundation is not visible. The primary facade faces west and features a recessed porch at the center. The porch is approached by stone-clad steps and features chamfered wood posts that support the overhang of the main roof. The primary entry is located near the center of the facade and features a partially-glazed, flush wood door with flat board trim. Secondary entries with paneled wood doors are located on the north and south walls of the porch. Typical fenestration consists of one-over-one, double-hung, wood-sash windows and sliding, vinyl-sash, replacement windows with flat board trim. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary and north facades, looking southeast from Soscol Ave
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1845
Kilgallin, "Napa Architectural Walking Tour" (2001)

*P7. Owner and Address:
Tito R & Alma Eugenio Fuentes

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)
DPR 523A (1/95) *Required information

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

Primary# _____
HRI # _____
Trinomial _____

Page 2 of 6

*Resource Name or # (Assigned by recorder) 376 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/18/2009

Continuation Update

P3a. Description : (continued)

Architectural features include a shed-roofed addition on the north façade, an exterior brick chimney on the south facade, and corner boards. The roofline features shallow boxed eaves with simple fascia and bargeboards. A hollow clay tile retaining wall fronts the lot, and paved driveways to the east and south of the building provide access to a parking lot at the rear. 376 Soscol Avenue appears to be in fair condition.



East (rear) and north facades, looking southwest from Adobe Lane.



South façade, looking northwest, from rear parking lot.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S, 5S1

Page 3 of 6

*Resource Name or # (assigned by recorder) 376 Soscol Avenue

___ B1. Historic name: Cayetano Juarez Adobe
 ___ B2. Common name: The Old Adobe
 ___ B3. Original Use: Residence
 ___ B4. Present use: Restaurant
 ___ *B5. Architectural Style: Mexican Colonial

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed, 1845. Northern addition and wood shiplap siding, circa 1940. Electrical work, 1973. Sing installed, 1980. Electrical work, 1998. Gas line installed, 2006. Metal siding on south gable end, window alterations, etc., date unknown.

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

*B8. Related Features: None

B9a. Architect: None b. Builder: Cayetano Juarez

*B10. Significance: Theme Spanish & Mexican Settlement Area: Soscol Gateway/East Napa
 Period of Significance 1845 Property Type Residence Applicable Criteria A/1, B/2, C/3
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In 1821, Mexico gained independence from Spain, and in 1834 the Spanish Missions were secularized. Subsequently, the land that had previously been owned by the Church was distributed among the elite of Mexican Californio society and vast ranchos were established. The land of Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for clearing the area of its native inhabitants and securing the region for Mexican colonization. Many of his loyal soldiers and friends, who had helped in these efforts, were rewarded with land grants in the Napa Valley.

An 8,865 acre grant, which encompassed the present-day area of Soscol Gateway/East Napa, was given to Cayetano Juarez (1809 –1883) in 1841 as a reward for his service in the Mexican Army. It was located on the east side of the Napa River and was named Rancho Tulocay after an old Native American Wintun settlement in the area. Juarez boasted that he had over 400 native laborers on the property. Juarez married Maria de Jesus Higuera, and they became popular members of the local community; the couple had 11 children and were known for hosting fiestas and rodeos typical of the Mexican Pastoral period. Juarez built several adobe structures in the 1840s and 1850s for his family. The only one remaining is the adobe house at 376 Soscol Avenue, which was constructed in 1845. Because the Juarez family continued to live on Rancho Tulocay until well after the City of Napa was founded, this area was subdivided much later than other parts of the city. (continued)

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

***B12. References:**

Buckman, O.H., Official Map of the County of Napa California, 1915.
 "New Ideas for Old Adobe: Historic Napa building has uncertain future,"
Napa Valley Register, 1 June 2009.
 (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)

In 1859, Juarez donated approximately 48 acres of his land to the City of Napa to establish Tulocay Cemetery, where he would eventually be buried. In 1872, he was also responsible for providing 192 acres to the State of California for the establishment of the Napa State Asylum for the Insane. The portion of the rancho featuring the Juarez's adobe house remained in the family's ownership, however. As early as 1903, the house was inhabited by Juarez's daughter, Domilita Juarez Metcalf. Domilita Metcalf, widow of farmer Charles Metcalf, continued to operate the diminished parcel of rancho land as a farm, with the help of a headman or laborer, until the 1920s.

