

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) 529, 561, 573 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 Location: Not for Publication Unrestricted *a. County: Napa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: 529, 561, 573 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): 005-200-019-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 529, 561, and 573 Soscol Avenue are three historic houses located on a large, T-shaped lot on the west side of Soscol Avenue, between Eighth Street and Oil Company Road. The three houses are located at the northern end of the lot, which is otherwise occupied by a trailer park. 529 Soscol Avenue is the southernmost house. Built circa 1950, it is a 2-story, wood frame, single-family residence designed in a World War II-era vernacular style. The building is T-shaped in plan, clad with stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces east, with the primary entry set back on the north side, and a secondary entrance located on the south side. Both entries are located at the second story level. The primary entrance is approached by concrete stairs with metal railings that run parallel to the north façade, and is located within a small porch that features paired square posts supporting the overhang of the main roof. The secondary entry is approached by wood stairs that run parallel to the primary façade. And features a partially-glazed, paneled wood door covered by a metal awning. Typical fenestration consists of two-over-two, double-hung, wood-sash windows. Architectural features include an enclosed second-story porch addition on the south façade, and a chimney near the center of the roof. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP3. Multiple family property

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



*P5b. Photo: (view and date)
529 Soscol Ave, primary facade,
looking west
4/1/2009

*P6. Date Constructed/Age and Sources: Historic
ca. 1950/ ca. 1905/ ca. 1905
Visual estimates

*P7. Owner and Address:
Victor & Pamela Smith

*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 _____

Page 2 of 5

*Resource Name or # (Assigned by recorder) 529, 561, 573 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update

***P3a. Description:** (Continued)

The roofline features shallow open eaves, and the roofline of the porch addition features exposed rafter tails. An integral garage is located at the west side of the north façade. The building appears to be in good condition.

561 Soscol Avenue is located to the north of 529 Soscol Avenue. Built circa 1905, it is a 2-story, wood frame, multiple-family residence designed the Queen Anne style. The building is irregular in plan, clad in wood bevel siding on the first story and wood shingles on the second, and capped by hip and gable roofs. The foundation is concrete. The primary facade faces east, with an angled corner turret capped by a hexagonal hip roof on the south and the primary entry near the center. The primary entrance is approached by quarter-turn wood stairs, but was otherwise not visible. A secondary entrance is located on a projecting, gable-roofed structural bay at the west end of the south façade. It is a paneled wood replacement door covered by a shed roof. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows, with flat board and molded wood trim. A few original one-over-one, double-hung, wood sash windows remain on the first story. Architectural features include an exterior brick chimney on the south façade, an angled bay window on the projecting bay at the west end of the south façade, and projecting beams with shaped ends under the bay window and turret. The roofline features broad open eaves with exposed rafter tails and knee braces in the gable ends. The building appears to be in good condition.

573 Soscol Avenue is the northernmost house. Also built circa 1905, 573 Soscol Avenue is a 2-story, wood frame, single-family residence designed in an early 20th century vernacular style. 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 east and is spanned by a full-width, 2-story porch. The porch is approached by wood stairs and features wood railings, square wood posts, and a hip roof. The primary entrance, at the second story level, was not visible. A secondary entry within the first story level of the porch features a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists of one-over-one (first story) and two-over-two (second story), double-hung, wood sash windows with flat board and molded wood trim. Architectural features include corner boards and a simple wood water table between stories. The roofline features a plain frieze and shallow boxed eaves. The building appears to be in good condition.



529 Soscol Avenue, primary and north façades, 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) 529, 561, 573 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update



561 Soscol Avenue, primary and south facades, looking northwest.



573 Soscol Avenue, primary and south façades, looking northwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 529, 561, 573 Soscol Avenue

___ B1. Historic name: None
 ___ B2. Common name: None
 ___ B3. Original Use: Residences
 ___ B4. Present use: Residences
 ___ *B5. Architectural Style: Vernacular, Queen Anne, WWII-era vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
561 and 573 Soscol Ave. constructed circa 1905. 529 Soscol Ave. constructed circa 1950. Large non-historic apartment building constructed directly behind 529 Soscol Ave., circa 1965. Commercial alterations to 573 Soscol Ave., 1973. Fire repairs and electrical work at 573 Soscol Ave., 1974.

*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)

Sanborn Fire Insurance Maps do not cover the area where the three houses at 529, 561, and 573 Soscol Avenue are located. However, based on architectural styles, they appear to have been built circa 1950, circa 1905, and circa 1905, respectively. The earliest known owners of the property were William D. and Aino L. Strack, who purchased it in 1963. Based on the Public Records Index, the Stracks are known to have resided in the house at 529 Soscol Avenue. The exact relationship between William and Aino Strack is unknown, but they may have been married. Both were born in 1918; Aino was from Alaska, while William was from Alameda, California.

In 1968, Good Investment Co. purchased the property. This company was associated with Good Chevrolet, which purchased the adjacent property at 583 Soscol Avenue at about the same time. 529-573 Soscol Avenue and the adjacent property at 583 Soscol Avenue were both transferred to Valleywood Chevrolet, Inc. in 1973. In 1982, both properties were sold to John M. Whittemore. In 2002, the property was sold to the current owners, Victor M. and Pamela J. Smith, and its association with the neighboring Chevrolet dealership property was ended.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP3. Multiple 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.
 (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) 529, 561, 573 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

Evaluation:

The two older houses at 561 and 573 Soscol Avenue were built circa 1905 for use as residences. Their location in proximity to Soscol Avenue is unusual, as the street has served primarily as an industrial area throughout its early history and later as an automotive-related commercial and industrial corridor. When 529 Soscol Avenue was constructed circa 1950, the area had gained recognition as Napa's "Auto Row." There are very few residential structures located along Soscol Avenue, and therefore the houses at 529, 561, and 573 Soscol Avenue appear to be somewhat incongruous with the development patterns of East Napa. Archival research has not revealed much information about the early history of these residences. Because of their lack of connection to important events as well as deviation from historic development trends, 529, 561, and 573 Soscol Avenue do not appear to be significant under Criterion A/1 (Events).

Little is known about the early owners or occupants of these residences. The earliest known owners took possession of the property in 1963 and neither the Stracks nor any of the subsequent owners appear to have contributed significantly to Napa's history or development. The subject property is therefore not significant under Criterion B/2 (Persons).

The buildings at 529, 561, and 573 Soscol Avenue were designed in the WWII-era vernacular, Queen Anne, and Vernacular styles, respectively. Of the three, the Queen Anne style house at 561 Soscol Avenue is the most noteworthy in terms of its architectural style, but is not especially exemplary within the wider context of the East Napa/Soscol Gateway survey area. It is a well rendered and relatively intact building, but lacks sufficient architectural distinction to qualify for designation. The other two houses are of common vernacular designs and are not particularly noteworthy. On the whole, none of the buildings represent unique examples of a type, period, or method of construction. The architects and builders are unknown. Therefore, 529, 561, and 573 Soscol Avenue are not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 529, 561, and 573 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.

It is unclear whether 529, 561, and 573 Soscol Avenue have ever been moved. Their unusual location suggests that they could have been moved, although since no evidence exists to substantiate their relocation they can be said to retain integrity of location. Although Soscol Avenue and the surrounding industrial/commercial environment is generally intact, the houses lack integrity of setting, as they are now surrounded by large commercial buildings and a trailer park. All three buildings originally had residential uses, and continue to function as such. Therefore, they retain integrity of association with their original function. The buildings retain integrity of design, materials and workmanship from their original construction. None of the three appear to have been altered beyond minor changes and their style and period of construction is easily discernable. Overall, the property retains integrity of feeling as a set of three residences, and retains its ability to convey the aesthetic and historic sense of the eras in which its resources were constructed.

529, 561, and 573 Soscol Avenue are not currently listed on the National or California registers, nor are they listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 529, 561, and 573 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.

B12. References: (continued)

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) 583 Soscol Avenue

P1. Other Identifier: Jimmy Vasser Chevrolet dealership

*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: 583 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): 005-200-023-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
583 Soscol Avenue is located on a large, L-shaped lot on the west side of Soscol Avenue, between Eighth Street and Oil Company Road. Built circa 1950, 583 Soscol Avenue is a 2-story, reinforced concrete, commercial building designed in the Art Moderne style. The building has an irregularly shaped plan, is clad with smooth stucco, and capped by flat (front) and gable (rear) roofs. The foundation is concrete. The primary facade faces east and has dramatically rounded corners, with a half-cylindrical projecting bay near the center. A low hyphen connects the main mass of the building to a cylindrical pavilion to the south. The southern half of the primary façade, the hyphen and the pavillion are dominated by large, single-pane, fixed windows and aluminum-sash storefront assemblies, surmounted by a continuous fabric awning. The primary entrance is located on the hyphen and features fully-glazed, aluminum frame, double-doors. An original neon sign, reading "Eye 'em! Try 'em! Buy 'em!" is located above the entrance. Other fenestration on the primary façade includes steel-sash, fixed and casement windows, and tall, narrow, fixed windows on the rounded bay and pavillion. The roofline of the front portion of the building features a flat parapet of varying heights on different sections, and bears painted signage. (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 west from Soscol Ave.
4/2/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1950
Visual estimate/deed records

*P7. Owner and Address:
V-12 Ventures Soscol LLC

*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 _____

Page 2 of 4

*Resource Name or # (Assigned by recorder) 583 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update

***P3a. Description:** (Continued)

The rear of the building is more utilitarian in design and features steel, industrial-sash windows and a number of vehicular entrances. Shed-roofed additions are located on the rear façade. The roofline features shallow, open eaves and the double-gable roof is clad with corrugated metal. The lot is paved and a non-historic auxiliary car wash structure is located at the rear of the lot, to the south of the dealership building. 495 Soscol Avenue appears to be in good condition.



North façade, showing rear portion of building. Looking southwest from Soscol Avenue.



Detail of primary entry, looking west from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 3 of 4

*Resource Name or # (assigned by recorder) 583 Soscol Avenue

___ B1. Historic name: Good Chevrolet Motors, Valleywood Chevrolet
 ___ B2. Common name: Jimmy Vasser Chevrolet
 ___ B3. Original Use: Commercial; automobile dealership
 ___ B4. Present use: Commercial; automobile dealership
 ___ *B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed circa 1950. Construction of sheet metal building, 1961. Construction of new sales office, aluminum carport and steel frame garage, installation of two new signs, 1959. New sign, wiring repair, 1964. Alterations to front of building, electrical work, 1965. Unspecified alterations and sign, 1966. (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 Circa 1950 Property Type Commercial Applicable Criteria A/1, C/3
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1947, the property at 583 Soscol Avenue was owned by Rommie F. and Eva Wright. The Wrights were the owners and proprietors of The Wright Spot diner, a popular gathering place for local youth during the 1950s and 1960s that was located adjacent to the subject property on Soscol Avenue. By 1953, the Wrights also owned and operated a trailer park known as Wright's Trailer Court that was located on the same block as the subject property and the diner. In 1953, however, 583 Soscol Avenue was sold to Charles F. Moffitt for use as a car dealership that specialized in Chevrolets. Moffitt had also served as mayor of the City of Napa from 1943 to 1945. He is noted as having been a rookie politician, whose election was something of a surprise at the time. His single term ushered in a new guard of local politicians in Napa after the long tenure of many politicians who had been presiding since the early twentieth century.

In 1969, the property was purchased by Good Chevrolet Motors and appears to have functioned as a Chevrolet automobile dealership since that time. In 1968, Good Investment Co., assumed to be associated with Good Chevrolet, also purchased the adjacent property at 529-573 Soscol Avenue (APN: 005-200-019), which contains three historic houses. Around that time a small addition, compatible with the Art Moderne style of the original dealership building, was added to the southeast corner of 583 Soscol Avenue. (continued)

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

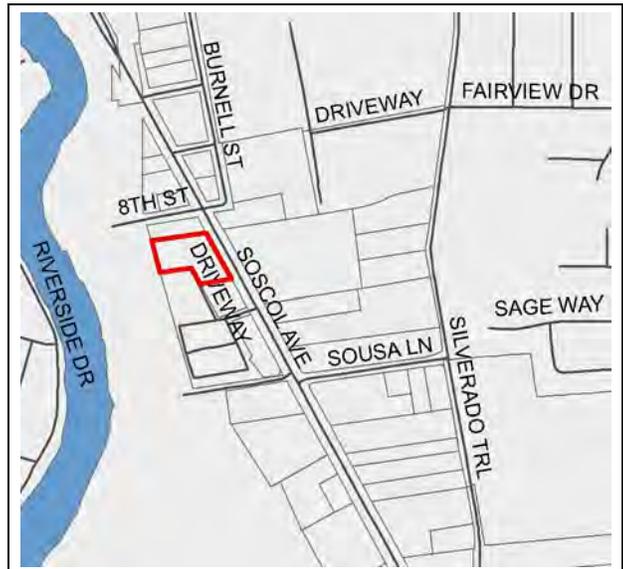
***B12. References:**

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) 583 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B6. Construction History: (continued)

Southeastern addition containing sales office, plumbing, 2 signs, wiring for sales office and parking lot lighting, and unspecified alterations, 1968. Alterations to provide 2 new offices and façade alterations, 1969. New sign, electrical update, and construction of a tool room, 1972. Sign, 1970. Two signs, 1971. Sign, 1972. Unspecified alterations, heating, gas piping, and electrical, 1973. Commercial addition (probably detached building to south) and sign, 1979.

B10. Significance: (continued)

In 1973, the dealership came to be known as the Valleywood Chevrolet dealership. In 1982, John M. Whittemore purchased the property, as well as the adjacent property at 529-573 Soscol Avenue. In 2002, the current owners, V-12 Ventures Soscol LLC purchased the property, ending its association with the neighboring property at 529-573 Soscol Avenue. The building continues to serve as a Chevrolet dealership, now under the name Jimmy Vasser Chevrolet.

Evaluation:

583 Soscol Avenue was constructed circa 1950 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. 583 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's earliest association is with the Wright family, who were prominent business people in the Soscol Gateway area. The Wrights are best known for their proprietorship of the Wright Spot diner, which no longer exists. The trailer park that was also owned by the Wrights does not appear to be significant. Additionally, it does not appear that the automobile dealership at 583 Soscol Avenue was ever operated by the Wrights, and its connection to them consisted simply of ownership of the property. The property is also associated with former Napa Mayor Charles Moffitt; however, it does not reflect any significant aspects of Moffitt's political career and was owned by him after his term as mayor had ended. Therefore, the property does not appear to be significant under Criterion B/2 (Persons).

The building at 583 Soscol Avenue is a dramatic Art Moderne 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 a type and period of construction. The architect and builder are unknown. 583 Soscol Avenue is therefore significant under Criterion C/3 (Architecture) as an example of an Art Moderne style car dealership.

The property at 583 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 583 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 always featured an automobile-related commercial use, 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 Art Moderne style that has not been altered since its construction. On the whole, the property retains integrity of feeling as a mid-century car dealership.

583 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, 583 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.

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.

Kilgallin, 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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Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource name(s) or number (assigned by recorder) 711 Eighth Street / 589 Soscol Avenue

P1. Other Identifier: Blaufuss Cider

*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: 711 Eighth Street / 589 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): 006-229-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
711 Eighth Street and 589 Soscol Avenue are two buildings located on a rectangular lot on the southwest corner of Soscol Avenue and Eighth Street. 711 Eighth Street, is a 2-story, wood frame, industrial building designed in a utilitarian style. An office block at the front (east) that was constructed in 1938, while the warehouse portion at the rear appears to date to circa 1940. The building is generally rectangular in plan, clad in stucco, and capped by gable, bow truss, and flat roofs. The foundation is not visible. The primary facade faces east and features a 1-story projecting structural bay containing the office on the north. A recessed entry porch is located at the northeast corner of this projecting structural bay. The interior of the porch is clad with wood shiplap siding and the overhang of the roof is supported by square columns. Within the porch, wood steps provide access to the primary entry, which is located on the south wall and features a partially-glazed, paneled wood door with flat board trim. A secondary entrance is located to the immediate north of the primary entry. Pedestrian entrances on the north façade of the warehouse block feature paneled metal doors, while vehicular and service entrances feature metal roll-up garage doors and sliding sheet metal doors on overhead tracks. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, 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 façades,
looking west from Soscol Avenue
4/1/2009

*P6. Date Constructed/Age and Sources: Historic
1938/ ca.1940 addition
Sanborn map/visual estimates

*P7. Owner and Address:
Blaufuss Vintage Travel Inc.

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

*P9. Date Recorded:
6/17/2009

*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) 711 Eighth Street / 589 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/17/2009

Continuation Update

***P3a. Description:** (Continued)

A pedestrian entrance near the center of the north façade features a Neoclassical temple front surround with engaged columns and a pediment adorned with decorative motifs. Fenestration on the office block consists of single-pane, fixed, wood windows, while on the warehouse portion of the building there are sliding and double-hung, vinyl and aluminum-sash replacement windows. Architectural features include a shallow, flat awning above the entry porch. The roofline of the office block features a stepped parapet surrounding the bow truss roof, while the gable roof of the warehouse has shallow open eaves with exposed rafter tails. 711 Eighth Street appears to be in good condition.

589 Soscol Avenue is located at the southeast corner of the lot and is surrounded by the larger industrial building on the north and west. It appears to have been constructed in 1938 as well, and is a 1-story, wood frame, residential building designed in the Spanish Eclectic style. The building is generally rectangular in plan, clad in stucco, and capped by a gable roof. The foundation is not visible. The primary facade faces east with an entry porch at the northeast corner. The porch features a round arched opening and a curved wing wall projecting to the north. The entry, located on the south wall of the porch, features a flush wood door with a peep window in the upper portion. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows with molded wood trim. A sliding, vinyl-sash, replacement window is located on the primary façade and has been inserted within a segmental arch opening that also contains wood trim and a stuccoed wall panel below the window. The roofline features shallow open eaves with exposed rafter tails, bargeboards and rectangular and round clay tile attic vents in the gable end. 589 Soscol Avenue appears to be in good condition.