In the 1920s, the Juarez Adobe was transformed into a bar, no doubt prospering from the traffic on the State Highway (now Soscol Avenue), which ran past the adobe's front door. From 1951 through the 1970s, the bar was known to have been operated by Natale J. Imperiale and was known as the Old Adobe Hut. In the 1970s it suffered a fire, but remained intact. In 1991, the property was sold to Flynn, Gelow & Dubois. Details on this partnership are unknown, but the name Gelow connects to the Gelow family that operated an independent newspaper distribution business at 807 Soscol Avenue from the 1987 to the present. In 2002, 376 Soscol Avenue was purchased by Raymond and Denise Cook, but within the same year was sold to the current owners, Tito R. Fuentes and Alma Eugenio. Various additions and alterations have been made to the building over the years, however, its original form and characteristic adobe walls remain. In 2002, the adobe was purchased by its current owner and continues to be used as a bar and restaurant.

Evaluation:

As the oldest building in the City of Napa, the Juarez Adobe at 376 Soscol Avenue is extremely significant under a variety of National and California register criteria. Built in 1845 as the residence of the Cayetano Juarez family, it was an integral part of Mexican colonization in the Napa Valley, and is the only remaining resource from that time period in the city. It is associated with the practice of land grant distribution by Mexican political figures like General Vallejo, to elite Californios like Cayetano Juarez, who established vast, profitable ranchos. The course of the property's history also illustrates the gradual subdivision of Rancho Tulocay lands, but highlights the retention of the central homestead by the Juarez family until the 1920s. In this way, 376 Soscol Avenue is significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with Cayetano Juarez, who was responsible for the construction of the adobe house and resided in it for almost 40 years. Juarez can be considered an important early settler of the Napa Valley region, in addition to the significant roles he played as a Mexican political figure. He is widely noted for his service in the Mexican army, assistance in Vallejo's campaigns against the local native population, involvement in the Bear Flag Revolt, prominence as a landowner and rancher, and role in assisting with the establishment of local institutions like the Tulocay Cemetery and Napa State Asylum for the Insane. For this association with an important historic figure, 376 Soscol Avenue is significant under Criterion B/2 (Persons).

The Juarez Adobe is the only adobe structure remaining within Napa city limits and represents a unique example of a type, period, and method of construction. Adobe construction was a vernacular building method typical of the Spanish and Mexican periods in California that utilized native materials. Traditional Mexican adobes tended to take a characteristic long, low form consisting of rooms arranged in a linear configuration and unified by a veranda or porch spanning the length of the building. Such buildings featured sleeping lofts under side-gable roofs, which were accessed by an exterior stair at one end of the building. The Juarez adobe exhibits all these traits (or vestiges of them), in addition to the mud brick and wood materials that make up its structure. Therefore, 376 Soscol Avenue is significant under Criterion C/3 (Architecture), as having architectural merit.

Though the property at 376 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential), its age and status as one of the earliest places of Mexican habitation in the area, as well as a known Native American settlement both before and during the Juarez's occupation of the area, means that it may have the potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The Juarez Adobe has never been moved and therefore retains integrity of location. Its integrity of setting has diminished as the City of Napa has grown up around it; however, this is a natural course of development. Important elements of the surrounding area, such as Soscol Avenue and the Napa River are related to the historic setting of the Juarez Adobe. Although the adobe functions as a commercial building—specifically as a bar and restaurant, as it has since the 1920s—its original use as a residence no longer remains. Therefore it lacks integrity of association with its original function, but does retain integrity of association with a historic use. The building has diminished integrity of materials, design, and workmanship from its original construction, due to alterations such as the addition of various exterior cladding materials, small additions on the north façade, alterations to window openings, etc. Nonetheless, it retains integrity of design, materials and workmanship in its character defining features, including scale, form, massing and retention of its adobe fabric. Due to the cumulative loss of aspects like setting and design, however, the Juarez adobe lacks integrity of feeling, and does not clearly convey the aesthetic or historic sense of a Mexican era adobe residence.

Page 5 of 6

*Resource Name or # (Assigned by recorder) 376 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

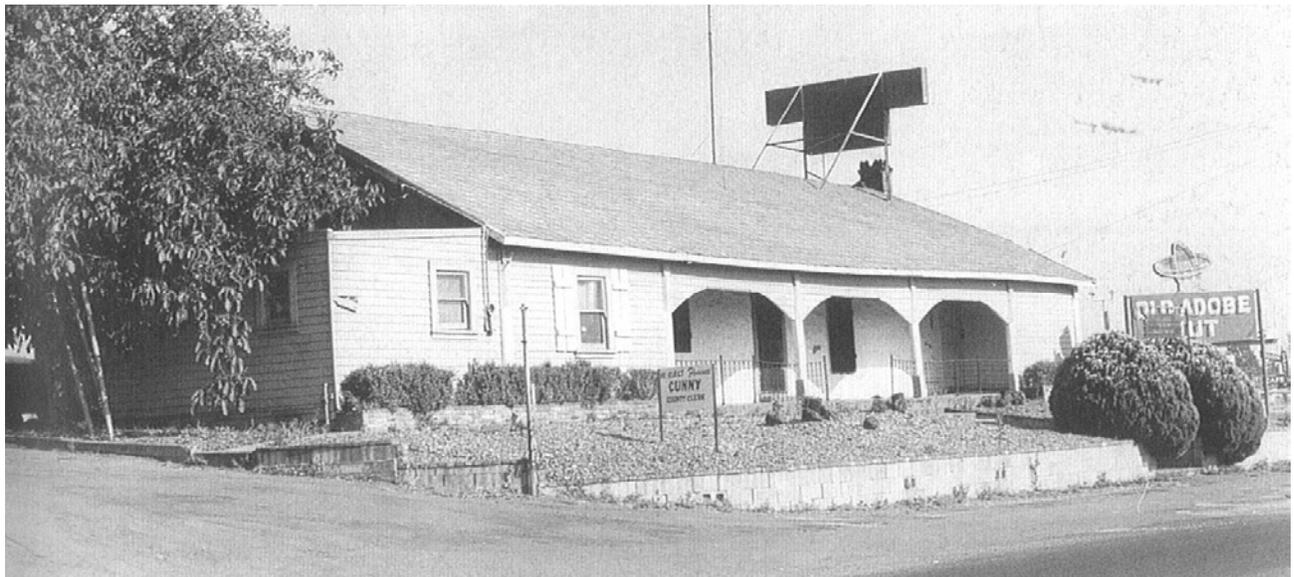
B10. Significance: (continued)

The Cayetano Juarez Adobe at 376 Soscol Street is recognized locally through listing on the City of Napa's Historic Resources Inventory (HRI). However, it also appears to be eligible for individual listing in the National Register of Historic Places and California Register of Historical Resources. As an important element in the Mexican settlement of the Napa Valley, and a prime example of adobe construction associated with the prominent historic figure of Cayetano Juarez, it appears to have historic significance that outweighs its diminished physical integrity. The Juarez Adobe can be categorized as the City of Napa's last remaining Mexican Era adobe building and is the city's oldest structure. The further dilution of its integrity or loss of the building altogether would be a significant detriment to Napa's history and heritage.

The status code of 3S assigned to this property means that it appears to be eligible for the National Register as an individual property through survey evaluation (which means that it is, by default, also eligible for the California Register). The additional status code of 5S1 means that the property is already recognized as a local landmark within the City of Napa.



The Cayetano Juarez adobe (the structure on the left) on the Rancho Tulocay, constructed in 1845. (Weber, 12.)



The Cayetano Juarez adobe, circa 1955, when it operated as the Old Adobe Hut. (Kilgalin, 67.)