711 Eighth Street, north façade of warehouse block, looking southwest from Eighth Street.

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

Primary# _____
HRI # _____
Trinomial _____

Page 3 of 6

*Resource Name or # (Assigned by recorder) 711 Eighth Street / 589 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/17/2009

Continuation Update



589 Soscol Avenue, detail of primary façade and entry, looking southwest from Soscol Ave.



589 Soscol Avenue, primary and south facades, looking north. (711 Eighth Street visible behind.)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 of 6

*Resource Name or # (assigned by recorder) 589 Soscol Avenue/711 Eighth Street

___ B1. Historic name: Western Cider Works, Saxon Ciderworks, Geo. Blaufuss & Son
 ___ B2. Common name: Surface Masters Countertops
 ___ B3. Original Use: Light industrial; brewery
 ___ B4. Present use: Light industrial; cabinet shop / residential
 ___ *B5. Architectural Style: 20th Century Commercial / altered, Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed, 1938. (No building permit records available)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Soscol Gateway/East Napa
 Period of Significance 1938 Property Type Industrial/Residential Applicable Criteria B/2
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1885, the subject property at 589 Soscol Avenue was owned by Thomas Seaborn and was sold to James D. Lee that year. On October 28, 1910, the property at 589 Soscol Avenue was sold to George Blaufuss and remains in the Blaufuss family's ownership today. George Blaufuss had previously operated a brewery at Sixth Street and Soscol Avenue and was responsible for building a new brewery on the subject property, which became a well-known institution in East Napa. Early in its history, the brewery went by the names Napa Brewery and Western Cider Works. In 1918, legal restrictions on alcohol production and distribution leading up to Prohibition cut down on Blaufuss' business and he turned to producing cider. When the Eighteenth Amendment was ratified in 1920, Blaufuss simply took his operation underground, partnering with Dave Cavagnaro in a bootlegging enterprise that was generally overlooked by local law enforcement (among whom was an ally, Cavagnaro's brother). However, in 1922, Blaufuss' brewery was raided by federal police. Forewarned, Blaufuss and Cavagnaro were able to hide much of the bottled alcohol off-site in Cavagnaro's water tower and in a barn on the State Hospital grounds. Blaufuss was arrested for the small amount of still-unbottled alcohol found on the premises, but was quickly released and fined only a minimal amount by a sympathetic local judge. Blaufuss' bootlegging continued until the end of Prohibition in 1933. Even in the 1930 Federal Census, he was listed as the proprietor of a cider works, and his wife, Adeline, as the saleslady at the cider works. The 1929 city directory lists George Blaufuss, cider manufacturer, at 275 Soscol Avenue (the property's original address, before the renumbering of Soscol Avenue.) (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP6. 1-3 story commercial 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 5 of 6

*Resource Name or # (Assigned by recorder) 589 Soscol Avenue/711 Eighth Street

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

After Prohibition was repealed, the brewery went back into legitimate business as Western Cider Works. In 1938, the original brewery facility burnt to the ground, and the Blaufuss' residence next door appears to have been destroyed as well. Both were quickly rebuilt (the buildings present today) and business continued. Sometime later, likely in the 1950s, the brewery was known as Saxon Ciderworks and was endorsed by baseball legend Willie Mays. In 1947, the H.E. Goodwin refrigerator service was also located at the property.

The cider works continued business as George Blaufuss & Son cider manufacturers until at least 1963. The associated single-family house on the parcel appears to have been home to the Blaufuss family throughout their tenure as cider works proprietors. By 1979, The Chrome Shop operated at the site, though the property was still owned by the Blaufusses. Today, a cabinet shop is located in the building.

Evaluation:

The current building at 589 Soscol Avenue/711 Eighth Street was constructed in 1938 for use as a cider brewery. Though the property had been used as such since the early 1900s and contributed to the theme of industrial development along Soscol Avenue, the current building was built much later and cannot claim to have contributed to that initial development trend. When it was constructed in 1938, development along Soscol Avenue was beginning to focus on automotive-related commerce and service. The current building is also not associated with the events of Prohibition or the bootlegging activities undertaken by Blaufuss that were such a large part of the culture and commerce of 1930s East Napa. The buildings present at 589 Soscol Avenue/711 Eighth Street today are continuations of the long-time Blaufuss cider works establishment, but were not present at the time that most of the business' defining events took place. Therefore, 589 Soscol Avenue/711 Eighth Street does not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with the Blaufuss family, particularly George Blaufuss, who was a prominent East Napa citizen and business proprietor. He operated his cider works at Soscol Avenue and Eighth Street for over half a century and was an integral element in East Napa's early industry and commerce. Through his partnership with Dave Cavagnaro during Prohibition, Blaufuss was able to continue to supply the residents of Napa Valley with bootlegged cider, becoming something of a local legend and a proliferator of the speakeasy culture that was prevalent in East Napa. Though the original buildings on the property burned in 1938, the Blaufuss' business and home continued in the current buildings. They are the best remaining representation of Blaufuss' contributions to East Napa. Therefore, the property appears to be significant under Criterion B/2 (Persons).

The building at 589 Soscol Avenue/711 Eighth Street was constructed in 1938 and consists of a 20th Century Commercial style office block with mid-century stylistic details and a utilitarian rear block. The single-family residence to the south has Spanish Eclectic details on a vernacular bungalow form. Neither building is particularly notable as a type or period of construction, and both appear to have undergone some alterations. The architect and builder are unknown. The property does not appear to possess the architectural merit to be eligible under Criterion C/3 (Architecture) for architecture.

The property at 589 Soscol Avenue/711 Eighth 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.

The building at 589 Soscol Avenue/711 Eighth Street has not been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remaining. The property retains integrity of association with its original light industrial/residential use, although its long-time function as a brewery is no longer intact. The building generally retains integrity of materials, design and workmanship, although a few minor alterations have occurred. The property retains integrity of feeling as a light industrial building, and conveys the aesthetic and historic sense of the era in which it was constructed.

589 Soscol Avenue/711 Eighth Street 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, 589 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.

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.

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # (Assigned by recorder) 589 Soscol Avenue/711 Eighth Street

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B12. References: (continued)

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) 611 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: 611 Soscol Avenue City: Napa Zip: 94559

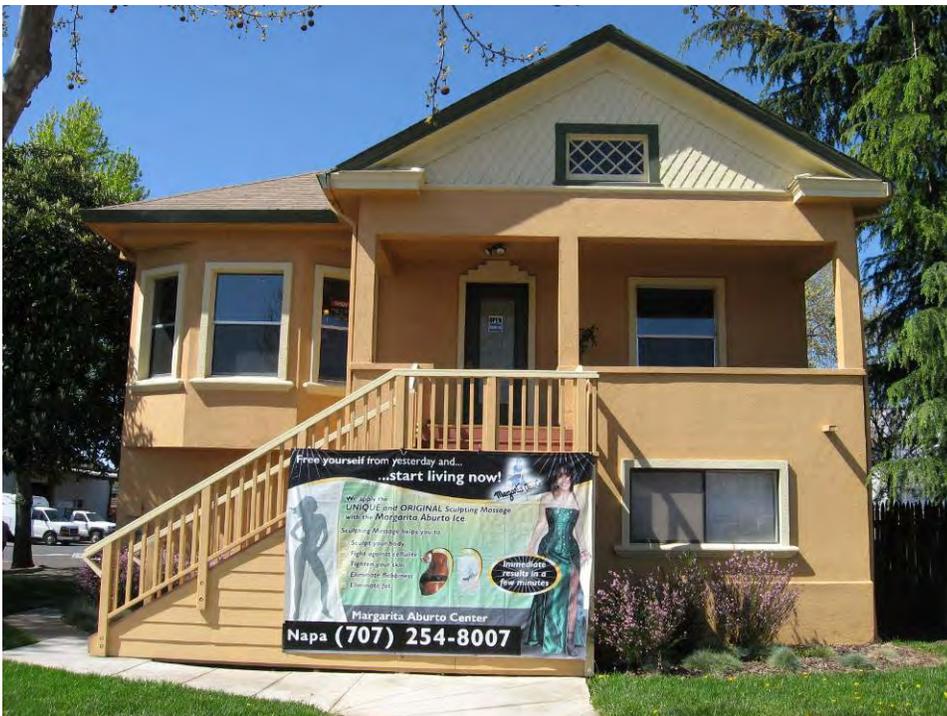
d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-228-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 611 Soscol Avenue is located on an irregularly-shaped lot on the west side of Soscol Avenue, between Eighth Street and the Napa Valley Wine Train railroad right-of-way. Built circa 1915, 611 Soscol Avenue is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Free Classic style, and has been converted for commercial use. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a cutaway angled bay window on the south and an entry porch on the north. The porch is accessed by quarter-turn wood stairs with wood railings and features a solid railing and square stuccoed posts that support a gable roof. The primary entrance is located at the center of the façade and features a fully-glazed, wood door with a molded surround that has a stepped hood. Secondary entrances featuring the same surrounds are located at the basement level on the south façade. A rear entrance is located at the second story level of the west façade and features a partially-glazed, paneled, wood replacement door with flat stucco trim. It is approached by wood stairs with wood railings and covered by a flat roof. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with molded stucco sills and trim. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

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



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

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

*P7. Owner and Address:
Susan & Lannie Branson

*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 4

*Resource Name or # (Assigned by recorder) 611 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/16/2009

Continuation Update

***P3a. Description:** (Continued)

Architectural features include a molded water table, and an enclosed flat-roof rear porch, adjacent to the rear entry. The roofline includes shallow boxed eaves; a stuccoed chimney near the center of the roof; and eave returns, fishscale shingles, a diamond-pane attic window, and rake boards in the gable end over the porch. The front of the lot is landscaped and enclosed by a concrete curb, while the rear features a paved parking lot. The building appears to be in good condition.



Rear and south facades, looking northeast from Eighth Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 611 Soscol Avenue

___ B1. Historic name: None
 ___ B2. Common name: None
 ___ B3. Original Use: Residence
 ___ B4. Present use: Commercial; offices
 ___ *B5. Architectural Style: Queen Anne Free Classic, altered

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed circa 1915. Rear enclosed porch addition, circa 1940. Termite repairs and remodeling (possibly referring to stucco siding and trim alterations), 1976. Commercial remodel, electrical heating, and plumbing, 1977. Reroofing, 1986. Underground electrical work, 1987.

*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)

Deed records indicate that the property at 611 Soscol Avenue was originally owned by Emil C. Priber, a wine merchant, and his wife, Ann M. Priber. They do not appear to have ever resided at the property, which Sanborn maps indicate was a vacant lot until some time after 1910. In 1909, blacksmith Milton H. Overdick and his wife, Bernice, purchased the property. In 1910 Overdick lived on Second Street, suggesting that the subject house had not yet been constructed, but by 1918, the Overdicks are listed at 320 Soscol Avenue. (320 Soscol Avenue was the original address of the house, and it was later numbered 309 Soscol Avenue until at least 1949). It is most likely that the house at 611 Soscol Avenue was constructed by the Overdick family, who owned it until 1919.

In 1919, Severa Martinelli purchased the property. Severa and her husband, Fedel, were Swiss immigrants, and the 1900 Federal Census indicates that Fedel was a dairyman. Many Swiss immigrants in the Napa area were involved in the dairy business, and a number owned and operated dairies southeast of the city. Although it is difficult to verify, the Martinellis likely operated a dairy in the vicinity of their home at 611 Soscol Avenue. In 1952, ownership of the property passed to one of the Martinellis' daughters, Sylvia, who owned it until 1972.

(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 4 of 4

*Resource Name or # (Assigned by recorder) 611 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

Elmer H. and Ruth E. Stahl were the next owners and held the property until 1976. Elmer Stahl appears to have been a retired policeman. In 1976, the property was purchased by John and Dorothy S. Peer and is referenced on building permits as the Peer House. In 1984, Salvatore C. and Joan R. D'Angela purchased the property, and in 1986, Tom and Marsha D. Conatser became the owners. In 2008, the property was sold to the current owners, Susan and Lannie Branson. It is no longer used as a residence, but houses offices.

Evaluation:

611 Soscol Avenue was built circa 1915 for use as a residence. Its location on Soscol Avenue is unusual, as the street has served primarily as an industrial area throughout its history and there are very few residential structures located along the thoroughfare. Therefore the house at 611 Soscol Avenue appears to be somewhat incongruous with the development patterns of the Soscol Gateway/East Napa area. The property's possible association with the dairy industry is tenuous. While there were some known dairy activities which took place southeast of Napa, it is unknown whether the Martinellis owned a dairy or where it was located. According to historic maps, it does not appear that the house was directly adjacent to a dairy property. Because of its lack of connection to important events as well as deviation from historic development trends, 611 Soscol Avenue does not appear to be significant under Criterion A/1 (EventS) for association with important historic events.

Historically, the property was associated with the Overdick and Martinelli families. Little is known about either family, except that they appeared to have been working-class Napers employed in blacksmithing and dairying, respectively. Neither Milton or Bernice Overdick, nor Fedel, Severa or Sylvia Martinelli appears to have contributed significantly to local or state history. None of the later owners held title to the property within the historic period. The subject property is therefore not significant under Criterion B/2 (Persons).

The building at 611 Soscol Avenue was designed in the Queen Anne Free Classic style, but has been altered through the addition of stucco siding and the alteration of door and window trim. The building's original design was relatively common, but the alterations have diluted its stylistic features. 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, 611 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 611 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.

611 Soscol Avenue 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 and surrounding industrial/commercial properties, remain. The building does not retain integrity of association with its original function because it originally had a residential use, but now functions as a commercial building. The building has also lost integrity of design, materials and workmanship from its original construction, due to alterations to siding and decorative elements. The property does not retain integrity of feeling as an early twentieth century residence, and no longer conveys the aesthetic and historic sense of the era in which it was constructed.

611 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, 611 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.

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 7 *Resource name(s) or number (assigned by recorder) 662 - 686 Soscol Avenue

P1. Other Identifier: 660 Soscol Avenue, 701 Sixth 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: 662 - 686 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): 006-231-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 662 - 686 Soscol Avenue, 660 Soscol Avenue, and 701 Sixth Street are three buildings located on a large, roughly rectangular lot that occupies the block bounded by Soscol Avenue, Third, Burnell, and Seventh streets. Built in 1905, 662-686 Soscol Avenue is the largest building and sits on the northwest corner of the lot. It is a 1.5-story, wood frame, industrial building designed in a utilitarian style with an Art Moderne style addition at the northwest corner. The building has an irregularly shaped plan, and is capped by a gable roof, with a flat roof over the addition. The exterior walls are clad primarily with smooth stucco, with corrugated metal in the north gable end and east facade, and vertical groove plywood on the south gable end and east facade. The foundation is not visible. The primary facade faces west and is dominated by the projecting triangular-shaped commercial addition. Multiple commercial entrances are located along the primary and south façades and consist of fully-glazed, aluminum, single and double doors. Service and vehicular entrances are located on the north and east facades and consist of sliding garage doors made of horizontal wood boards. Two pedestrian entries are also located on the north façade and feature paneled, wood doors; one within a recessed vestibule. Fenestration on the primary facade and first story of the south facade consists of fixed, aluminum-sash, storefront windows. (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.
3/24/2009

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

*P7. Owner and Address:
BCS LLC

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

*P9. Date Recorded:
6/17/2009

*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 7

*Resource Name or # (Assigned by recorder) 662 - 686 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/18/2009

Continuation Update

P3a. Description: (continued)

Fenestration on the north facade is six-over-six, double-hung and three-pane, fixed, wood-sash windows.

The east façade has tall, narrow, 3-part windows with six-over-six, double-hung, wood sashes surmounted by six-pane, fixed transoms. The upper story of the south façade has double-hung, vinyl-sash replacement windows with false muntins. Architectural features include glass block wall segments at the rounded corner of the commercial addition, a shallow flat awning that spans the west façade and wraps the rounded corner of the addition, slate skirting below the storefront windows on the addition, a hayloft door in the north gable end, and a small shed-roofed addition on the northeast corner of the building. The roofline features open eaves with exposed purlins, sheathing, and rafter tails on the gable roof; and a flat parapet of concrete block on the addition. The parapet is stepped and rounded to follow the curve of the addition's northwest corner.

At the northeast corner of the lot is 701 Sixth Street, which appears to have been built circa 1905, but has been severely altered. It is a 1-story, wood frame, industrial building designed in a utilitarian style. The building is rectangular in plan, clad with concrete block, and capped by a flat roof. The foundation is not visible. The primary facade faces north, with the primary entrance on the east and a vehicular entrance on the west. The primary entrance is a flush metal door, while the vehicular entrance has a roll-up metal garage door. Additional vehicular entrances are located on the east and west façade and also feature roll-up metal garage doors. A pedestrian entrance with a flush wood door on the east façade is partially boarded up. The building does not have any windows. The roofline features a low, flat parapet.

The third building on the lot, 660 Soscol Avenue, is located at the southeast corner and appears to have been constructed sometime after 1949. It is a 1-story, reinforced concrete, industrial building designed in a utilitarian style. The building is rectangular in plan, clad with smooth stucco, and capped by a flat roof. The foundation is not visible. The primary facade faces west, with the primary entrance on the south and three vehicular entrances on the north. The primary entrance is a fully-glazed, aluminum, double door surmounted by a fabric awning. The vehicular entrances have roll-up metal garage doors. The building does not have any windows. The roofline features a low, flat parapet.

The lot around the buildings is a paved parking lot, with chain link fences partitioning off small portions of the lot. All three buildings appear to be in good condition.



686 – 688 Soscol Ave., south and east facades, looking north from Seventh Street.

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

Primary# _____
HRI # _____
Trinomial _____

Page 3 of 7

*Resource Name or # (Assigned by recorder) 662 - 686 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/18/2009

Continuation Update



701 Sixth Street, primary and east facades, looking southwest from Sixth and Burnell streets.



660 Soscol Ave., primary and south facades, looking east from Seventh Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 of 7

*Resource Name or # (assigned by recorder) 686-688 Soscol Avenue

B1. Historic name: Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company car barn

B2. Common name: None

B3. Original Use: Light industrial; electric railroad maintenance facility

B4. Present use: Commercial/light industrial

*B5. Architectural Style: Utilitarian, Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed circa 1905. Art Moderne northwest addition and window/door replacement, circa 1946. Office partitions constructed and signs installed, 1961. Reroofing, 1970. Partial demolition of louvered venting structures (possibly refers to removal of roof monitor), 1974. Heating installation, 1975. (continued)

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

*B8. Related Features: Small light industrial building (auto repair) at northeast corner of lot, 701 Eighth Street. Small light industrial building (car audio installation shop) at southeast corner of property, 660 Soscol Avenue.

B9a. Architect: Unknown b. Builder: E.W. Doughty

*B10. Significance: Theme Transportation Area: Soscol Gateway/East Napa
 Period of Significance 1905 - 1946 Property Type Industrial/Commercial Applicable Criteria A/1
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The large building at 686-688 Soscol Avenue was constructed in 1905 by the Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company for use as a car barn, repair shop and service facility for rolling stock on the interurban electric railroad. The interurban electric railroad had been granted a charter in 1901. It was organized by Colonel J.W. Hartzell and H.F Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead.