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # (Assigned by recorder) 376 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B12. References: (continued)

Obituary: Natale J. Imperiale, *San Francisco Chronicle*, 10 April 2001. Accessed via Ancestry.com, 8/11/09.

Timeline of Napa County History. www.napacountygenealogy.com, accessed 8/11/09.

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.

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

Buell, Sabrina. "A Local History of East Napa." 1998.

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 380 - 390 Soscol Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 380 - 390 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-570-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

380 - 390 Soscol Avenue is located on a rectangular lot on the south side of Adobe Lane, east of Silverado Trail. It is a 1-story, wood frame, commercial building designed in a utilitarian style. The building is irregular in plan, consisting of a southern block that appears to have been built circa 1925, and a northern addition that appears to date to circa 1950. The building is capped by parallel gables on the south and a shed roof on the north, with wood shiplap siding on the southern portion and wood board-and-batten on the northern addition. The foundation is not visible. The primary facade faces west and features a structural bay with a vehicular entrance on the south, a smaller structural bay with a pedestrian entrance to the immediate north, a recessed section where southern block and northern addition meet, and a pedestrian entrance on the northern addition. This entrance and the southern pedestrian entrance are covered by metal security gates, while the middle entrance has a flush metal door. The vehicular entrance features a paneled, wood, roll-up door. Typical fenestration consists of single-pane, fixed, wood and aluminum-sash windows and sliding, vinyl-sash, replacement windows. A small double-hung, vinyl-sash replacement window with false muntins is located next to the southern pedestrian entrance. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



*P5b. Photo: (view and date)
Primary and north facades, looking south from Adobe Lane
4/1/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1925 / ca. 1950 addition
Visual estimate

*P7. Owner and Address:
Tito R & Alma Eugenio Fuentes

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/24/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

DPR 523A (1/95)

*Required information

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) 380 - 390 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/24/2009

Continuation Update

P3a. Description : (continued)

Architectural features include a brick water table, flat board trim around openings on the southern block, and concrete block and vertical groove plywood siding on the rear façade of the northern addition. The roofline of the southern block features a flat, false-front parapet that steps up slightly on the south side. The roofline of the northern addition features a broad projecting eave that creates an awning over the front façade and has exposed rafter tails. A parking lot occupies the front of the parcel and a non-historic, double-height shed is located to the rear (east) of the northern addition. 380 – 390 Soscol Avenue appears to be in good condition.



Primary façade of southern block, looking east from parking lot.



East (rear) and north facades of northern addition, looking southwest from Adobe Lane.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 380-390 Soscol Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Commercial
B4. Present use: Commercial
*B5. Architectural Style: Utilitarian, Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1925. Northern addition constructed circa 1950. Gas line to furnace installed, 2006.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial development Area: Soscol Gateway/East Napa
Period of Significance N/A 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)

Based on architectural style, the original building on this property, which is a utilitarian warehouse-like structure, appears to have been built circa 1925. A northern addition (addressed 390 Soscol Avenue), exhibiting Contemporary styling, appears to be of mid-century construction, perhaps dating to circa 1950. Because the area covered by Sanborn Fire Insurance maps and city directory listings did not extend as far south as the location of this property, little is known about its original use, owners or occupants.

The earliest known owners of the property were Frank M. and Delpha M. Bozzini, who purchased the property in 1989. The Bozzinis owned a janitorial service and a real estate development company, both established in 1958. Neither business was located at the subject address, though. In 2002, the Bozzinis sold the property to Consolidated Fleet Service, Inc. No information was uncovered about this company, but the property was not long in its ownership. Later in 2002, the current owners, Tito R. and Alma Eugenio Fuentes, purchased the property. The Fuentes family also purchased the adjacent property at 376 Soscol Avenue, where the Cayetano Juarez Adobe is located, at the same time. The subject property and the Juarez Adobe do not appear to have shared an association prior to this date. The northern addition (390 Soscol Avenue) appears to have most recently housed the Urban Cuts barber shop, as indicated by extant signage, and a car audio installation shop was located in the original portion of the building (380 Soscol Avenue). (continued)

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

***B12. References:**

Timeline of Napa County History. www.napacountygenealogy.com. 8/11/09
"New Ideas for Old Adobe: Historic Napa building has uncertain future," Napa Valley Register, 1 June 2009.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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) 380-390 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

Evaluation:

380 Soscol Avenue appears to have initially been built circa 1925, likely for a light industrial or storage use. Around 1950, a commercial addition was constructed at 390 Soscol Avenue. As stated previously, little is known about the tenants or functions of the property during the historic period. However, based on these apparent uses it does not seem to contribute to the development trends of Soscol Avenue, which has had followed a primarily automotive theme for most of its history. 380-390 Soscol Avenue does not appear to contribute to the broad commercial trends of the Soscol Gateway/East Napa area, and thus does not seem to be individually significant under Criterion A/1 (Events) for association with important historic events.

Archival research did not reveal any owners or occupants associated with this property during the historic period. 380-390 Soscol Avenue therefore does not appear to be significant under Criterion B/2 (Persons).

The building at 380-390 Soscol Avenue is a relatively utilitarian, false-front, light industrial structure with a modest Contemporary style storefront at the north side. The storefront portion of the building shows the most architectural merit, but is not noteworthy, nor is the remainder of the building. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 380-390 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 380-390 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

380-390 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain; this includes the neighboring Juarez Adobe, which is a major feature at the intersection of Soscol Avenue and Silverado trail. The building likely originally had a light industrial use and later gained a commercial component. It has continued to function in both these capacities until recently, but today stand vacant. The property generally retains integrity of association with its historic functions. The building retains integrity of materials, design and workmanship from its original construction, and retains integrity of feeling as a utilitarian commercial building.

380-390 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 380-390 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.

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

Buell, Sabrina. "A Local History of East Napa." 1998.

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.

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.napacountygenealogy.com.

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7 *Resource name(s) or number (assigned by recorder) 495 Soscol Avenue

P1. Other Identifier: Jenson Motor Center

*P2. Location: Not for Publication Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 495 Soscol Ave. City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-013-000 / 005-200-018-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
495 Soscol Avenue is located on two large, irregularly-shaped lots on the southwest corner of Soscol Avenue and Oil Company Road. Three buildings are located on the property. The main building, built circa 1950, is a 1-story, reinforced concrete, commercial building designed in a utilitarian style, though altered. The building is T-shaped in plan; the front portion of the building is double-height and capped by a flat roof, while the rear wing is capped by a shallow gable roof. The exterior walls are clad with smooth stucco and the foundation is concrete. The primary facade faces east and is spanned by aluminum-sash storefront assemblies, surmounted by fabric awnings. The entrance is located at the center of the façade and features fully-glazed, aluminum frame, double-doors covered by a large, non-original portico. The portico features tapered square columns with stone veneered pilinths that support a gable roof with metal trusses. An engaged stone veneered pylon is located to the south of the entry doors, within the portico, and projects through the portico roof to rise above the roofline of the building. The roofline of the front portion of the building features a flat parapet bearing dimensional letter signage. The rear wing features banks of steel, industrial-sash windows and a number of vehicular entrances. The roofline features broad, open eaves, with exposed rafters and simple fascia boards. The main building appears to be in good condition. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
Primary facade, looking
northwest from Soscol Ave.
4/1/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1930 / ca. 1950
Visual estimate

*P7. Owner and Address:
Gasser Foundation

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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) 495 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update

***P3a. Description:** (Continued)

To the south of the main building is a small Tudor Revival style cottage, that appears to have been constructed to serve as a Philips 66 gas station. Built circa 1930, the cottage is a 1-story, wood frame building. The building is rectangular in plan, clad in wood lap siding, and capped by a steeply pitched gable roof clad with wood shingles. The foundation is covered by wood lattice skirting. The primary facade faces east and features a projecting bay at the center, which is capped by an asymmetrical gable that has flared eaves on the south side, and contains the primary entry. The primary entry is a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists of six-over-six double-hung, wood-sash windows with flat board trim. A double-hung, vinyl-sash replacement window with false muntins is located on the south side of the primary façade, and a round arched, multi-pane, fixed, wood-sash window is located on the north side of the primary façade. Architectural features include a simple wood water table and corner boards. The roofline is eaveless, but features eave moldings, and vertical board siding with scalloped edges and triangular metal attic vents in the gable ends.