By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road (Soscol Avenue), and the process of laying the tracks included improving the grading and surfacing of the road itself. (continued)

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

*B12. References:
 Menefee, Campbell Augustus. *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*.
 Napa CA: Reporter Publishing House, 1873. Reprint Fairfield, California: J. Stevenson, 1993.
 (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 7

*Resource Name or # (Assigned by recorder) 686-688 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B6. Construction History: (continued)

Gas line installed and garage door installed at 660 Soscol Ave, commercial remodel at 668 Soscol Ave, sheet rock installed and door added at 662 Soscol Ave, 1984. Reroofing of 411 Burnell St, 1986. Electrical upgrade at 755 Sixth St, 2003.

B10. Significance: (continued)

Interurban rail service began in July 1905, carrying passengers and freight from Vallejo to Napa. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street.

By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The VB&NV depot (no longer extant) was located on the southeastern corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, the 150-foot car barn still extant today, a machine shop, and an electrical substation. At this time, the subject parcel appears to have been owned by Benjamin B. Smith.

In 1906, the property was sold to Johan A. Zeller. Zeller was the owner of the nearby Palace Hotel at Soscol Avenue and Third Street, which was known as the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. He also owned the associated Palace Stables and the property where his son operated Hugo A. Zeller Motors, both on the north side of Third Street. Also in 1906, a new company called the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) was formed to expand rail service northward. Under the new company organization, tracks were completed to St. Helena in 1908. In 1908, the subject property was finally transferred into the ownership of VB&NV railroad Company. Originally in competition with the SFV&NV, the two companies ultimately merged in 1910. The Sanborn Fire Insurance map of that year shows the SFV&NV railroad (electric) car barn on the subject property, which housed a paint shop and repair shop on the first floor and a carpentry shop on the second floor. A blacksmith was located in a small shed addition on the northeast corner of the building and detached storage sheds were located at the northeast and northwest corners of lot. Because of financial troubles in 1911, the railroad was sold and reorganized as the San Francisco, Napa & Calistoga Railway Company (SFN&C), which extended the tracks further north to Calistoga in 1912. The Sanborn Fire Insurance map from 1924 subsequently labels the car barn as belonging to the SFN&C railroad.

The introduction of the interurban railroad had a huge impact on the development of the Soscol Gateway/East Napa survey area and the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo and San Francisco. The neighborhoods surrounding the route—especially East Napa and Spencer's Addition—flourished and property values increased as a result of the new service.

The SFN&C interurban electric railroad eventually reduced its service (due to competition of Highway 29, which ran on a route parallel to the tracks), and by 1930 the line had re-routed its trains through Napa over the Southern Pacific tracks and eliminated all street operation. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately transitioned from rail service to bus transportation.

In 1946, the property at 686-688 Soscol Avenue was sold by the San Francisco & Napa Valley Railroad to Albert J and Eleanor Lallement. Federal census records indicate that Albert Lallement lived in Napa for much of his life, working as a pipefitter at the Mare Island Naval Shipyard and later as a salesman for Basalt Rock Company. The 1949 Sanborn map shows that the car barn was converted to retail use, housing five shops and storage space during Lallement's ownership. An Art Moderne addition was also added to the northwest corner of the building at this time. A storage building was located at the northeast corner of lot (and remains today, functioning as an auto repair garage) and a bunk house was located at southeast corner of lot. The bunk house has since been replaced with a larger automotive garage building.

Evaluation:

The car barn building at 686-688 Soscol Avenue was constructed in 1905 for use as a maintenance facility for the VB&NV interurban electric railroad's rolling stock. The property was used as such from the time of its construction until 1946, when the SF&NV Railroad relinquished ownership of the property and it was converted to commercial use. During that time, it contributed to the theme of transportation in Napa and beyond. The interurban electric railroad that the car barn served was critical to the growth of the city and its connections to other cities and towns throughout the Napa Valley and Bay Area.

Page 6 of 7

*Resource Name or # (Assigned by recorder) 686-688 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

While it has been altered since its original construction, the car barn is one of the only remaining VB&NV properties in Napa today (the depot was demolished, etc.) Therefore, 686-688 Soscol Avenue appears to be individually significant under Criterion A/1 (Events) for association with the development of Napa's interurban electric railroad at the turn of the twentieth century.

The property was associated with Johan A. Zeller, a prominent citizen and business proprietor in East Napa, who owned the property from 1906 to 1908. This period of ownership immediately followed the construction of the car barn by VB&NV Railroad, however, Zeller does not appear to have played any part in the railroad's use of his property. He is more strongly associated with his proprietorship of the Palace Hotel and other businesses around Third Street and Soscol Avenue. Likewise, the development of the VB&NV Railroad is attributed to the Hartzell brothers, who were important in the establishment of interurban electric rail lines throughout the Bay Area. Their association to the car barn itself, however, is tenuous. The property does not appear to be significant under Criterion B/2 (Persons).

The building at 686-688 Soscol Avenue was constructed in 1905 and originally consisted of a large barn-like utilitarian structure. Between 1946 and 1949, a commercial addition was constructed on the building's northwest corner. The original building was constructed for utilitarian purposes and does not exhibit high architectural style, nor is it a particularly noteworthy example of a period or method of construction. The Art Moderne addition constitutes an alteration and has not gained significance in its own right. The building has been otherwise altered with window and door replacements since its construction, thus diluting its physical integrity. The building is attributed to builder E.W. Doughty, a well known builder in Napa and the Bay Area who built many of the structures designed by preeminent Napa architect Luther Turton. However, the car barn's utilitarian design is not evocative of Doughty's skill, which was probably better represented in the Spanish Colonial Revival style VB&NV depot building (no longer extant), and structures like the Behlow Building (no longer extant), St. Mary's Episcopal Church, and the Native Sons Block in downtown Napa. Therefore, the property does not appear to be eligible under Criterion C/3 (Architecture) for architectural merit.

The property at 686-688 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 686-688 Soscol Avenue has not 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 retains integrity of association with its original function, since it partially retains a light industrial use today. The building's integrity of materials, design and workmanship are diminished because it has been altered since its original construction. The building received a relatively large Art Moderne style addition in 1946, and has undergone window replacement and changes to the large service bay once located on the southern façade. The property has integrity of feeling as an early twentieth century light industrial building, and it conveys the aesthetic and historic sense of the era in which it was constructed

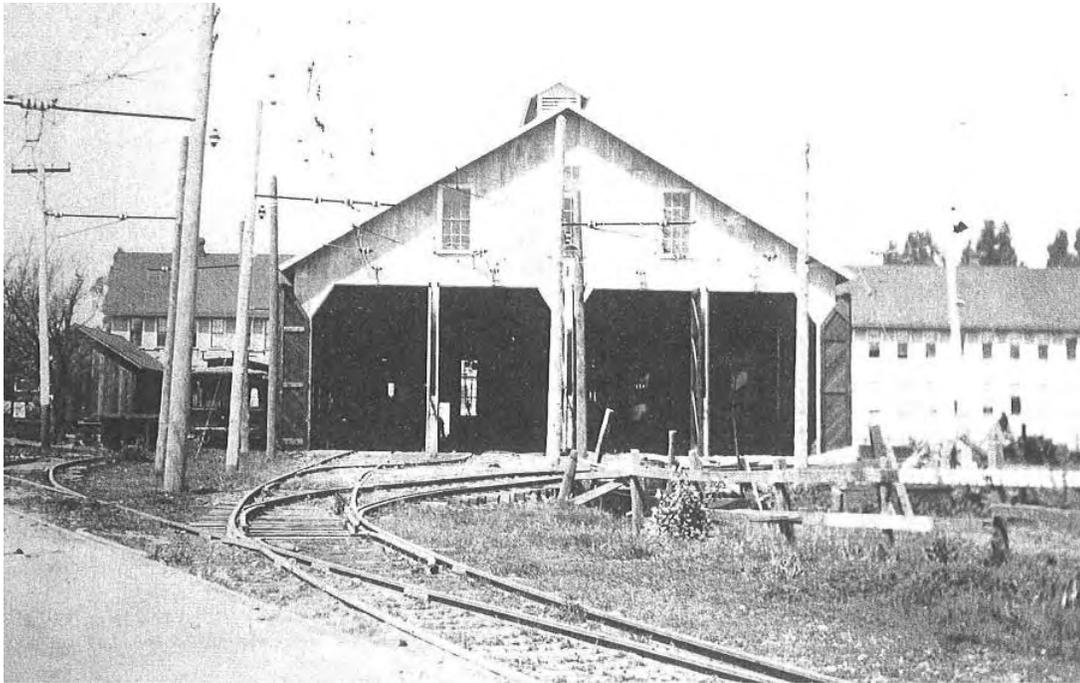
686-688 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 686-688 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.

Page 7 of 7

*Resource Name or # (Assigned by recorder) 686-688 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update



Interurban electric railroad repair barn near Third and Soscol, 1910.
(Swett, 110)

B12. References: (continued)

Swett, Ira L. and Harry C. Aiken, Jr. *The Napa Valley Route: Electric Trains and Steamers*. Glendale, CA: Interurban Press, 1988.

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) 796 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: 796 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): 006-192-001-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 796 Soscol Avenue is located on a large, rectangular lot on the southeast corner of Soscol Avenue and Third Street. Built in 1952, 796 Soscol Avenue is a 1-story, reinforced concrete, commercial building designed in a utilitarian style with a Googie style commercial unit at the northwest corner. The building has an irregularly shaped plan, is clad with smooth stucco, and capped by flat and bow truss roofs. The foundation is not visible. The primary facade faces west and features the projecting commercial unit on the north and a vehicular entrance on the south. The walls of the commercial unit are not set at right angles and are dominated by full-height aluminum-sash storefront windows. A recessed entry vestibule at the northwest corner is clad with vertical wood siding and features a fully-glazed, wood door. The flat roof of the commercial unit is sloped slightly so that it is higher at the front of the building and has broad, overhanging eaves with edges that do not run parallel to the exterior walls. The eaves have wide fascia boards and a blade sign projects from the northwest corner of the roof. The industrial portion of the building features flush metal pedestrian doors on the north and south facades, and a vehicular entrance on the east façade. Fenestration consists of original steel-sash, awning windows and sliding, aluminum-sash, replacement windows on the south façade. The roofline of the industrial portion of the building features a low parapet surrounding the bow truss roof. 796 Soscol Avenue appears to be in good condition.

*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
1952
Building permit

*P7. Owner and Address:
Richard Borgwardt Trust

*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 4

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

*Recorded by: Page & Turnbull

*Date 6/16/2009

Continuation Update



South façade, looking northeast from Soscol Avenue.



North and east (rear) façade, looking southwest from Third Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

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

___ B1. Historic name: None
 ___ B2. Common name: Napa River Velo/ Eur-Asian Autowerks
 ___ B3. Original Use: Commercial; automobile dealership
 ___ B4. Present use: Commercial/light industrial; bicycle shop/auto repair
 ___ *B5. Architectural Style: Google/Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed in 1952. Sign installation, 1960. Construction of new office, 1964. Signs installed, 1970 and 1971. Remodeled, 1976. Electrical work, 1977. Sign for Eur-Asian Autowerks installed, 1990. Structural termite repair, 2003. Water heater replaced, 2007.

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

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Russell Quinnell

*B10. Significance: Theme Commercial development Area: Soscol Gateway/East Napa
 Period of Significance N/A Property Type Commercial/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 mixed-use commercial and industrial building located at 796 Soscol Avenue was built in 1952 by local builder Russell Quinnell. The Sanborn Fire Insurance map from 1949 shows that the site was previously occupied by passenger and freight depots and an electric substation belonging to the San Francisco & Napa Valley Railroad. Deed records demonstrate that in May 1950, the property was sold by the San Francisco & Napa Valley Railroad to Fred E. and Elsie E. Borgwardt, the original owners of the subject building at 796 Soscol Avenue. Sparse biographical information about members of the Borgwardt family was found, and they continue to own the property today. From at least 1953 to 1963, the building housed Big Chief Pontiac used car dealership. A building permit from 1964 lists the owner as Al Castner. During the 1970s, the property housed the Napa Valley Toyota dealership. Today it houses two businesses: Eur-Asian Autowerks auto repair in the rear portion of the building, and Napa River Velo bicycle shop in the storefront.

Evaluation:

796 Soscol Avenue was built in 1952, likely for use as an automobile dealership. It served as an car dealership during much of the historic period and contributed to the context of auto repair and sales that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

***B12. References:**

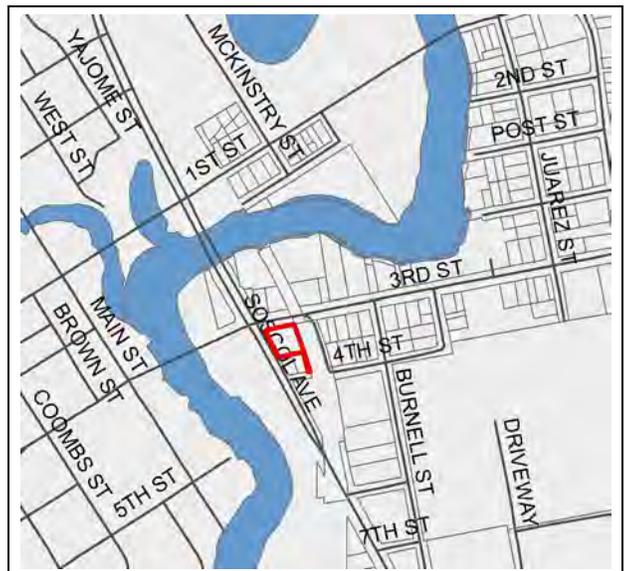
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 Ancestry.com: Federal Census records, WWI and WWII draft cards,
 Public Records Indexes, etc.
 Buell, Sabrina. "A Local History of East Napa." 1998.
 City of Napa Assessor's Office: deed records. (continued)

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) 796 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

The building is one of many automobile-related properties located on Soscol Avenue, including at least one other expressive Googie-style structure. 796 Soscol Avenue contributes to a broad automobile-related commercial trend in East Napa, but does not seem to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with the Borgwardt family, particularly Fred and Elsie Borgwardt, about whom little biographical information is available. The subject property's thus does not appear to be significant under Criterion B/2 (Persons).

The building at 796 Soscol Avenue is a relatively utilitarian industrial structure, with a Googie style storefront at the northwest corner. The Googie style was common in mid-twentieth century design, and other examples of it are present along Soscol Avenue. Only the storefront portion of the building is rendered in the style, while the remainder of the building is not architecturally noteworthy. On the whole, the building does not represent a unique example of a type, period, or method of construction. The builder was Russell Quinnell, about whom little biographical information was found. Therefore, 796 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 796 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.

796 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remaining. The building retains integrity of association with its original automobile-related function: it originally had a commercial use as an automobile dealership and continues to function in both a commercial and light industrial capacity today. The building retains integrity of materials, design and workmanship from its original construction, and retains integrity of feeling as a mid-century commercial property.

796 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, 796 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)

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) 807 Soscol Avenue

P1. Other Identifier: Gelow, Borreson, Gelow

*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: 807 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): 006-131-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
807 Soscol Avenue is located on an irregularly shaped lot on the east side of Soscol Avenue, between Third Street and the Napa River. Built circa 1935, 807 Soscol Avenue is a 1-story, reinforced concrete and concrete block, commercial/light industrial building. The building is roughly rectangular in plan, with a projecting, flat-roofed, Art Modern style structural bay containing an office at the southwest corner, a recessed loading dock at the center, a utilitarian style block with three parallel gable roofs on the east, and a utilitarian style, gable-roofed addition at the rear that connects the office and eastern block. The exterior walls are clad with smooth stucco or exposed concrete block and the foundation is concrete. The primary facade faces south with the primary commercial entrance on the west, a vehicular entrance within the recessed loading dock at the center, and secondary pedestrian and service entrances on the east. The commercial entrance is recessed, flanked by rounded corners and surmounted by a flat canopy with rounded corners and horizontal banding on the edge. The entry features a flush wood door with a glazed transom. (Continued)

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

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



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

*P6. Date Constructed/Age and
Sources: Historic
Ca. 1935
Sanborn Fire Insurance map est.

*P7. Owner and Address:
Gelow, Inc.

*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 _____

Page 2 of 5

*Resource Name or # (Assigned by recorder) 807 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update

***P3a. Description:** (Continued)

Secondary entries consist of flush metal doors and metal roll-up garage doors. Architectural features include a rounded corner at the southeast corner of the office bay and a low loading dock that borders the eastern side of the primary façade. The roofline of the office bay features a flat parapet with painted signage, while the parallel gables of the eastern block are unified by flat parapets at the ends. The rear addition has a higher gable roof, clad with corrugated metal and featuring ventilators located at regular intervals along the roof ridge. The building appears to be in good condition.



Primary façade of office bay, looking north from Soscol Avenue.



West and south facades of eastern block, looking northeast from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 3 of 5

*Resource Name or # (assigned by recorder) 807 Soscol Avenue

- B1. Historic name: El Ray Distributors
- B2. Common name: Gelow, Borreson, Gelow, Inc.
- B3. Original Use: Light industrial; bottled beverage warehouse
- B4. Present use: Light industrial; newspaper distribution warehouse
- *B5. Architectural Style: Utilitarian/ Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
Office and eastern warehouse constructed circa 1935. Construction of new garage, 1960. Construction of cold storage room, sign installed, 1961. HVAC work, 1966. Sign installed, 1977. Sign installed, 1978. Gas line installed, 1987.

*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 Ca. 1935 - 1977 Property Type Industrial 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)

As early as 1932, the property at 807 Soscol Avenue was owned by David Cavagnaro, who also owned the Brooklyn Hotel at 802 Third Street, adjacent to the subject property. Originally, the property consisted of a warehouse on the eastern side of the parcel and a small Art Moderne style office to the west. The original use of the subject property was as a bottled beverage warehouse, likely connected with the Cavagnaro family's liquor production and distribution business. The business was started almost immediately after the repeal of Prohibition as a legal continuation of the Cavagnaros' earlier bootlegging operation, and was a major success by the late 1930s. Eventually it was taken over by David Cavagnaro's son, Ray. Ray and his wife Elma purchased the subject property in 1948, and continued the bottling business under the name El Ray Distributors. Primarily beer and liquor were sold. During Ray Cavagnaro's term of ownership, an additional warehouse was constructed, connecting the office with the eastern warehouse and providing a loading dock area between the two.

In 1977, the property was sold to Nick T. and Geraldine Paris, who operated Paris Discount Furniture at the address. In 1982, the property was sold in quick succession to David and Esther Hermanson, the Siltac Corporation, and the Leopard Trading Co. The latter was a company that stored and distributed wines from over 200 wineries throughout California. In 1984, the property was sold in shares to Ernest J. Tavis, Bernice Schroeder, and Anastasia T. O'Connor. (Continued)

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

***B12. References:**

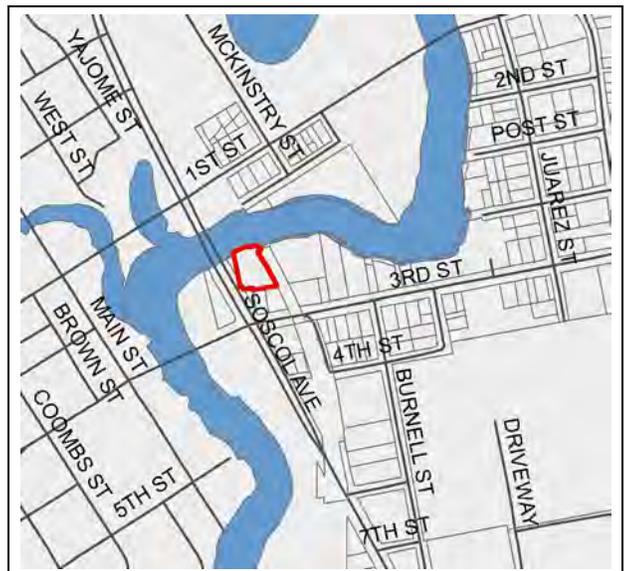
- Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
- Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
- Buell, Sabrina. "A Local History of East Napa." 1998.
- City of Napa Assessor's Office: deed records. (continued)

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 4 of 5

*Resource Name or # (Assigned by recorder) 807 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

Little biographical information was found about the owners mentioned above.

The current owner, Gelow Inc., purchased the property in 1987 and it became a newspaper distributing warehouse for Gelow, Borreson, Gellow Inc. This business was started as Gelow's News Service in 1963 by Melvin and Sonja (Borreson) Gelow to distribute the *San Francisco Chronicle* and other newspapers within the Napa Valley. In 1967, the Gelows were joined in business by Melvin's brother, Francis "Bud" Gelow and his wife (and Sonja's sister) Bonnie (Borreson) Gelow. The business became one of the most successful independent newspaper dealerships in California. Bud Gelow was particularly prominent, serving as one of the first presidents of the American Association of Independent Newspaper Distributors, co-founding the California Association of Independent Newspaper Distributors (CAND), serving on the Napa Planning Commission, and owning and operating many full-service gas stations throughout the Napa Valley. Today, the business and property continue to be owned by a number of the Gelow's children.

Evaluation:

807 Soscol Avenue was built circa 1935 for use as a bottled beverage warehouse. The Cavagnaro family's involvement in the beer and liquor business began during Prohibition, when Dave Cavagnaro became an entrepreneur in the illicit production and supply of alcohol to residents of Napa. When Prohibition was repealed in 1932, he was quick to expand his business and established El Ray Distributors. 807 Soscol Avenue appears to have been the primary facility from which the business operated, and the nearby Brooklyn Hotel may have been an early and continuing commercial location. Although the Napa Valley is known for its wine production, the Cavagnaros' distributing business appears to have primarily dealt in beer and liquor (particularly limoncello) and was not associated with the wine industry. For two years in the 1980s, it was used as a wine storage and distribution facility by Leopard Trading Company, but the business appears to have operated statewide and was not particularly prominent or influential within the Napa Valley wine industry. Although 807 Soscol Avenue's connections to the wine industry are weak, its general associations to the alcoholic beverage business are early and influential. It is also connected to the trends of light-industrial and commercial development along Soscol Avenue. Therefore, 807 Soscol Avenue appears to be significant under Criterion A/1 (Events).

The property is associated with the Cavagnaro family, six generations of which have been prominent East Napa residents. Dave Cavagnaro, who originally owned the property, was known as the Mayor of East Napa and was involved in many community and commercial undertakings, including liquor production and sales, operation of the Brooklyn Hotel, the introduction of a local circus, and hosting many community celebrations and festivals. Later, Ray Cavagnaro owned the property and was responsible for the oversight of El Ray Distributors. Multiple houses owned by various members of the Cavagnaro family are located along Third Street, and the Brooklyn Hotel is located adjacent to 807 Soscol Avenue. Although the Brooklyn Hotel is perhaps the property most commonly connected with the Cavagnaro family, 807 Soscol Avenue appears to be the best representation of the Cavagnaro's liquor distribution business, and a prime example of their influence on Napa and East Napa. Few of the other owners of the subject property appear to have been significant to the history of Napa, though more recently the Gelow/Borreson family has been influential in the local newspaper distribution business statewide. Bud Gelow appears to have been a prominent citizen in Napa as well for work outside of the newspaper industry. The subject property's associations with the Cavagnaro and Gelow families make it significant under Criterion B/2 (Persons).

The building at 807 Soscol Avenue evolved over time, beginning as two separate buildings that were eventually linked by a large addition. Though not architecturally expressive, the majority of the building exhibits utilitarian industrial design and construction typical of industrial facilities that lined Soscol Avenue in the early 20th century. It is therefore an example of such a building type. The office portion exhibits Art Moderne styling, but is not a notable example of a type, period, or method of construction. The architect and builder are unknown. 807 Soscol Avenue is significant under Criterion C/3 (Architecture) for architectural merit.

The property at 807 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.

807 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River, remaining. Although Soscol Avenue was extended in the 1960s to pass along the west side of the property and cross the river, the surrounding environment has maintained the same commercial thoroughfare setting. The building originally had a light industrial use as a bottling plant and warehouse and continues to function in a light industrial capacity today as a newspaper distribution warehouse. Therefore it retains integrity of association with its original function. The building retains integrity of materials and workmanship from its original construction. Due to the major addition of the western warehouse block, integrity of design has been lost. However, it retains integrity of feeling as a light industrial property, and it readily conveys the aesthetic and historic sense of the era in which it was constructed.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder) 807 Soscol Avenue

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

807 Soscol Avenue is not currently listed on the National or California registers, but it is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 807 Soscol Avenue 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)

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 1 *Resource name(s) or number (assigned by recorder) 426 Taylor 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: 426 Taylor 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): 006-143-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
426 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built in 1910, 426 Taylor 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 asbestos shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east. The porch is accessed by wood stairs and features wood railings and square wood posts that support a hip roof. The primary entrance is covered by a screen door. A secondary entrance featuring a paneled wood door is located at the basement level of the west façade. Typical fenestration consists of one-over-one, double-hung, wood-sash windows. The roofline includes open eaves with exposed rafter tails, and a brick chimney on the east side of the roof. The lot is enclosed by a low concrete site wall. A gravel driveway on the west side of the lot provides access to the rear of the lot, where a gable-roofed garage that is clad in corrugated metal and a small auxiliary building are located. 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 Taylor Street
3/24/2009

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

*P7. Owner and Address:
Steven Garaventa

*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) 434 Taylor 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: 434 Taylor 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): 006-143-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
434 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built in 1910, 434 Taylor 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 gable and gable-on-hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east side. The porch is accessed from the west by wood stairs and features a wood railing and square wood posts that support a flat roof. The underside of the porch is enclosed by wood lattice. The primary entrance is a paneled wood door with an infilled sidelight on the west side. Typical fenestration consists of sliding and double-hung, vinyl-sash replacement windows. The roofline includes shallow open eaves, and a half-round louvered attic vent in the gable end. The lot is enclosed by a low concrete site wall. A paved driveway on the west side of the lot provides access to the rear of the lot, where a gable-roofed garage that is clad in stucco is located. 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 Taylor Street
3/24/2009

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

*P7. Owner and Address:
Nicholas J. Kalamaras

*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) 444 Taylor Street

P1. Other Identifier: Oxbow School residence, Severson 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: 444 Taylor 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): 006-143-010-000

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

444 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built circa 1910, 444 Taylor Street is a 1-story over a full-height raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east side. The porch is accessed from the west by wood stairs and features square wood posts that support a hip roof. The primary entrance is not visible from the street. Typical fenestration consists of one-over-one, double-hung, wood-sash windows. Architectural features include corner boards, a water table, and an enclosed shed-roofed rear addition. The roofline includes open eaves with exposed rafter tails. The rear of the lot is enclosed by a wood fence and a paved driveway is located on the west 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 and west façades,
looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1910
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*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) 456 Taylor Street

P1. Other Identifier: Oxbow School residence, Severson 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: 456 Taylor 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): 006-143-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
456 Taylor Street is located on an L-shaped lot on the north side of Taylor Street, between the Napa River and Juarez Street. The expansive lot borders the river on the west side. Built circa 1910, 456 Taylor Street is a 1-story, wood frame, single-family residence designed in the Craftsman Bungalow style. The building is L-shaped in plan, clad in wood shingles, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features a nearly full-width entry porch. The porch features solid railings, battered plinths, and square piers – all clad with wood shingles – that support a gable roof. Solid stepped brackets are located at the upper corners of the porch openings and the west side of the porch is enclosed by a nine-light, fixed, wood-sash window. The primary entrance is not visible from the street. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with molded wood trim. The roofline includes broad open eaves with exposed rafter tails, knee braces, and a wood lattice attic vent in the gable end. The front of the lot is enclosed by a fence of horizontal wood slats. A paved driveway and small gable-roofed shed are located at the front 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 and west façades,
looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1910
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*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) 406 Third 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: 406 Third 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): 006-144-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
406 Third Street is located on a rectangular lot on the northwest corner of Third and Juarez streets. Built in 1900, 406 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a full-width recessed porch. The porch is approached by wood stairs with wood railings and features a solid railing and paired posts joined by horizontal members 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 flush wood door surrounded by flat board trim. A secondary entry is located on the rear façade. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include a wood water table, horizontal bead board foundation skirting, and corner boards. The roofline features open eaves with exposed rafter tails. A concrete curb and a fence of wood posts strung with metal cables encloses the lot. A paved driveway accesses the rear of the lot from Juarez Street, where a gable-roofed detached garage clad with asphalt shingles is located. The house appears to be in good condition and is identical in design to neighboring houses at 802, 820 and 843 Juarez 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
1900
Napa County Assessor's Office

*P7. Owner and Address:
Jeremy & Rian Lindley

*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) 420 Third 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: 420 Third 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): 006-144-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 420 Third Street is located on a rectangular lot on the north side of Third Street, between Bailey and Juarez streets. Built in 1900, 420 Third 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, with wood channel drop siding on the east facade, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a nearly full-width porch at the center. The porch is approached by wood stairs and features a wood railing and square wood posts that support a hip roof. The primary entry is located at the center of the facade and consists of a paneled wood door, with an oval window in the upper portion, surrounded by flat board trim. Typical fenestration consists of sliding and double-hung, vinyl-sash replacement windows with false muntins, flat board trim, and molded hoods. Architectural features include corner boards. The roofline features a plain frieze and shallow boxed eaves. A concrete curb fronts the lot and a paved driveway on the east accesses a two-story detached garage, that is clad with wood shiplap siding and has a hip roof. The garage has a paneled wood roll-up door and double-hung, vinyl-sash windows on the second story. Both buildings appear 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 east facades,
 looking north from Third St.
3/24/2009

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

*P7. Owner and Address:
Joseph & Nancye Peatman

*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) 432 Third 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: 432 Third 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): 006-144-007-000

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

432 Third Street is located on a rectangular lot on the north side of Third Street, between Bailey and Juarez streets. Built in 1900, 432 Third 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 south and features a nearly full-width porch at the center. The porch is approached by wood stairs and features a wood X-braced railing and square wood posts that support a hip roof. The primary entry is located at the center of the façade and consists of a fully-glazed, wood replacement door, surrounded by flat board trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. Two small angled bay windows capped by hip roofs and supported by elongated angled brackets are located on the west façade. Architectural features include corner boards. The roofline features a wide plain frieze and shallow boxed eaves. An unpaved driveway on the west side of the lot provides access to a gable-roofed detached garage, that is clad with wood shiplap and has two flush wood awning garage doors. 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 east facades,
 looking north from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1900
Napa HRI

*P7. Owner and Address:
Kurt Wold & Kristin Menne

*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) 432 Third Street

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation

Update



Detail of primary entry.



Detail of west façade.

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) 440 Third Street

P1. Other Identifier: Oxbow School Office, Traves 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: 440 Third 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): 006-144-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
440 Third Street is located on a large, irregularly-shaped lot on the north side of Third Street between Dewoody and Juarez streets. It shares a parcel with numerous other buildings in the Oxbow School complex, which is bordered on the north by the Napa River. Built circa 1900, 440 Third Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style, which has been converted for use as a school office. The building is L-shaped in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces south and features an angled bay window at the center, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts. The primary entrance is a fully-glazed, 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 corner boards. The roofline includes a narrow plain frieze, shallow boxed eaves, and overhanging corners above the bay window. The building is bordered on the west by a parking lot and on the north by a landscaped garden area. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP15. Educational building

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



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

*P6. Date Constructed/Age and Sources: Historic
Ca. 1900
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

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

*P9. Date Recorded:
6/4/2009

*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 2 *Resource name(s) or number (assigned by recorder) 530 Third Street

P1. Other Identifier: Scaruffi House, Oxbow School Dining Hall

*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: 530 Third 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): 006-144-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
530 Third Street is located on a large, irregularly-shaped lot on the north side of Third Street between Dewoody and Juarez streets. It shares a parcel with numerous other buildings in the Oxbow School complex, which is bordered on the north by the Napa River. Built in 1881, 530 Third Street is a 1-story over raised basement, wood frame, single-family residence designed in the Italianate style, which has been converted for use as a school dining hall. The building is rectangular in plan, clad in wood channel drop siding with wood siding grooved to resemble masonry at the basement level, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a projecting bay with a square bay window on the west, and an entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features a wood railing and chamfered wood columns supporting a hip roof. The primary entrance is a partially-glazed, paneled wood door with molded wood trim, a large glazed transom, and a molded hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with molded wood trim, bracketed sills, and molded hoods. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP15. Educational building

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



P5b. Photo: (view and date)
Primary and west façades,
looking northeast
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1881
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*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)

Page 2 of 2

*Resource Name or # (Assigned by recorder) 530 Third Street

*Recorded by: Page & Turnbull

*Date 6/5/2009

Continuation Update

P3a. Description, continued.

Architectural features include a plain water table, molded wall panels on the bay window, carved trim at the roofline of the porch and bay window, a rear addition, and a non-historic rear deck. The roofline includes a paneled frieze and a bracketed cornice. A parking lot is located to the south of the house, which is otherwise surrounded by landscaped garden areas and walking paths. The building appears to be in good condition.



Primary façade, showing porch. Looking northwest.



North façade, showing rear addition. Looking southwest.

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) 607 Third 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: 607 Third 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): 006-142-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
607 Third Street is located on a rectangular lot at the southwest corner of Third and Bailey streets. Built in 1898, 607 Third 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 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 a full-width entry porch. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top that support a hip roof. The primary entrance is a partially-glazed, paneled wood door with a transom and flat board trim. A recessed porch and secondary entry are located at the southeast corner of the house. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows. The roofline includes a plain frieze and shallow boxed eaves. The front of the lot is enclosed by a stone sitewall topped by a decorative cast and wrought iron fence. The house 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 façade, looking south from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1898
Napa County Assessor's Office

*P7. Owner and Address:
Randy Jesch

*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) 618 Third 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: 618 Third 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): 006-144-018-000

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

618 Third Street is located on an irregularly-shaped lot on the north side of Third Street between Burnell and Bailey streets. Built circa 1915, 618 Third Street is a 2-story, wood frame, commercial building designed in the Simple Bungalow style. It was originally a 1-story residential building, but appears to have been raised and converted to commercial use some time after 1949. The building is rectangular in plan, clad with stucco, with metallic-flecked polished stone veneer on the first story of the primary facade, and is capped by a hip roof. The foundation is made of concrete block. The primary facade faces south and has a full-width porch. The first story of the porch is enclosed and features a storefront with an entry covered by decorative metal security gates. The second story of the porch features thick, square wood posts supporting a hip roof and is accessed by stairs along the east facade. A paneled wood entry door is located within the porch. Fenestration consists of single-light, fixed windows at the first story of the primary facade, and sliding aluminum-sash windows at the second story and on the secondary facades. Architectural features include flower boxes along the second story porch railing and fabric awnings over the windows on the secondary facades. The roofline features shallow open eaves. A paved parking lot is located to the west of the building and a metal Chinoiserie gate encloses the east side of the lot. The building appears to be in good condition.

*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 west facades,
 looking north from Third 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) 619 Third 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: 619 Third 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): 006-142-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
619 Third Street is located on a rectangular lot on the south side of Third Street between Burnell and Bailey streets. Built in 1898, 619 Third 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 stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an angled bay window capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top. The primary entrance is a partially-glazed, paneled wood door with molded wood trim. Typical fenestration consists of double-hung, aluminum-sash replacement windows with flat board trim. Architectural features include a molded stucco water table, a square turret-like projection at the southeast corner of the house, and a rear deck. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. A paved driveway on the west leads to a shed-roofed garage/machine shed 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 south from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1898
Napa County Assessor's Office

*P7. Owner and Address:
Peter Peralta

*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) 623 Third Street

P1. Other Identifier: Oxbow School residence, Cavagnero 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: 623 Third 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): 006-142-011-000

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

623 Third Street is located on a rectangular lot on the south side of Third Street between Bailey and Burnell streets. Built circa 1895, 623 Third Street is a 1-story, 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 not visible. The primary facade faces north and features a cutaway angled bay window on the east, and a recessed entry porch on the west. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top supporting the overhang of the main roof. The primary entrance is a 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 corner boards. The roofline includes a plain frieze and shallow boxed eaves. Two auxiliary buildings appear to be located at the rear of the lot and the front of the lot is enclosed by a wood picket 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 Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1895
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*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) 643 Third Street

P1. Other Identifier: Oxbow School residence, Cavagnero Family 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: 643 Third 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): 006-142-012-000

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

643 Third Street is located on a rectangular lot on the southeast corner of Third and Burnell streets. Built circa 1895, 643 Third Street is a 1.5-story over raised basement, wood frame, single-family residence designed in the Queen Anne style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof with cross-gable dormers. The foundation is not visible. The primary facade faces north and features a full-width entry. The porch is accessed by wood stairs and features wood railings and turned wood posts with ornate scrolled brackets at the top supporting the overhang of the main roof. The primary entrance is a fully-glazed wood door with a transom and flat board trim. A secondary entrance is located on an enclosed rear porch on the south façade. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim and decorative skirts. Architectural features include a wood water table and a corbelled brick chimney on the west side of the roof. The roofline includes open eaves with scrolled brackets that correspond to the vertical trim around the windows. The large gable dormers, one on each side of the roof, feature a window and a louvered attic vent, as well as rake boards and a horizontal frieze element. The lot is enclosed by a wood picket 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 Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1895
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*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) 702 Third 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: 702 Third 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): 006-132-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 702 Third Street is located on a generally rectangular lot on the north side of Third Street, between Soscol Avenue and Burnell Street. The property backs up to the Napa River on the north. Constructed in 1920, 702 Third Street is a 1-story over raised basement, wood frame building, designed in the Prairie style. It is rectangular in plan, clad in pebble dash, and capped by a shallow hip roof. The foundation is not visible. The primary façade faces south and has a semi-recessed entry porch on the west side. The porch is approached by brick steps with metal railings and features shallow triangular arch openings. The primary entry is located on the east wall of the porch, is covered by a screen door, and has molded wood trim. Typical fenestration consists of four-, six- and eight-over-one, double-hung, wood-sash windows with molded wood trim. A tripartite window is located on the front façade. Architectural features include a molded stucco water table, and an enclosed porch at the rear of the house. The roofline has broad overhanging eaves with wide fascia boards. Concrete paths and planters are located at the front of the house and a paved driveway on the east leads to a detached garage at the rear of the house, which has a hip roof with exposed rafter tails, wood bevel siding, and two sliding paneled wood doors. 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)
 Looking northwest at property from Third Street.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1920
Napa County Assessor's Office

*P7. Owner and Address:
Thomas E & Jeanette Bennett Tr

*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
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 702 Third Street

*Recorded by: Page & Turnbull

*Date 7/22/2009

Continuation Update

P3a. Description: (continued)



Primary façade.