To the north of the main building is a small auxiliary building that is rectangular in plan, clad with smooth stucco, and capped by a flat roof. Its primary façade faces east and features three garage bays with vehicular entrances. Fenestration on the secondary facades consists of multi-pane, steel, industrial sash windows. The roofline features a flat parapet with metal coping that bears painted signage. This building was likely built concurrent with the main building. The remainder of the lot is a paved parking area, with planters along the Soscol Avenue frontage. All three buildings appear to be in good condition.



South façade, looking northwest from Soscol Avenue.

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*Resource Name or # (Assigned by recorder) 495 Soscol Avenue

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North façade, looking southwest from Oil Company Road.



Former Philips 66 station, looking west from Soscol Avenue.

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Auxiliary building, primary and north facades, looking southwest from Oil Company Road.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # (assigned by recorder) 495 Soscol Avenue

- B1. Historic name: Prichett Motors
- B2. Common name: Jensen Motor Center
- B3. Original Use: Commercial; gas/service station, automobile dealership
- B4. Present use: Commercial/light industrial; automobile dealership/service
- *B5. Architectural Style: Utilitarian/altered (dealership building); Norman farmhouse (office)

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

Former Phillips gas station constructed circa 1930. Dealership building constructed circa 1950. Addition to used car dealership, wiring for gas pumps, 1965. Electrical repair, 1970. Unspecified repairs, 1973. Heating work, 1976. Reroofing, 1978. Reroofing and installation of 6 heaters, 1979. Partial demolition, 1983. Sign installed, 1984. Reroofing, 1987. (Continued)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Auto-related commercial development Area: Soscol Gateway/East Napa

Period of Significance N/A 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 property at 495 Soscol Avenue features two buildings, the earlier of which appears to be the small cottage-like building located south of the main car dealership building. Based on its design, the cottage, which now functions as an office, appears to have once been a Phillips gas station. It is nearly identical to other Phillips stations that have a signature "Cotswold Cottage" design. Based on the general timeline of Phillips gas stations of this type, it is likely that the building at 495 Soscol Avenue was constructed in the late 1920s or early 1930s and based on a permit record for gas pump wiring, continued to function as such until at least 1965.

The earliest known owner of the property at 495 Soscol Avenue was William J. DeMoulin, who purchased it from a title company in 1955. In 1959, Arthur P. Johnson purchased the property, then sold it to Robert E. and Earla S. Prichett about a year later. However, city directories indicate that Prichett Motors used car dealership was located at the property as early as 1953. Later, however, while still under the Prichett's ownership in 1963, the property housed the Van Cleve & Wilson used car dealership. In 1965, building permits list the owner (or more likely the occupant) as Craigie & Jensen, another car dealer, and through the 1970s, Jensen Motors occupied the property.

(Continued)

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

***B12. References:**

Peter A. and Vernice H. Gasser Foundation. "Foundation History," Internet: http://www.gasserfoundation.org/foundation_history.html. Accessed 9/30/09. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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*Resource Name or # (Assigned by recorder) 495 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B6. Construction History: (continued)

New spray paint booth installed, 2003. Four signs installed, tenant improvements to car dealership showroom (may refer to façade remodel), 2004. Sign installed, 2008.