Detached garage to north 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 2 *Resource name(s) or number (assigned by recorder) 707 Third 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: 707 Third 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): 006-193-005-000

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

707 Third Street is located on a rectangular lot on the southwest corner of Third and Burnell streets. Built in 1899, 707 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with wood railings, and features an X-braced wood railing and square columns with scrolled brackets at the top that support a hip roof. The primary entry is located at the center of the façade, and is a paneled wood door with flat board trim. A secondary entry is located on the rear façade and is accessed by wood steps and a small deck. Typical fenestration consists of 2-over-2, double-hung, wood-sash windows with flat board trim and molded hoods, though a picture window is located on the primary facade. Architectural features include a plain wood water table, corner boards, and a brick chimney on the west side of the roof. The roofline features a wide plain frieze and shallow boxed eaves. A low wood fence encloses the lot and a small gable-roofed corrugated metal garage is located at the rear. 707 Third Street appears to be in good condition and is similar in design to neighboring houses at 719 and 733 and 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 south
from Third Street
3/24/2009

*P6. Date Constructed/Age and
Sources: Historic
1899
Napa County Assessor's Office

*P7. Owner and Address:
Leonardo & Maria Ruggirello

*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) 707 Third Street

*Recorded by: Page & Turnbull

*Date 6/8/2009

Continuation Update



East and south (rear) facades, looking northwest from Burnell Street.



Corrugated metal garage at rear of lot.

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) 719 Third 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: 719 Third 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): 006-193-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 719 Third Street is located on a rectangular lot on the south side of Third Street between Lawrence and Burnell streets. Built in 1897, 719 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with wood railings, and features a wood railing and square columns with scrolled brackets at the top that support a hip roof. The primary entry is located at the center of the façade, and is a paneled wood door covered by a wood screen door and has flat board trim. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards, a simple wood water table, and a shed-roofed rear addition. The roofline features a wide plain frieze and shallow boxed eaves. A concrete site wall fronts the lot and a gravel driveway to the east leads to the rear of the lot. 719 Third Street appears to be in good condition and is similar in design to neighboring houses at 707 and 733 and 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 south
 from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1897
Napa County Assessor's Office

*P7. Owner and Address:
Padilla Trust

*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 2 *Resource name(s) or number (assigned by recorder) 726 - 728 Third 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 - 728 Third 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): 006-132-003-000

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

726 – 728 Third Street is located on a generally rectangular lot on the north side of Third Street, between Soscol Avenue and Burnell Street. The property backs up to the Napa River on the north and features two houses: 726 Third Street at the front of the lot and 728 Third Street at the rear. Both appear to have been built constructed in 1925. 726 Third Street is a 1-story, wood frame building, designed in the Minimal Traditional style. It is generally rectangular in plan, clad in wood bevel siding, and capped by a side-gable roof. The foundation is not visible. The primary façade faces south and has a projecting structural bay capped by a gable roof on the east, and an entry porch on the west. The porch is approached by wood steps and features a wood railing and square wood posts supporting a shed roof. Two entries are located at the northeast corner of the porch and feature fully-glazed wood doors with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. The roofline is eaveless and features eave moldings and a stove pipe in a plywood flue at the east end of the roof.

728 Third Street is a 1-story over raised basement, wood frame building, designed in a vernacular style. It is rectangular in plan, clad in wood bevel siding, and capped by a side-gable roof. The foundation is not visible. (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)
Looking northwest at property
from Third Street.
3/24/2009

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

*P7. Owner and Address:
John & Debra Bowman Trust

*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)

Page 2 of 2

*Resource Name or # (Assigned by recorder) 726 - 728 Third Street

*Recorded by: Page & Turnbull

*Date 7/22/2009

Continuation Update

P3a. Description: (continued)

The primary façade faces south and is spanned by a full-width veranda. The veranda is approached by wood steps near the center and features a wood railing and square wood posts that support the overhang of the main roof. The primary entry is a fully-glazed, 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 large rear deck that is accessed by wood stairs at the west side of the house. The roofline features open eaves with exposed rafter tails.

A paved driveway runs up the west side of the lot to a parking area between the two houses, where a garage is located at the rear of 726 Third Street. The east side of the lot is planted with a few fruit trees. A small pump house with a shed roof and wood bevel siding is located at the west edge of the lot. Both houses appear to be in good condition.



Primary façade of 726 Third Street.



Looking north, 726 Third Street at right, 728 Third Street visible beyond.

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) 733 Third 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: 733 Third 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): 006-193-003-000

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

733 Third Street is located on a rectangular lot on the south side of Third Street between Lawrence and Burnell streets. Built in 1889, 733 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with metal railings, and features a geometric wood railing and square columns with decorative brackets at the top that support a hip roof. The primary entry is located at the center of the façade, is covered by a wood screen door and has flat board trim. Typical fenestration consists of 1-over-1, double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include corner boards, a brick chimney on the east side of the roof, and a small shed-roofed addition on the east facade. The roofline features a wide plain frieze and shallow boxed eaves. The lot is enclosed by a decorative metal fence and a paved driveway to the east leads to the rear of the lot where a number of shed and auxiliary buildings are located. 733 Third Street appears to be in good condition and is similar in design to neighboring houses at 707 and 719 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 south
from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1889
Napa County Assessor's Office

*P7. Owner and Address:
Vicki Schmitt

*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) 743 Third 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: 743 Third 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): 006-193-002-000

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

743 Third Street is located on a rectangular lot on the south side of Third Street between Lawrence and Burnell streets. Built circa 1900, 743 Third Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Free Classic 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 north and features a projecting bay with one angled corner that is capped by a pedimented gable roof on the east, and a semi-recessed entry porch on the west. The porch is accessed from the east by wood steps with wood railings, and features a solid railing and square columns that support a hip roof. The primary entry is located on the east wall of the porch and is a paneled wood replacement door with an inset lunette window in the upper portion. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and one-over-one, double-hung vinyl-sash replacement windows. Architectural features include corner boards. The roofline features a wide plain frieze and shallow boxed eaves. An octagonal louvered attic vent is located in the gable end. A paved driveway/parking pad is located at the northwest corner of the house and a 2-story, gable-roofed, auxiliary building is located at the rear of the lot. 743 Third 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 west facades,
looking south from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
Ca. 1900
Visual estimate

*P7. Owner and Address:
Bush Family Trust

*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 3 *Resource name(s) or number (assigned by recorder) 747 Third Street

P1. Other Identifier: 700 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: 747 Third 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): 006-193-001-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
747 Third Street is located on a rectangular lot on the southeast corner of Third and Lawrence streets. Built in 1895, 747 Third Street is a 1-story over raised basement, wood frame, multiple-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a veranda that spans the façade, wraps the northwest corner, and continues along the west facade. The veranda is approached by wood stairs with wood railings located under the west side of the veranda deck, and features a wood railing and turned posts that support a hip roof. The primary entry is covered by a wood screen door, with flat board trim and is surmounted by a glazed transom. A similar secondary entry is located at the center of the west façade, with a basement entry directly below it. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include wood lattice enclosing the underside of the veranda at the front of the house, corner boards, and an enclosed rear porch with a hip roof and two-light, wood-sash, double casement windows. The roofline features a plain frieze and shallow boxed eaves. 747 Third Street appears to be in good condition. (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 south from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1895
Napa County Assessor's Office

*P7. Owner and Address:
Kevin David Lee

*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 3

*Resource Name or # (Assigned by recorder) 747 Third Street

*Recorded by: Page & Turnbull

*Date 6/8/2009

Continuation Update

P3a. Description:

An auxiliary building, addressed 700 Lawrence Street, is located at the rear of the lot and fronts on Lawrence Street. The building appears to have been constructed between 1910 and 1924 and originally served as a garage. It was altered and converted to residential use sometime between 1924 and 1949. It is a 1-story over raised basement, wood frame building designed a simple vernacular style. The building has an irregularly shaped plan, is clad in wood shiplap siding, and is capped by a hip roof. The foundation is not visible. The primary facade faces west and features a projecting bay that includes an integral garage at the south, and a deck on the north. The deck is accessed by wood stairs that run parallel to the north façade, and features a wood railing. The primary entry is a paneled wood door with flat board trim that is surmounted by a shed roof hood. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows and sliding aluminum-sash replacement windows with flat board trim. Architectural features include corner boards, and hinged, paneled wood garage doors. The roofline features a plain frieze and shallow boxed eaves. 700 Lawrence Street appears to be in good condition.



747 Third Street; west and south facades, looking northeast from Lawrence Street.

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

Primary# _____

HRI # _____

Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) 747 Third Street

*Recorded by: Page & Turnbull

*Date 6/8/2009

Continuation Update



700 Lawrence Street; primary and north facades, looking southeast from Lawrence Street.



700 Lawrence Street (at left); primary and south facades, looking northeast from Lawrence Street.
(Building at right sits on adjacent parcel.)

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) 812 - 818 Third Street

P1. Other Identifier: Brooklyn Hotel

*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: 812 - 818 Third 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): 006-131-006-000

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

812 and 814 - 818 Third Street are located on an irregularly shaped lot on the north side of Third Street, between Soscol Avenue and the Napa Valley Wine Train railroad right-of-way. Built circa 1870, 814-818 Third Street is a 2-story, wood frame, commercial building, designed in the 19th Century Commercial style, but severely altered. The building is roughly L-shaped in plan. It is clad in stucco, with brick veneer covering part of the first story on the primary facade, and wood channel drop siding on the secondary facades. It is capped by a flat roof and the foundation is not visible. The primary facade faces south and the first story is surmounted by a flat canopy that spans the façade and is suspended by chains from the upper façade. Four entries are located on the primary façade: the westernmost (818) features a fully-glazed, wood door, with a boarded up transom; the entry to the east is a fully-glazed, wood, double door with a glazed transom; the next entry to the east features a flush wood door surrounded by multi-light sidelights and transom; and the easternmost entry consists of a flush wood door with decorative strap hinges and a diamond-shaped peep window. (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 west facades,
looking northwest from Soscol
Ave.
3/24/2009

*P6. Date Constructed/Age and
Sources: Historic
Ca. 1870 / ca. 1925
Sanborn map estimate

*P7. Owner and Address:
Wayne Alan Mitchell

*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 _____

Page 2 of 6

*Resource Name or # (Assigned by recorder) 812 - 818 Third Street

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update

***P3a. Description:** (Continued)

Typical fenestration consists of single-pane, fixed, wood-sash windows, and 1-over-1, double-hung, vinyl and aluminum-sash replacement windows with flat board and molded wood trim. Architectural features include 1-story additions on the east and west sides, on which the easternmost and westernmost entries are located. The western addition connects 814 – 818 Third Street to the neighboring building and has a flat roof with a parapet that is adorned with a belt course and a pent roof. The eastern addition features a flat canopy with scalloped trim over the entry, and a shed roof with exposed rafter tails. A 1-story, gable-roofed addition, also appears to project from the rear of the building at the northwest corner. The roofline of the main building mass features a broad pent roof with exposed rafter tails. 814-818 Third Street appears to be in good condition.

812 Third Street is a detached building located at the east side of the lot. It sits at an angle that conforms to the railroad right-of-way and has a long, narrow, rectangular plan. It appears to have been constructed circa 1925 and is a 1-story, hollow clay tile commercial building, designed in the 20th Century Commercial style. The building is clad in textured stucco, and capped by flat and gable roofs. The foundation is not visible. The primary facade faces south and with a recessed entry at the center that is flanked by storefront window assemblies. The entry is a fully-glazed, wood door, with a glazed transom. The storefront consists of single-pane, fixed, wood-sash windows. A flat, eared lintel element spans the top of the storefront. The roofline at the front of the building features a stepped parapet with brick coping, while the gable roof at the rear of the building has open eaves with exposed rafter tails. A paved parking area is located at the rear of the lot and both buildings appear to be in good condition.



Primary façade of western addition, looking north from Third Street.

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

Primary# _____
HRI # _____
Trinomial _____

Page 3 of 6

*Resource Name or # (Assigned by recorder) 812 - 818 Third Street

*Recorded by: Page & Turnbull

*Date 6/10/2009

Continuation Update



812 Third Street, primary and west facades, looking north from Third Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS, 5S3

Page 4 of 6

*Resource Name or # (assigned by recorder) 812-818 Third Street

___ B1. Historic name: Brooklyn Hotel, Dave's Place
 ___ B2. Common name: None
 ___ B3. Original Use: Commercial; tavern, boarding house, bowling alley
 ___ B4. Present use: Commercial; retail, offices
 ___ *B5. Architectural Style: 19th Century Commercial / Altered

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

Constructed circa 1870. Sheds constructed at rear of bowling alley and extending along rear of lot, pre-1891. Multiple rear additions and alterations to sheds at rear of lot by 1910. Consolidation of rear additions, construction of small buildings, including one serving as "rooms," at rear of lot and removal of sheds at rear of bowling alley by 1924. Construction of 812 Third Street building, circa 1925. Construction of 818 Third Street addition, 1938. Removal of bowling alley and removal of rear buildings and sheds by 1949. (continued)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Ethnic settlement Area: Soscol Gateway/East Napa
Period of Significance 1872 - 1978 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 Brooklyn Hotel was constructed circa 1870 and served as a hotel run by Dominic Cavagnaro starting in 1872. Cavagnaro had been an unsuccessful miner during the Gold Rush and eventually settled his family in East Napa. The hotel he opened was a popular watering hole for the Italian community in the neighborhood and was a place where new Italian immigrants could find lodging, get their bearings, and make employment contacts in Napa. Around 1886, an open-air bowling alley or bocce court had been constructed on the property to the east of the hotel building, and a large corral serving the neighboring Palace Livery Stable was located to the west.

Dominic Cavagnaro died at the age of 30, and around 1906, the property eventually passed to his son and daughter-in-law, Dave and Nellie Cavagnaro, who continued the family business. Dave Cavagnaro became a prominent citizen in the Italian community and was affectionately referred to as the Mayor of East Napa. The Cavagnaro family lived at the Brooklyn hotel and rented rooms to single men, typically railroad workers. (continued)

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

***B12. References:**

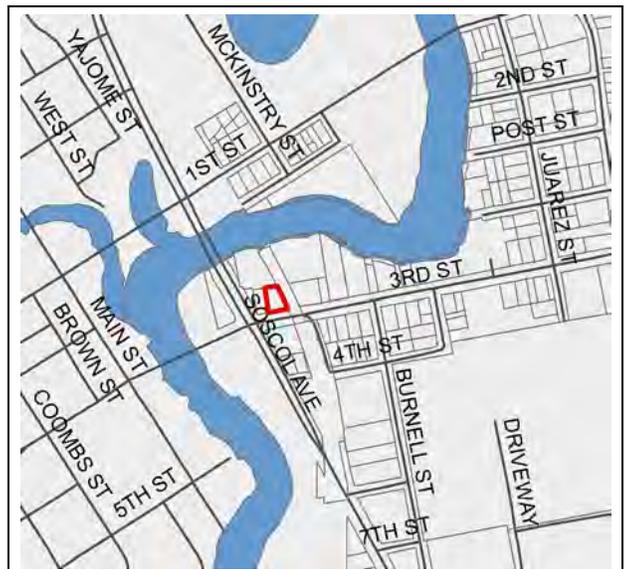
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (Continued)

B13. Remarks:

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

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



Page 5 of 6

*Resource Name or # (Assigned by recorder) 812-818 Third Street

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B6. Construction History: (continued)

Construction of new storage building, 1955. New sign, and addition and alterations (possibly construction of eastern lean-to addition and/or major façade remodel), 1959. Two new signs, and addition and alterations (this may also refer to the eastern lean-to addition and/or façade remodel), plumbing in commercial addition, rewiring bathrooms, 1965. Installation of evaporative cooler, 1969. New electrical service, 1970. Electric dryer installed upstairs, 1971. Plumbing work, 1974. New underground electrical service, 1975. Correction of electrical hazards/code violations, 1980. Reroofed "mansard" portion of roof, 1996. Fire suppression system installed, including grease duct repair, 2007.

B10. Significance: (continued)

In 1906, when San Francisco was devastated by the 1906 Earthquake and Fire, many Italians fled from the city's North Beach neighborhood and came to East Napa. They were welcomed and found shelter at the Brooklyn Hotel. Many stayed in the area, increasing the Italian population in East Napa.

In 1917, the move toward Prohibition had commenced and a law was passed that limited the number of bars allowed to operate in each city. In Napa, almost half of the drinking establishments closed. The Brooklyn Hotel survived, but the Cavagnaros were forced to pay a subsidy to the owners of those bars forced to close. The Volstead Act of 1919 put Prohibition in full effect, though, and Dave Cavagnaro took up bootlegging to keep the Brooklyn Hotel tavern in business. He partnered with cider manufacturer George Blaufuss and with the help of friends and relations at the Napa Police Department, kept East Napa supplied with beer and liquor. During one raid, beer from Blaufuss' property was hidden in a water tank behind the Brooklyn Hotel. The hotel was also the first Napa establishment to serve beer upon the lifting of Prohibition in 1933. Dave's son, Ray Cavagnaro, personally brought a truckload of beer up from San Francisco at midnight on the day the Twenty-first Amendment was passed, furthering the Brooklyn Hotel's reputation as East Napa's go-to drinking establishment. After Prohibition, the Cavagnaro's opened the El Ray Distributorship adjacent to the Brooklyn Hotel at 807 Soscol Avenue. At the plant they bottled and distributed beer and liquor until 1977, some of it likely being served at the Brooklyn Hotel.