B10. Significance: (continued)

In 1966, Peter A. and Vernice H. Gasser purchased the property. The Gassers had established a used car dealership in Napa at the corner of 2nd and Randolph streets in 1937. Later, their lot expanded across the street where used trucks were sold and they eventually acquired a Dodge agency. Peter Gasser was influential in Napa's Chamber of Commerce and was responsible for encouraging the city's development prior to and during World War II, including the widening of Highway 29, the establishment of an airport, and the construction of wartime housing. The Gassers invested in many local businesses, including Basalt Rock Company, bought real estate and brokered deals for the City. Peter Gasser was highly influential in local politics, though he never ran for office himself. He envisioned Soscol Avenue as a major commercial thoroughfare and purchased land and invested in businesses to realize this goal. It appears that 495 Soscol Avenue was one of those investment properties based on the fact that the Gasser's sold the Gasser Motors business in 1965, a year before purchasing the subject property. The business was likely never located at the subject property, but the real estate is connected to the Gasser's investments and development projects. Today, the Gasser Foundation continues to undertake major real estate development projects with a community-serving focus. It owns the entire plot of land west of Soscol Avenue, between Oil Company Road and Napa Creek, including the subject property.

Today, the subject property continues to function as a car dealership, known as Jensen Motor Center as it has been since the 1970s. The former Phillips station serves as an auxiliary office to the main dealership.

Evaluation:

495 Soscol Avenue features a former Phillips gas station office building that was constructed circa 1930, and a larger dealership building that was built circa 1950, likely for use as an automobile dealership. The service station no longer functions as such, but the dealership remains a dealership and service center today. On the whole, the property and its functions contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, but the dealership is not one of the earliest examples, nor is it as physically expressive of the traits that many auto dealerships had at the time. The former Phillips station is one in a vast context of historic Phillips service stations nation-wide, as well as many other gas and service stations located in Napa and throughout the Napa Valley. It is no more indicative of trends in automobile-related development on Soscol Avenue than the associated dealership building and lacks the gas pumps and other service station features that would enable it to more easily convey its association with automobile-related trends. 495 Soscol Avenue contributes to a broad commercial trend in East Napa, but does not seem to be individually significant under Criterion A/1 (Events) for association with important historic trends.

The property is associated with the Gasser family, who were prominent in early automobile commerce in Napa. However, 495 Soscol Avenue was not owned by the Gassers until 1966, after the time period when they were active in the industry. The property was never used as a Gasser-operated dealership and was likely purchased as a real estate investment for the Gasser Foundation, which became active in community development projects. The subject property does not reflect the Gasser's historic significance and a better example of the Gasser's influence is located elsewhere on Soscol Avenue (333 Soscol Avenue). None of the other owners of the subject property appear to have been significant to local or state history. Therefore, the property does not appear to be significant under Criterion B/2 (People) for association with significant people.

The building at 495 Soscol Avenue is a relatively utilitarian industrial structure, with a large showroom at the front. It reflects the forms, massing, and layout typical of mid-century car dealerships, but is not very expressive in its design or detailing. Additionally, the primary façade has been drastically altered in recent years, obscuring the original design intent of the showroom block. A better, less altered example of a mid-century automobile dealership is located at 333 Soscol Avenue. On the whole, the subject building does not represent a unique example of a type, period, or method of construction. Likewise, though the former Phillips station building is relatively unique and eye-catching, it is one of many within a large context of similarly styled Phillips stations nation-wide among which there are better and more expressive examples of the signature "Cotswold Cottage" style. Additionally, elements like gas pumps, which would more obviously denote the building's historic function, have been removed, diminishing the building's ability to qualify as a good example of its type. The architect and builder are unknown. Therefore, 495 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 495 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential), for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

Neither building at 495 Soscol Avenue appears to have been moved and therefore the property retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial

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*Resource Name or # (Assigned by recorder) 495 Soscol Avenue

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B10. Significance: (continued)

and light industrial properties remaining. The property has always had a commercial use with an automobile related function and thus retains integrity of association. The building lacks integrity of materials, design and workmanship. The primary façade/showroom block of the dealership building has been drastically altered and the former Phillips station has been altered slightly and lacks service station elements like gas pumps that would truly denote its original function. On the whole, the property no longer conveys the aesthetic and historic sense of the era in which it was constructed; therefore, it lacks integrity of feeling.

495 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). The California Historic Resource Status Code of 6Z assigned by this evaluation means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)

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