Cavagnaro was also known to put on extravagant parades and celebrations, even bringing the circus to town. In 1935, the Brooklyn Hotel hosted performers from the Tom Mix Circus and Wild West Show. Other small businesses also rented space at the hotel. In 1937, city directories show that the space addressed 816 Third Street was occupied by barber C.O. Todd. By 1939, the small addition addressed 818 Third Street had been constructed and housed the barber shop of M.A. Smith. It later housed another barber, John Blanche, in 1947. By 1954, the Brooklyn Hotel was more commonly known as Dave's Place, and in city directories just prior, the business had been listed simply as "liquor", rather than as the Brooklyn Hotel.

By 1969, the property transferred to Dave Cavagnaro's son, Robert, but by 1974 had been sold out of the family. Building permits from 1974 and 1975 list the owner as Gianini's, and a 1980 permit shows the owner as Ptomaine Deli. The current owners, Wayne A. and Sharron L. Mitchell, purchased the property in 1996.

Evaluation:

812-818 Third Street was built circa 1870 and is one of the oldest buildings in East Napa. Its first known use was as the Brooklyn Hotel, the name under which it is best known. It served as a boarding house as well as a tavern and was especially well-patronized by members of the Italian community of East Napa. It is located at the intersection of Soscol Avenue and Third Street, which once featured a cluster of hotels, including the Palace Hotel and Colombo Hotel. The Brooklyn Hotel was a popular gathering place for East Napa's Italian community as well as a stopping-off point for new Italian immigrants. It was instrumental in the introduction of these newcomers to Napa, assisting them in finding lodging and work, and subsequently growing the Italian community's population. The property therefore appears to be significant under Criterion A/1 (Events) for association with the development of hotels around the Soscol Avenue and Third Street intersection and for its association with the formation and growth of East Napa's Italian ethnic community.

The Brooklyn Hotel was strongly tied to the Cavagnaro family, primarily Dave Cavagnaro, who was extremely influential and prominent within the Italian community of East Napa. He was well-regarded by local Napa politicians and was unofficially known as the Mayor of East Napa because of the advice, political influence, and financial support he gave to members of the community. He was instrumental in obtaining the installation of paving, sidewalks and sewer infrastructure along Third Street. He was the director of the Napa Town & County Fair and established the Napa branch of the Italian Catholic Federation. Cavagnaro was also a prolific producer of alcohol, even during Prohibition, and is known for keeping the residents of Napa supplied with beer and liquor through the dry times and afterward, when he established El Ray Distributors. Six generations of the Cavagnaro family have lived in East Napa, and many houses on Third Street belonged to members of the family. Perhaps the property most obviously connected with the family and especially with Dave Cavagnaro is the Brooklyn Hotel, at one time simply referred to as Dave's Place. These associations with the Cavagnaro family make the property significant under Criterion B/2 (Persons).

Page 6 of 6

*Resource Name or # (Assigned by recorder) 812-818 Third Street

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

The Brooklyn Hotel has undergone many alterations, including multiple additions and a major façade remodel. It is no longer recognizable as the building it once was (see photo below). It retains the same general shape and form, but drastic alterations have changed fenestration patterns, materials and decorative features. Its architectural style is no longer readily definable and it is not a prime example of a type, period or method of construction. The architect and builder are unknown. Therefore, 812-818 Third Street is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 812-818 Third 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.

812-818 Third Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River remaining. Although Soscol Avenue was extended in the 1960s, the surrounding environment has maintained the same commercial setting. 812-818 Third Street was originally used as a lodging house and tavern and maintained that use through the 1980s; however, it is now used as a commercial building and no longer retains integrity of association with its historic functions. The building has lost all integrity of materials, design and workmanship from its original construction, with major additions and alterations that have drastically changed its appearance. The property does not retain integrity of feeling as a nineteenth century boarding house. Overall, though, the property retains sufficient integrity to convey its significance under criteria A/1 and B/2.

812-818 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 807 Soscol Avenue should be assigned California Historic Resource Status Codes of "3CS" and "5S3," which mean that the property appears to be eligible for listing on the California Register and local register. Though it lacks physical integrity, the property has been extremely significant for much of its history, both as an East Napa institution and as an important touchstone in the Italian community, attracting immigrants to Napa from throughout California and beyond.



The Brooklyn Hotel, 1890.
(Weber, *Napa*, 86)

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) 820 Third 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 Third 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): 006-131-007-000

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

820 Third Street is located on rectangular lot on the north side of Third Street, between Soscol Avenue and the Napa Valley Wine Train railroad right-of-way. Built circa 1905, 820 Third Street is a 1-story, wood frame, commercial/light industrial building designed in the 20th Century Commercial style. The building is rectangular in plan, clad with textured stucco, and capped by a double gable roof. The foundation is not visible. The primary façade faces south, with the primary entry near the center. The entry is a fully-glazed, wood, double door, surmounted by a glazed transom and flanked by pilasters. Four secondary entries are located on the west façade: a fully-glazed wood door; aluminum doors; a partially-glazed wood door; and a flush wood door. Fenestration consists of aluminum-sash storefronts which include multi-light clerestory windows at the top that span the primary façade and part of the west façade. Some portions of the storefronts are boarded up or infilled. Architectural features include a molded beltcourse above the storefronts; a partially infilled, recessed entryway with scrolled upper corners on the west façade; and sheet metal cladding and two vehicular entrances with roll-up metal doors on the rear façade. The roofline features a parapet adorned with a molded cornice and pent roof, with tabs at the building corners that have pointed tops and are adorned with cast shield and torch motifs. 820 Third Street appears to be in good condition.

*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 facade, looking north from Third St.
3/24/2009

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

*P7. Owner and Address:
Edward I. Barwick

*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 4

*Resource Name or # (Assigned by recorder) 820 Third Street

*Recorded by: Page & Turnbull

*Date 6/16/2009

Continuation Update



Primary and west facades, looking northeast from Soscol Avenue.



Portion of west façade and north facade, looking southeast from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 53S

Page 3 of 4

*Resource Name or # (assigned by recorder) 820 Third Street

- B1. Historic name: H.A. Zeller Autos
- B2. Common name: Napa Valley Classics, Loose Caboose hobby shop
- B3. Original Use: Light industrial; auto garage
- B4. Present use: Light industrial; motorcycle repair, Commercial; retail
- *B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1905. Signs installed, 1960, 1961, 1965, 1968, 1971. Building enclosure, 1971. Electrical work, 1972. Reroofing, 1983 and 2006.

*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 Ca.1905-1953 Property Type Industrial 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 820 Third Street was constructed between 1901 and 1910, and was likely originally owned by Johan A. Zeller. Zeller was the proprietor of the Palace Hotel at the southwest corner of Soscol Avenue and Third Street, kitty-corner from the subject property. He also owned the associated Palace Stables that once stood adjacent to the subject property, where Soscol Avenue now continues north across Third Street. No longer in existence, the Palace Hotel was the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. 820 Third Street first appears on the 1910 Sanborn Fire Insurance map as an auto repair shop and garage.

Zeller's son, Hugo A. Zeller, operated the garage as early as 1928, and in May 1939 purchased the property from his father. In August 1939, Hugo's wife, Virginia M. Zeller, was put on the deed. The business was listed in city directories as H.A. Zeller Motors from at least 1928 through 1947. City directories specify that the business sold and serviced Buick, Cadillac and LaSalle cars, and GMC trucks.

(continued)

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

***B12. References:**

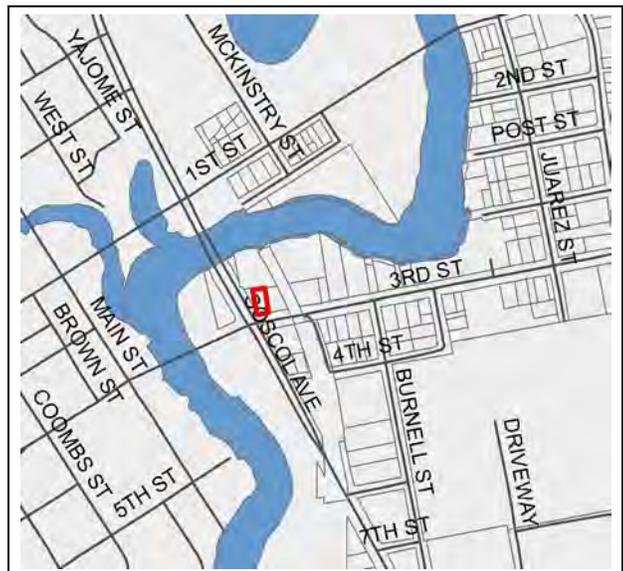
- Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 - Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
 - Buell, Sabrina. "A Local History of East Napa." 1998.
 - City of Napa Assessor's Office: deed records.
- (Continued)

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) 820 Third Street

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

In 1947, the business name changed to Craigie & Zeller Motors, and by 1952, appears to have gone out of business. That year, Craigie Motors became its own used car dealership located on Soscol Avenue, and George C. Warner Motors is listed at 820 Third Street. It dealt in Chrysler-Plymouth cars. A 1963 city directory indicates that Howell & Barwick Autos was located at the property by that time, and accordingly a 1964 deed records ownership transferring to Edward I. & Dorothy P. Barwick and Richard L. & Barbara M. Howell in equal shares. By 1968, however, the Howells had sold their half share to the Barwicks, who continue to own the property today.

Evaluation:

820 Third Street was built circa 1905, likely for use as an auto repair shop and garage. According to the 1910 Sanborn Fire Insurance map, it appears to be the earliest automobile-related property in the area. Its location near Soscol Avenue is particularly significant, since today the street is essentially an "auto row," characterized by many automotive dealerships and repair shops. 820 Third Street maintained an automotive use as the Soscol Avenue auto industry grew up around it, and can be considered a seminal element of that development trend. It therefore appears to be significant under Criterion A/1 (Events) for association with automobile-related commercial development.

The property is most strongly tied to the Zeller family, primarily Johan and Hugo Zeller, who started the automotive business there and continued to run it until 1953. The Zellers were also connected to the Palace Hotel (no longer extant), which was a major establishment in East Napa and was the biggest hotel city-wide. In fact, the Zellers' holdings dominated the intersection of Soscol Avenue and Third Street, with the hotel on the southwest corner and the Palace Stable and subject auto shop on the north side of the street. The hotel and stable no longer exist, leaving 820 Third Street as the best and only remaining evidence of the Zellers' occupancy and commercial undertakings. The subject property's associations with Johan and Hugo Zeller make it significant under Criterion B/2 (Persons).

The building at 820 Third Street has remained much the same since its construction, with only minor cosmetic alterations affecting its appearance. For the most part, its original form and styling are still evident. The building is one of the older structures remaining in the area, and it appears to be one of the few in East Napa to demonstrate its twentieth century commercial style with Classical Revival details. On the whole, the building is representative of this type and period of construction. Therefore, 820 Third Street is significant under Criterion C/3 (Architecture) for architectural merit, although the architect and builder are unknown.

The property at 820 Third 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.

820 Third Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River, remaining. Although Soscol Avenue was extended in the 1960s to pass along the west side of the property and cross the river, the surrounding environment has maintained the same commercial thoroughfare setting. The building was originally used as an auto repair shop and garage, and though it no longer functions that way, it maintained an automotive use through the 1960s and partially retains a related use as a motorcycle repair shop today. Therefore, it retains integrity of association with its historic functions. The building retains integrity of materials, design and workmanship from its original construction, with no major additions or alterations to change its appearance. The property also retains integrity of feeling as an early automotive garage.

820 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 820 Third Street 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)

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) 920 Third Street

P1. Other Identifier: Borreo Building

*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: 920 Third 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): 006-133-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 920 Third Street is located on triangular lot bordered by Third Street on the south, Soscol Avenue on the east, and the Napa River on the northwest. Built in 1877, 920 Third Street is a 2-story, stone masonry, light industrial building designed in the 19th Century Commercial style. The building is rectangular in plan and capped by a bow truss roof. The exterior wall surfaces consist of structural stonework, which exhibits regular Ashlar coursing on the primary façade and irregular rubble coursing on the secondary facades. The foundation is not visible. The primary façade faces south and appears to have once had two entries at the center that have been infilled with storefront windows. Two entries are located on the east façade. The first was inserted in a widened window opening and contains a fully-glazed, wood double-door. The second is located within an original service entry opening and features a flush, wood double-door framed by plywood fill. A service entrance on the north façade features a partially-glazed wood door on an overhead track. It is surmounted by a partially-glazed, paneled, wood double-door at the second story level. Fenestration consists of wood-sash storefronts with multi-pane clerestories in the former primary entrances, and fixed and double-hung, wood and vinyl-sash replacement windows in all original window openings. Openings are segmental arches surrounded by quoined surrounds and capped by keystones. (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 and east facades,
 looking north from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: Historic
1877
Napa County Assessor's Office

*P7. Owner and Address:
City of Napa

*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 5

*Resource Name or # (Assigned by recorder) 920 Third Street

*Recorded by: Page & Turnbull

*Date 6/16/2009

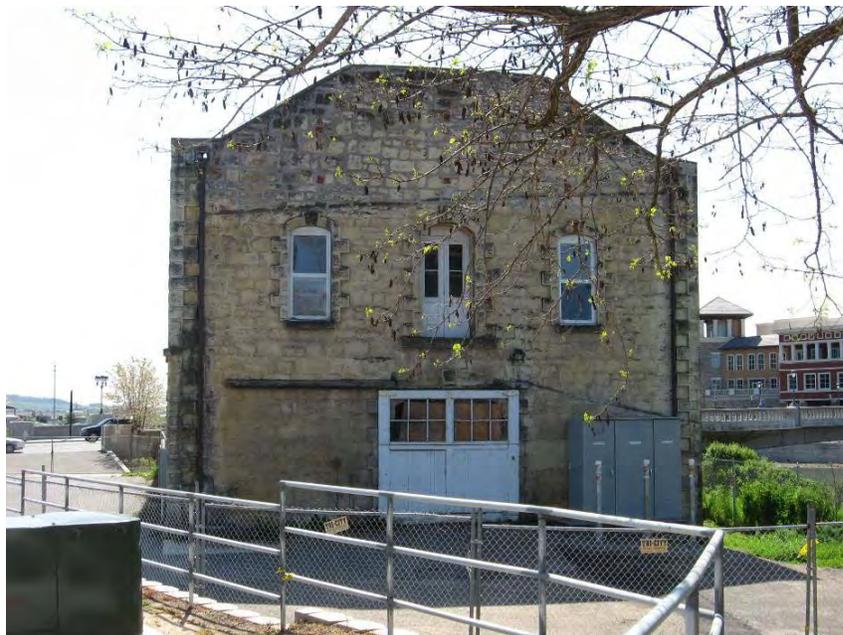
Continuation Update

P3a. Description: (continued)

Architectural features include a beltcourse between stories on the primary and east facades, and quoining at the building's corners. The roofline features a stepped parapet on the primary façade and a truncated gabled parapet on the rear façade. A stone chimney projects from the southeast corner of the roof. 920 Third Street appears to be in good condition.



Primary and west façades, looking northeast from Third Street Bridge.



North (rear) facade, looking south from Soscol Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

Page 3 of 5

*Resource Name or # (assigned by recorder) 920 Third Street

___ B1. Historic name: Borreo Building
 ___ B2. Common name: Borreo Building
 ___ B3. Original Use: Commercial; grocery store.
 ___ B4. Present use: Vacant
 ___ *B5. Architectural Style: 19th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed in 1877. Sign installation, 1963. Reroofing, 1973 and 1996. Installation of switch-gear, 2009. Entries on south façade converted to windows, and windows to entries, doorways on east façade widened; dates unknown.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial development Area: Soscol Gateway/East Napa
 Period of Significance _____ Property Type Commercial Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Upon coming to Napa in 1866, Felix Borreo, a native of Genoa, Italy, operated a grocery business at Main and Second streets. In 1877, he purchased the property at 920 Third Street from James Donnelly and Chancellor Hartson, and constructed the current building. It was built of native stone quarried in the Soda Canyon area, where Borreo had a farm where he produced wine, fruit, and olive oil, and grazed cattle.

The Borreo Building was constructed with walls that are 12 inches thick and an internal structure of heavy timber. Originally all openings were segmental arches with keystones, but they have since been altered. The building was constructed advantageously near the Napa River for easy access to the wharves and railroad, so that goods could be shipped and received by water and rail. Originally, a number of other buildings were located alongside the subject property – including the Enterprise and later the Jaekle Bros. Planing Mills, and the Napa Machine Works. These neighboring buildings burned around 1945, leaving the Borreo Building standing alone on an isolated parcel of land. Later, circa 1980, Soscol Avenue was extended north of Third Street, further isolating the Borreo Building from properties to the east.

In addition to his grocery business, Borreo also stored and sold wood, coal, flour and liquor at the subject property. (continued)

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

***B12. References:**

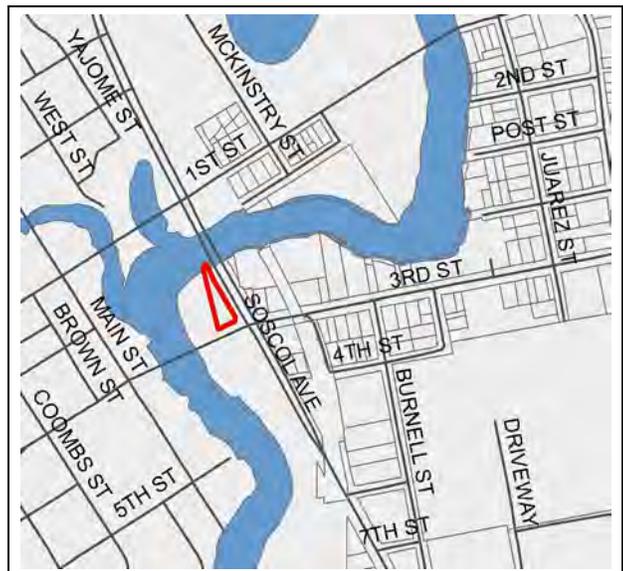
"Looking Into Napa's Past & Present: Borreo Building Tenants," Napa Valley Register, 19 July 1986.
 "Napa's Buildings of Yore," Napa Valley Register, 10 September 2009.
 Pacific Wine and Spirit Review, vol. 58, Nov. 1915 – Oct. 1916.
 (Continued)

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) 920 Third Street

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

The second floor housed a dance hall for some time, and according to census records, the Borreo family resided at the property. Sanborn Fire Insurance maps suggest that in 1886 Fowler & Son carriage shop was located in the building, and in 1891, J.E. Teale & Sons dealt in hay, grain, coal, wood and flour on the site. In 1900, Felix Borreo leased the warehouse to the Napa Boat Club for use as a boat house. Sanborn maps continue to reference its use as a grain warehouse, but it is not until 1901 that the maps label the building with the Borreo name. A newspaper article ("Looking into Napa's Past and Present") recounts that around 1900 the Cameron Shirt Factory was established and operated on the building's second floor until its own larger dedicated factory was constructed on the west side of the river in 1906.

In 1908, Borreo sold the building to James Rennie. Rennie was the owner of a vineyard in St. Helena and may have put the Borreo Building up for lease. Around this time, the building was used as a feed store by grain merchant Edward Swan, and as the grain and feed department for Thompson Beard and Sons. The property was under the ownership of lawyer Percy S. King for a short time and in 1911 was sold to Felix J. Vanderschoot, a carpenter and builder from Holland. By 1915, the building appears to have been leased by A. Repsold Co. for use as a wine cellar. The company produced and bottled table wines, brandy, port, sherry, and sparkling wines. A. Repsold lived in San Francisco, however, and the business' headquarters were located in the city. The building is also known to have been used as wine and liquor storage by Ernest Streich and F. Vanzini; however, the time period of this occupancy is unknown.

It appears that the property remained in the Vanderschoot family's ownership and later transferred to son Felix Vanderschoot, Jr.. Vanderschoot Jr. was the proprietor of the Vanderschoot & Mansfield Oldsmobile agency, located on the first floor of the Borreo Building from the 1930s through the 1950s. Vanderschoot Jr. is also well known in Napa for his contributions as president of the Napa Planning Commission, where he helped draft the county's first general plan and was instrumental in the formulation of the Napa Valley Agricultural Preserve concept. The second floor of the Borreo Building was rented by the California National Guard from 1948 into the 1950s, and was used to house the Battery C, 636th Field Artillery Battalion, 49th Infantry Division.

Various accounts suggest that the building was also used as a library, yacht club offices, and a motorcycle repair shop at different points throughout its history. In 1962, the Borreo Building was leased by Holmes Moving & Storage. This company continued to lease and occupy the building even after Vanderschoot sold it to the City of Napa in 1966. At this time, the City had plans for the improvement of the Third Street Bridge over the Napa River and intended to use the parcel at 920 Third Street for construction and bridge expansion purposes. This project was greatly delayed and Holmes Moving & Storage remained at the subject property through at least the late 1980s. The building has stood vacant since the time that Holmes moved out in the late 1990s. The City obtained a hazard mitigation grant from the California Office of Emergency Services to perform seismic retrofitting of the structure, and with financial assistance from the Redevelopment Agency, successfully completed the project in 2008.

Evaluation:

920 Third Street was built in 1877 for use as a grocery store. It was one of the first buildings constructed in the vicinity and is now the only remaining building in what became a vital commercial and light industrial grouping. Its location relates to the Napa River waterfront and river-based transportation methods that were available at the time of its construction. Its uses over the years, particularly as a grocery store, grain warehouse, and wine cellar relate to the agricultural and viticultural industries that have been important to Napa's economy throughout its history. The subject property's associations with these trends in Napa's development and commerce thus make it significant under Criterion A/1 (Events).

The property is most strongly associated with the original owner, Felix Borreo, who owned and operated a grocery store there for 31 years. The building is still referred to by the Borreo name. Though Borreo appears to have been a prominent and long-standing merchant in early East Napa, neither he nor his grocery business appear to have been extremely influential to the neighborhood, city or state. The property also has long-time associations with the Vanderschoot family, one member of which served on the Napa Planning Commission and was instrumental in the creation of the Napa Valley Agricultural Preserve. Though this is an important development in Napa's history, Felix Vanderschoot Jr.'s role had little to do with his connection to the Borreo Building, which is where he operated a car dealership. The subject property thus does not appear to be significant under Criterion B/2 (Persons).

The building at 920 Third Street has remained much the same since its construction, with only minor alterations to door and window openings. Its original form and styling are still evident, as is its unusual stone construction. The building is one of the older structures remaining in the area, and is the last survivor in the row of commercial and light industrial buildings that once stood at the location. It is also one of the few, if only, stone buildings in the East Napa neighborhood. On the whole, the building is a relatively unique representation of a type, period and method of construction. The architect and builder are unknown. Therefore, 920 Third Street is significant under Criterion C/3 (Architecture) as an example of a Victorian-era stone commercial building.

(continued)

Page 5 of 5

*Resource Name or # (Assigned by recorder) 920 Third Street

*Recorded by: Page & Turnbull

*Date 9 November 2009

Continuation

Update

B10. Significance: (continued)

The property at 920 Third 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.

920 Third Street has never been moved and therefore retains integrity of location. However, it lacks integrity of setting because it sits alone on an isolated parcel and is no longer surrounded by other commercial and light industrial buildings, as it was throughout most of its history. Additionally, the extension of Soscol Avenue along the east side of the property around 1980 has isolated the building further. The building was originally used as a retail grocery store, but now sits vacant and no longer functions in a commercial use as it has for most of its history. Therefore, its integrity of association is lost. The building retains integrity of materials, design and workmanship from its original construction, with no major additions or alterations to change its appearance. This is perhaps the most important aspect of integrity for the Borreo Building, as its significance under Criterion C/3 is so strong. The property also retains integrity of feeling as a nineteenth century stone commercial building.

920 Third Street is not currently listed on the National or California registers, but is a designated local landmark in the City of Napa. Based on this evaluation, the Borreo Building at 920 Third Street is assigned a California Historic Resource Status Code of "5S1," which concurs with the existing historic designation and means that the property is eligible and listed locally.



Borreo Building, 1978.
(Kilgallin, 32.)

B12. References: (continued)

"Riverfront office, anyone?" Napa Valley Register, 20 June 2007.

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.

Kilgallin, 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.

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 11

*NRHP Status Code 5S3 – eligible for local listing

*Resource Name or # (Assigned by recorder)

East Napa Landmark District

D1. Historic Name East Napa

D2. Common Name: East Napa

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

As its name implies, the East Napa Landmark District is located on the eastern side of the City of Napa. It is situated on the east side of the Napa River near a bend in the river known as the Oxbow. The terrain in the area is generally flat, as is typical of a river-adjacent alluvial area, with hills rising to the east. The East Napa Landmark District includes the residential neighborhood historically and commonly referred to as East Napa, and is part of the larger Soscol Gateway/East Napa Redevelopment Area. The Soscol Gateway portion of the Redevelopment Area lies to the south of the East Napa Landmark District, comprising the wedge-shaped area created by Soscol Avenue and Silverado Trail. The Soscol Gateway area is commercial and light industrial in nature, but has historic associations in common with the East Napa neighborhood. Other nearby neighborhoods include Alta Heights and Montecito in the hills to the east, and Downtown, which lies across the river to the west. The East Napa Landmark District is loosely bordered on the east by Silverado Trail, a major north-south traffic artery, the Napa River on the northwest, and the Napa Valley Wine Train railroad tracks on the west. Much of the East Napa Landmark District's southern boundary is abutted by the Napa Valley Expo, which is a large state-owned fairground property. (continued, page 2)

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

The East Napa Landmark District boundary encompasses properties generally grouped along the corridors of Third and Juarez streets, on the eastern bank of the Napa River. The northwestern boundary consists of the Napa River at the point where the Oxbow is located. At the point where First Street crosses the river, the northern boundary of the district turns east to run along First Street to the northeastern corner of parcel 006-073-013. (continued, page 4)

***D5. Boundary Justification**

The East Napa Landmark District boundary includes a concentration of properties associated with the working-class residential development and Italian settlement of East Napa. The contributing properties within the district represent a cohesive grouping of properties that are thematically related by their associations to historic patterns of development and occupancy of the local Italian community. (continued, page 5)

D6. **Significance: Theme** Residential development/ cultural community **Area** East Napa/Soscol Gateway
Period of Significance 1868 - 1940 **Applicable Criteria** A/1, C/3

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

The East Napa Landmark District is significant under National Register of Historic Places/California Register of Historical Resources Criteria A/1 and C/3 and eligible for local listing as a Landmark District, because it represents important trends in development patterns in the City of Napa – namely working-class residential development influenced by local business and industry and settlement by a prominent Italian community – and because it provides a coherent example of a grouping of modest, working-class, vernacular residences.

Victorian Era Residential Development in East Napa

East Napa first developed as a working-class residential neighborhood during the Victorian era (1860 – 1899). H. Thompson's tract in Tulocay Rancho was purchased from Cayetano Juarez and laid out in April 1867; it was recorded in 1873 as the East Napa subdivision. Sproul's Addition to East Napa was recorded in December 1874, and included the area north of Third Street running east from the Napa River into what is now Alta Heights.¹

(continued, page 6)

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

(See Continuation Sheet, page 11)

***D8. Evaluator:** Caitlin Harvey **Date:** 13 November 2009

Affiliation and Address Page & Turnbull, Inc.
724 Pine Street, San Francisco, CA. 94108

CONTINUATION SHEETPage 2 of 11

*Resource Name or # (Assigned by recorder)

East Napa Landmark District*Recorded by: Page & Turnbull*Date 13 November 2009**Continuation****Update****D3. Detailed Description** (continued)

The East Napa Landmark District comprises a residential neighborhood, but contains a few commercial and institutional properties. These non-residential properties do not contribute to the district, which derives its significance from residential development patterns and uses. One exception is the Oxbow School property (APN: 006-144-011-000). This large parcel has an institutional use and features a number of modern school buildings. However, it also features four adaptively re-used historic houses. For this reason, the property has been included as a contributor to the district, even though the modern buildings on the lot are considered non-contributing.

Houses within the East Napa Landmark District are typically small-scale, one to two story buildings. Many of the one-story houses feature raised basement levels. Wood frame construction is universal and most houses are clad with wood siding. Late nineteenth century and early twentieth century architectural styles are most widely represented and typically found in simple vernacular iterations. Simple bungalows are ubiquitous and sometimes have applied Queen Anne ornamentation. About a dozen more elaborate Queen Anne cottages and Craftsman style bungalows are also present. Houses constructed late in the Period of Significance include small Minimal Traditional style residences typical of the pre-World War II era.

A number of the properties include ancillary buildings, such as garages and sheds, in addition to the primary dwelling. These ancillary buildings enrich the historic context of the neighborhood, but are not considered to be contributors to the District as their use is not residential. In some cases, garages and even a water tower have been converted for use as dwellings, but these buildings are also considered to be non-contributors because their original and intended use was not residential and was typically auxiliary to a nearby house.

The East Napa Landmark District includes a total of seventy (70) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Fifty-five (55) of those parcels are considered contributors to the East Napa Landmark District, because they include a historic building that contributes to the significance of the District. Some of these parcels contain more than one building, though, and thus there are sixty-one (61) individual buildings that are considered significant and contributing.

The spreadsheet below features a column listing the contributory status of properties within the East Napa Landmark District boundaries. "C" stands for "Contributor," a building that conforms to the historic themes and time period that give the district significance. "NC" stands for "Non-Contributor" and denotes properties that do not contribute to the district's significance. After "NC" a reason for the property's non-contributing status is given, including:

- **Vacant** – the parcel is vacant or is a parking lot
- **POS** – the building was not constructed within the District's period of significance (i.e. constructed 1941 or later).
- **Use** – the building does not have, or did not originally have, a residential use and thus does not conform to the significant historic themes of the district

The "APN" column provides the Assessor's Parcel Number for the property. In cases where there are multiple historic buildings on a parcel, the APN may be repeated. The address will specify the exact building on each parcel. Construction dates are provided and are exact in cases where the precise date was provided by the Napa County Assessor's Office or was identified through archival research. Approximate dates, identified with "ca." (circa), are educated guesses based on sources like Sanborn Fire Insurance Maps, visual observation of architectural styles and forms, and other approximate sources.

Contributory Status	APN	Address	Construction Date	Notes
NC - vacant	006-071-001-000	N/A	N/A	
C	006-071-002-000	419 First Street	ca. 1895	
C	006-071-003-000	411 First Street	ca. 1895	
C	006-071-004-000	403 First Street	ca. 1895	
C	006-071-005-000	1139 Juarez Street	1900	
NC - POS	006-071-010-000	1129 Juarez Street	ca. 1975	
C	006-071-012-000	1105 Juarez Street	1868	J.B. Newman House
C	006-071-014-000	1117 Juarez Street	ca. 1890	
C	006-072-002-000	1037 Juarez Street	1895	

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

Primary# _____

HRI # _____

Trinomial _____

Page 3 of 11

*Resource Name or # (Assigned by recorder) East Napa Landmark District

*Recorded by: Page & Turnbull

*Date 13 November 2009

Continuation Update

D3. Detailed Description (continued)

Contributory Status	APN	Address	Construction Date	Notes
NC - POS	006-072-003-000	1017 Juarez Street	ca. 1980	
C	006-072-004-000	1015 Juarez Street	ca. 1905	
C	006-072-005-000	1003 Juarez Street	1905	
NC - POS	006-072-007-000	419 Second Street	ca. 1980	
NC - vacant	006-072-008-000	N/A	N/A	
C	006-072-010-000	442 Post Street	1925	
NC - vacant	006-073-007-000	N/A	N/A	
C	006-073-009-000	1104 Juarez Street	1900	
NC - use	006-073-013-000	359 First Street	ca. 1925	
C	006-073-014-000	1134-1140 Juarez Street	1925	4-plex
C	006-074-005-000	1004 Juarez Street	ca. 1910	
NC - POS	006-074-009-000	1030 Juarez Street	ca. 1975	
C	006-132-003-000	726 Third Street	1925	On same lot as 728 Third Street
C	006-132-003-000	728 Third Street	1925	On same lot as 726 Third Street
C	006-132-004-000	702 Third Street	1920	
NC - vacant	006-132-008-000	N/A	N/A	
C	006-142-002-000	619 Third Street	1898	
C	006-142-003-000	607 Third Street	1898	
C	006-142-004-000	727 Bailey Street	1918	
C	006-142-007-000	706 Burnell Street	1900	
C	006-142-008-000	720 Burnell Street	1939	
NC - POS	006-142-009-000	600 Fourth Street	ca. 1980	
NC - use	006-142-010-000	719 Bailey Street	1915	Water tower converted to residence, originally auxiliary to 727 Bailey Street
C	006-142-011-000	623 Third Street	ca. 1895	Dave Cavagnaro House
C	006-142-012-000	643 Third Street	ca. 1895	Dominic Cavagnaro House
C	006-143-002-000	427 Post Street	ca. 1905	
C	006-143-003-000	437 Post Street	ca. 1905	
C	006-143-004-000	943 Juarez Street	ca. 1915	
C	006-143-005-000	931 Juarez Street	1900	
C	006-143-006-000	915 Juarez Street	1900	
C	006-143-007-000	905 Juarez Street	1910	
C	006-143-008-000	426 Taylor Street	1910	
C	006-143-009-000	434 Taylor Street	1910	
C	006-143-010-000	444 Taylor Street	1928	Garlik House
C	006-143-011-000	456 Taylor Street	ca.1910	Casale House, moved to site between 1924 and 1949
C	006-143-013-000	443 Post Street	ca. 1905	
NC - POS	006-144-002-000	431 Taylor Street	ca. 1975	
C	006-144-003-000	843 Juarez Street	1910	
C	006-144-004-000	831 Juarez Street	1900	
C	006-144-005-000	406 Third Street	1900	
C	006-144-006-000	420 Third Street	1900	
C	006-144-007-000	432 Third Street	1900	
C	006-144-011-000	440 Third Street	ca. 1900	Traves House, Oxbow School property

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

Primary# _____
 HRI # _____
 Trinomial _____

Page 4 of 11

*Resource Name or # (Assigned by recorder) East Napa Landmark District

*Recorded by: Page & Turnbull

*Date 13 November 2009

Continuation Update

D3. Detailed Description (continued)

Contributory Status	APN	Address	Construction Date	Notes
NC – POS/use	006-144-011-000	520 Third Street	1999	Oxbow School (5 modern buildings)
C	006-144-011-000	530 Third Street	1881	Scaruffi House, Oxbow School property
C	006-144-011-000	(No address)	ca. 1905	Darbo House, Oxbow School property. Originally 842 DeWoody Street.
C	006-144-001-000	(No address)	ca. 1870	Originally 834 De Woody Street.
NC - POS/use	006-144-016-000	640 Third Street	ca. 1975	
C	006-144-018-000	618 Third Street	ca. 1900	
C	006-145-010-000	718 Bailey Street	1910	Moved to site between 1924 and 1949
C	006-145-011-000	724 Bailey Street	ca. 1915	Moved to site between 1924 and 1949
NC - POS/use	006-146-005-000	390 Taylor Street	ca. 1970	
NC - POS/use	006-146-007-000	391 Post Street	ca. 1980	
C	006-147-003-000	820 Juarez Street	1900	
C	006-147-004-000	801 Silverado Trail	1939	
C	006-147-005-000	802 Juarez Street	1905	
NC - POS	006-147-006-000	840 Juarez Street	ca. 1915	Moved to site after 1995
C	006-147-007-000	828 Juarez Street	1907	
C	006-193-001-000	747 Third Street	1895	
C	006-193-002-000	741 Third Street	ca. 1900	Front façade altered?
C	006-193-003-000	733 Third Street	1889	
C	006-193-004-000	719 Third Street	1897	
C	006-193-005-000	707 Third Street	1899	
C	006-193-006-000	708 Fourth Street	ca. 1905	On same lot as 721 Burnell Street
C	006-193-006-000	721 Burnell Street	1940	On same lot as 708 Fourth Street
C	006-193-007-000	718 Fourth Street	1908	
C	006-193-008-000	726 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 734 Fourth Street
C	006-193-008-000	734 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 726 Fourth Street
C	006-193-009-000	744 Fourth Street/702 Lawrence Street	ca. 1905	

D4. Boundary Description (continued)

Here, the boundary turns south and runs along the eastern sides of those properties fronting on Juarez Street. Near the southern end of Juarez Street, however, the boundary jogs to include a through-lot (006-147-003) and the lot at the northwest corner of Third Street and Silverado Trail (006-147-004). At that corner, the boundary turns west and runs along Third Street to the intersection of Bailey Street. Here it turns south again, running down Bailey Street with a slight jog to include two properties (006-145-011 and 006-145-010) on the eastern side of the street. Where Bailey Street intersects with Fourth Street, the boundary turns to run west along Fourth Street for two blocks to Lawrence Street. The boundary runs north on Lawrence Street for one block, then crosses Third Street to meet the southwestern corner of lot 006-132-003. It follows the western edge of this lot until it meets the Napa River, which as stated earlier, forms the northwestern boundary of the district area.

(see map on next page)

CONTINUATION SHEETPage 6 of 11

*Resource Name or # (Assigned by recorder)

East Napa Landmark District*Recorded by: Page & Turnbull*Date 13 November 2009

Continuation



Update

D5. Boundary Justification (continued)

However, the boundary jogs southward at Bailey Street to include approximately two blocks south of Third Street that possess concentrations of residential properties that fit the district's historic themes and period of significance. Two houses on the east side of Bailey Street that are otherwise surrounded by the Napa Valley Expo have been included within the boundaries for the same reason.

Properties south of Fourth Street were excluded because development patterns generally shift toward large-parcel, industrial and commercial properties in that area. The western boundary of the district is located along Lawrence Street because the Napa Valley Wine Train railroad tracks create a physical boundary on its western side, and properties located west of the tracks have commercial and light industrial uses. Similarly, the boundary is established along the western edge of parcel 006-132-003, because a few vacant lots and the railroad tracks create an effective boundary at that edge of the district.

D6. Significance (continued)

The subsequent development of East Napa was influenced by the commercial and industrial growth of Downtown and the areas along the banks of the Napa River. East Napa was a working-class area, and it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Its proximity to industrial uses made it a logical place to construct housing for local industrial workers, though. Many of the workers in these industries were single males, often recent Italian immigrants. Many lived in residential hotels, such as the Palace, Colombo, and Brooklyn hotels, all located on Third Street just west of the District.² Others lived in workers' cottages in the East Napa Landmark District area, which were small, simple houses, primarily built between 1890 and 1920.³ Most workers' cottages were vernacular in style, constructed with little or no decoration, and were likely designed by local builders either using pattern books or simply based on previous experience.

At the end of the nineteenth century, development in East Napa was sparse: there were only a few houses per block, and the area was not incorporated within city limits. Most houses in the area were built as independent units, although the cluster of identical Queen Anne cottages at the corner of First and Juarez streets (403, 411, and 419 First Street) is an example of the type of speculative development that sometimes occurred in Napa during this era. The oldest house still extant within the East Napa Landmark District is the James B. Newman House at 1105 Juarez Street, which was built in 1868 and correspondingly dates to this earliest era of East Napa's development. Newman was the owner of Napa Marble & Granite Works at Third and Brown streets, just across the river from East Napa. A total of sixteen (16) contributing resources within the District date to the Victorian era.

Early Twentieth Century Residential Development in East Napa

The East Napa neighborhood continued to develop slowly but steadily in the first two decades of the twentieth century. The beginning of interurban electric railroad service in 1905 spurred residential development in East Napa by connecting the residential neighborhood to businesses and industries in other areas of the city and the valley. This allowed workers from Vallejo and Mare Island to live in the quiet East Napa neighborhood. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route.⁴ In East Napa, residential development was concentrated along Juarez Street and Third Street; by 1910, there were five to ten small, one-story houses per block in these areas, while south of Fourth Street, the blocks were still undeveloped.⁵

At this time, East Napa did not have any schools, and residents relied on the development in Alta Heights and surrounding neighborhoods to provide educational facilities and other social services. East Napa Park was located nearby: a block of land at the southeast corner of Burnell and Fourth streets covered with tall shade trees and a large pavilion, which is now the Napa Valley Expo.⁶ The strong Italian community continued to dominate the social life of East Napa, and for entertainment, residents would gather to play bocce ball or socialize at the Brooklyn Hotel or Depot Restaurant.⁷

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree.⁸ Napa sustained relatively minor damage, and mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees

CONTINUATION SHEETPage 7 of 11

*Resource Name or # (Assigned by recorder)

East Napa Landmark District*Recorded by: Page & Turnbull*Date 13 November 2009

Continuation



Update

D6. Significance (continued)

of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the East Napa Italian enclave in numbers and prominence, and becoming important members of the community.⁹

By 1907, the Napa city limits were expanded to include East Napa and after the close of World War I, a building boom resulted in further development in the area. Thirty-eight (38) contributing resources within the Landmark District date to the early twentieth century era, indicating that this was the period of greatest growth and vitality in East Napa.

Prohibition and Depression in East Napa

Houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. They often featured stucco cladding instead of wood, became longer and lower, abandoned front porches, and featured garages (often detached). Bungalow courts also developed during this era as a compromise between affordable apartments and expensive single family homes, with individual units clustered around a central communal garden or courtyard. Popular architectural styles included Craftsman, Spanish Eclectic, and Mediterranean Revival.¹⁰

During the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.¹¹ This era saw steady construction of single-family homes throughout the city and the establishment of more factories in the survey area, but Prohibition and the Great Depression greatly curbed the city's economic development. The Soscol Gateway area to the south of the District thrived as the city's industrial core, and residential East Napa had been largely built out with modest working-class homes by the late 1920s.¹² East Napa remained the center of Napa's Italian American community, and had a number of famous (or infamous) residents.

Before World War I, prohibition of alcohol had become an important political issue spearheaded by religious groups and the temperance movement. Congress responded by drafting the Volstead Act in 1917, which was ratified as the 18th Amendment to the U.S. Constitution. By 1920, many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades and Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and the city of Napa shared in the hard economic times. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make medicinal spirits and sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers.¹³

Illegal liquor production and distribution was quite common in East Napa. At the onset of Prohibition, the Saxon Cider Works on Soscol Avenue switched from brewing beer to making cider, but soon thereafter owner George Blaufuss revived the beer brewing operation. He partnered with Dave Cavagnaro and hundreds of Napers lined up at the brewery every day. Local law enforcement—namely Dave's brother, patrolman Henry "Punch" Cavagnaro—looked the other way. East Napa's hotel owners were notorious: Dave Cavagnaro continued to operate his saloon at the Brooklyn Hotel well into Prohibition, selling liquor out the back door to his wine-loving Italian neighbors; G. Bertolini, the proprietor of the Colombo Hotel on Third Street (no longer extant), served six months in jail for bootlegging and was ordered to close his hotel for a year; and the Roma Hotel on First Street and the Depot Restaurant on Soscol Avenue were both known speakeasies that were raided in 1926.

When the stock market crashed in 1929, the nation's economy was in shambles, and California was hit hard by the Great Depression. However, the success of the city's industries, especially the Rough Rider plant on Soscol Avenue, and nearby Mare Island, spared Napa from some of the worst hardships of the Depression. The onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in residential neighborhoods like East Napa. Within the East Napa Landmark District, no extant buildings appear to have been constructed between 1928 and 1939; a clear indicator of the financial hardships resulting from the Great Depression. However, in the recovery period after the Depression and before the onset of World War II, four houses in the District were constructed. A total of ten (10) contributing resources within the East Napa Landmark District date to the Prohibition and Depression era.

CONTINUATION SHEETPage 8 of 11*Resource Name or # (Assigned by recorder) East Napa Landmark District*Recorded by: Page & Turnbull*Date 13 November 2009

Continuation



Update

D6. Significance (continued)World War II and the End of the Period of Significance

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.¹⁴

Because of the large influx of people, infrastructure improvements and rapid suburban development occurred during the war and continued well into the postwar era. The construction of seventy-one new subdivisions throughout the city were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the City Council to incorporate these new developments.¹⁵ Already largely built out, however, East Napa was not directly associated with these physical changes. The proximity of the East Napa residential neighborhood to major war-industry employers like Mare Island and Basalt Rock Company made the older working-class houses in the area desirable for defense workers, but no new construction took place. Funds for defense housing were directed elsewhere and although East Napa played a role in housing war workers, its physical growth stagnated.

After 1940, no new buildings appear to have been constructed in East Napa until the 1970s, and only ten (10) buildings have been erected since. These buildings are not age-eligible (older than 45 years) and are therefore not considered to be contributors to the District. The physical fabric of the East Napa Landmark District dates almost entirely to the time prior to World War II. The year 1940, the construction date of the last contributing resource in the District, marks the end of the East Napa Landmark District's period of significance.

The Italian Community in East Napa

In addition to its status as a working-class neighborhood, East Napa was also home to a vital Italian community, as is mentioned above. Because Italian settlement in Napa exceeded that of most other cultural and ethnic groups, and the activities of the Italian community were so strong in East Napa particularly, the existence of this cultural enclave within the East Napa Landmark District is a significant historic theme.

As Napa County developed in the late nineteenth century, the need for agricultural, mining, and infrastructure labor soon exceeded the available supply of local manpower, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor. Because of its reputation as the industrial fringe of Napa City, the East Napa survey area attracted these early working-class immigrant groups as a place to reside.

Italian immigrants arrived in Napa looking for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early arrivals to Napa, they were attracted by the promise of opportunity and land. Napa County's first Italian immigrants were three brothers from Genoa—Nicola, Lorenzo and Antonio Carbone—who arrived in 1863 and established the first Italian produce garden on Coombsville Road in 1870. Other Italian pioneers included Giovanni and Antonio Rossi, who established the second and longest-operating Italian produce garden in Napa around 1872, and Guisepppe Migliavacca, who opened one of Napa's first large capacity wineries in 1874. Most Italian immigrants were laborers, though, and worked in the manufacturing, agricultural, or construction industries. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen, including the St. John's neighborhood, clustered around St. John's Catholic Church at Main and Caymus streets, and the most prominent being in East Napa.¹⁶

Beginning in the late nineteenth century, East Napa was known as "Little Italy," and the contributions of this close-knit Italian immigrant enclave greatly shaped the development of the neighborhood. Newcomers freshly arrived from Italy gathered in East Napa where they could get cheap rooms and industrial jobs, and meet others who spoke their language. Many of these immigrants were single men whose aim was to secure a job and live frugally until they earned enough money to send for their families. Among the early Italian-owned businesses in East Napa were the Brooklyn Hotel, an eight-room hotel on Third Street established in 1872 by Dominic Cavagnaro and operated by the Cavagnaro family for nearly a century; the Colombo Hotel,

CONTINUATION SHEETPage 9 of 11

*Resource Name or # (Assigned by recorder)

East Napa Landmark District*Recorded by: Page & Turnbull*Date 13 November 2009

Continuation



Update

D6. Significance (continued)

established near the railroad tracks on Third Street in the early 1880s and later converted into the Buonaventura Italian Grocery; and the Depot Saloon (later the Depot Restaurant and now known as Fabrizio's Italian restaurant), established near Soscol Avenue by Giani Baptista Ferroggiaro in 1881. Many Italians in East Napa purchased land and houses in the neighborhood, cultivated vegetable gardens, and participated in cultural and social activities.¹⁷

From the 1870s through the 1940s, most of the residents of East Napa were of Italian descent: the 1918 city directory showed 33 names on First Street east of the Napa River, half of them Italian; a majority of the 18 names on Juarez Street were Italian; and more than half the households on Third Street had Italian names, including at least two belonging to members of the Cavagnaro family.¹⁸ Italians continued to play a prominent role in East Napa throughout the 1920s and 1930s. As mentioned previously, many wine-loving Italians were openly opposed to Prohibition, and many gained notoriety as bootleggers.

Dave Cavagnaro was fondly regarded as the unofficial "mayor" of East Napa; his Brooklyn Hotel was a popular gathering place for the Italian community, and he organized numerous parades and social events for the town. The Depot Restaurant was another long-standing Italian-American establishment; owner Therese Tamburelli was renowned for creating "malfatti," tiny dumplings of ravioli filling she created when she ran out of pasta dough while cooking for a visiting San Francisco baseball team in 1930. Many other Italian-American residents in East Napa worked as grocers, shopkeepers, or factory workers and brought Italian cultural influences to the area.¹⁹ However, the ethnic composition of East Napa changed after World War II as subsequent generations of Italian-Americans moved out of the neighborhood to more affluent areas, and the neighborhood was no longer the stronghold of Italian culture it once was.²⁰ This egress of the Italian community from East Napa is yet another reason that the period of significance for the East Napa Landmark District ends at the beginning of World War II.

Integrity of Contributing Resources

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

The majority of properties within the Landmark District retain a high degree of integrity. Because the District area itself is so intact, integrity of setting for individual properties is excellent. Most properties within the District retain integrity of location, with only six houses appearing to have been moved into the area, and up to five of those possibly moved within the period of significance. (These five do not appear on the 1924 Sanborn Fire Insurance map, but appear on the 1949 map, indicating that they were moved into the area sometime between those dates. Only one house, at 840 Juarez Street, is not present in 1995 aerial photos, indicating that it was moved into the area relatively recently.) Some buildings within the District have been altered, but typically in minor ways. Integrity of design, workmanship and materials is thus considered good, as none of the contributors have undergone such drastic alterations or additions that their original character as modest, working-class houses is no longer evident. Because individual buildings within the District possess integrity, the overall integrity of the East Napa Landmark District is also retained.

Evaluation

The East Napa Landmark District is a strong example of a residential neighborhood whose development was influenced by trends in commerce, industry and culture. The small neighborhood of modest, working-class houses developed as a direct response to Napa's city-wide boom in business and industry during the late nineteenth and early twentieth centuries. Industrial activities, which were located at the riverside and in the Soscol Gateway area, adjacent to East Napa, particularly influenced the development of the East Napa Landmark District, which provided housing for laborers. The types and quality of the resources present in the District effectively illustrate the socio-economic factors that influenced their construction, and the architectural character and construction dates of the resources are effective indicators of the range of historic periods over which the neighborhood developed and the historic events that influenced both building booms and stagnation in the area at various times.

Additionally, East Napa is significant as a cultural enclave for Italians in Napa. This was one of the most prominent immigrant groups in the city and East Napa was the nexus of their community. Commonly referred to as "Little Italy", East Napa contained the

State of California & The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary#	
	HRI #	
	Trinomial	

Page 10 of 11 *Resource Name or # (Assigned by recorder) East Napa Landmark District

*Recorded by: Page & Turnbull *Date 13 November 2009 Continuation Update

D6. Significance (continued)

residences of many Italian families and was surrounded by Italian-owned and operated businesses that served as social venues for the community. While the resources in the District do not physically or visually account for Italian ownership or occupancy, archival sources document the historic presence of the Italian community in the area and serve to substantiate the neighborhood's long-standing character as an Italian enclave. The settlement of Italians in the neighborhood also reflects broader historic trends and events. The initial arrival of the Italian immigrant community is directly tied to the events of Napa's industrial boom and the connection many Italians had to the agricultural and wine industries that were so prevalent in the region. Their settlement in East Napa is related to the establishment of industrial facilities in nearby areas. Growth of the Italian community in East Napa is also tied to the events of the 1906 earthquake, because refugees from San Francisco's North Beach were specifically invited to come to East Napa by existing residents. The community was also intricately involved with the events of Prohibition and contributed to the persistence of brewing and wine-making industry and culture in Napa.

Because the District is so cohesive in the types and quality of resources present it is an outstanding example of all the development trends and associated historic events identified above. Therefore, the East Napa Landmark District is significant under Criterion A/1 (Events) for association with important development patterns and the settlement of an ethnic/cultural community.

East Napa boasted many prominent residents, particularly members of the Italian community, like members of the Cavagnaro and Tamburelli families. While many of these people are well-known and their activities and accomplishments recounted in numerous anecdotes, their significance to the East Napa Landmark District relies more on their cumulative importance as members of a cultural community than as significant persons with individually outstanding accomplishments. In this case, as recommended in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Criterion A/1 is more appropriately applied to address significance "based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this group of citizens."²¹ Subsequently, East Napa Landmark District is not significant under Criterion B/2 (Persons), for association with individually significant historic figures.

The East Napa Landmark District is significant under Criterion C/3 (Architecture) because it exhibits characteristics of types, periods, and methods of construction that all relate to a modest, working-class, residential property type. The District is primarily made up of small, single-family residences that date to the late nineteenth and early twentieth centuries. Most have bungalow or cottage forms and exhibit vernacular iterations of architectural styles popular during the time in which they were built. The majority are of wood frame construction with wood siding and other vernacular materials and details. Although few of the houses within the East Napa Landmark District stand out as individual examples of high architectural merit, together they represent a cohesive class and type of architecture. A range of styles and forms from the 1860s to 1940 are represented, but ultimately they all provide a coherent grouping of buildings that illustrate the concept and evolution of "modest, working-class, vernacular dwellings." The fact that the physical integrity of buildings within the neighborhood is high lends additional significance to the District and allows the character of a working-class neighborhood to be conveyed. Therefore, the East Napa Landmark District is significant under Criterion C/3 (Architecture) as a good example of a working-class neighborhood characterized by modest vernacular bungalows and cottages.

The East Napa Landmark District 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 California Historic Resource Status Code of "5S3" assigned to the East Napa Landmark District means that it appears to be eligible for local listing or designation based on the documentation undertaken by the Soscol Gateway/East Napa Historic Resources Survey. Eligibility at the local level denotes that the District's significant attributes had influence within the City of Napa and the surrounding area. However, its influence did not extend to a wider geographical region or possess a level importance that would be readily recognized outside of Napa. It therefore does not rise to the level of California or National Register eligibility. In the City of Napa, local historic districts are known as Landmark Districts, and are defined by Section 15.52.020 (A) of the Napa Municipal Code as "any delineated geographic area having historical significance, special character or aesthetic value which serves as an established neighborhood, community center or distinct section of the city, possessing a significant concentration of cultural resources united historically or aesthetically by plan or by physical development, and which the city council designates by resolution as worthy of protection..."

CONTINUATION SHEET

Page 11 of 11

*Resource Name or # (Assigned by recorder)

East Napa Landmark District*Recorded by: Page & Turnbull*Date 13 November 2009

Continuation



Update

D7. References

Notes:¹ Napa County Historical Society Archives. Bloomfield, 5.² Ibid, 55.³ Ibid.⁴ Ibid., 32-33.⁵ Sanborn Fire Insurance Maps (1910).⁶ Gregory, 163. "History of Napa Valley Expo," in Napa Valley Expo archives.⁷ Coodley and Schmitt, 55.⁸ Weber, *Roots of the Present: 1900 to 1950*, 58-63. Weber, *Napa*, 64-66. Kernberger, *Mark Strong's Napa Valley*, 33.⁹ Weber, *Napa*, 86. Weber, *Roots of the Present: 1900 to 1950*, 64.¹⁰ Bloomfield, 13. Napoli, "Napa Abajo/Fuller Park Historic District", 108.¹¹ Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).¹² Sanborn Fire Insurance Maps (1924).¹³ Heintz, 245-284. *Napa, the Valley of Legends*, 87-88¹⁴ Bloomfield, 9-10¹⁵ Weber, *Roots of the Present: 1900 to 1950*, 252.¹⁶ Weber, *Old Napa Valley: The History to 1900*, 204. *Napa, the Valley of Legends*, 34-35. Weber, *Napa*, 86-87.¹⁷ Weber, *Napa*, 86-87. *Napa, the Valley of Legends*, 39-40. Sabrina Buell, "A Local History of East Napa," (Oxbow School, Summer 1998).¹⁸ Bloomfield, 55.¹⁹ Coodley and Schmitt, 55-69, 123. Buell, "A Local History of East Napa."²⁰ Buell, "A Local History of East Napa."²¹ National Park Service, 15.Sources:Bloomfield, Anne. *A Residential Context for the Cultural Resources of the City of Napa*. Prepared for Planning Department, City of Napa, January 1996.

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