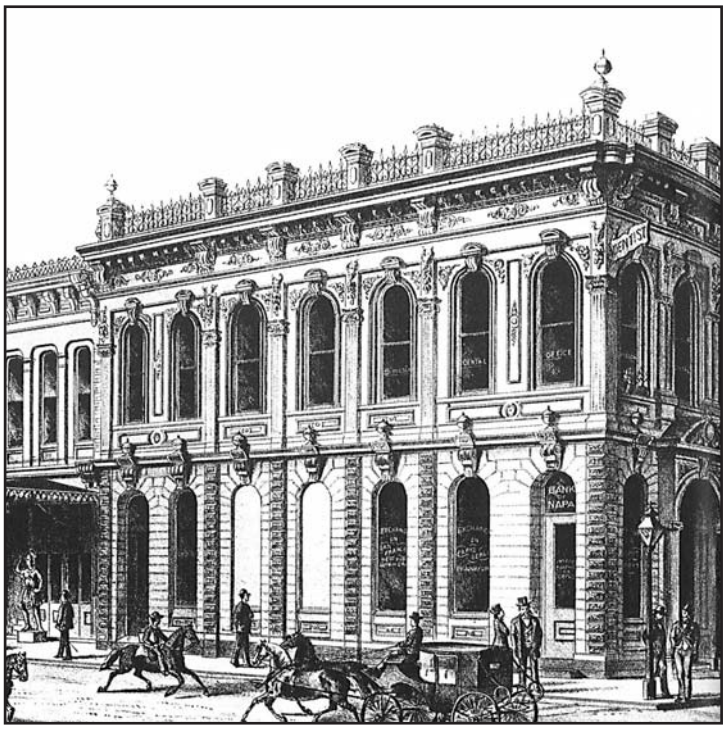


City-Wide Historic Context Statement

Final Draft (Revised for OHP)

Heritage Napa

Napa, California

1 September 2009

Prepared for
City of Napa, Planning Department &
Community Redevelopment Department

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On cover:
Bank of Napa, once standing at Second and Main.
Smith & Elliot, 1878.

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I. INTRODUCTION

Purpose

This Napa City-Wide Historic Context Statement was prepared for Heritage Napa, a program administered by the City of Napa and the Napa Community Redevelopment Agency and funded by a grant from the California Office of Historic Preservation. The historic context statement was prepared in conjunction with a windshield architectural survey of the City of Napa. Through survey, areas with high concentrations of historic properties were identified and assigned priority levels. Priority levels corresponded to each area's potential to yield historic resources significant to the history and development of Napa, and indicated which areas should be further documented. Together, the prioritization mapping and historic context statement will inform planning decisions and encourage preservation of Napa's rich heritage.

The historic context statement covers Napa's built environment from pre-history to the present. The purpose of this document is to support and guide survey and identification of historic properties throughout the city. The context statement includes a chronological history of the city's development and identifies important periods, events, themes and patterns of development. The statement provides a foundation by which to assess and evaluate individual properties and neighborhoods. Historic property types are also identified and described in the historic context statement, and significance and integrity considerations are included for each.

Definition of Geographical Area

The Napa City-Wide Historic Context Statement addresses the geographical area within the current city limits. However, by default it also draws on the history of the larger Napa Valley and northern San Francisco Bay region, since influences from these wider areas shaped the City of Napa and, conversely, the development of Napa affected the surrounding region.

The City of Napa is located at the north end of the San Francisco Bay and is connected to the Bay by the Napa River, which runs south from the southwest slope of Mount St. Helena in the Mayacamas Mountains, through Napa Valley, to San Pablo Bay and then San Francisco Bay. The City of Napa is located at the south end of Napa Valley. Outside of the city, the environment consists of the relatively flat valley floor flanked on either side by rolling hills. The landscape is primarily rural and agricultural, supporting the numerous vineyards that contribute to the region's famed wine production.

The City of Napa covers approximately 18 square miles with the Napa River running generally north-south through the eastern portion of the city. The downtown core is located on the west bank of the river, near a large meandering oxbow in the river's course. Though modern retail establishments have been established outside of the downtown core, the area still represents the traditional commercial center of the city and features a variety of commercial and retail functions, as well as civic uses. Historically industrial functions were situated in proximity to the river, and these industries remain in this location today. Modern industries are also located on the outskirts of the current city limits. Residential neighborhoods traversed by commercial corridors expand outward from the city center and comprise the majority of Napa's geographic area. Major transportation routes through the city include the St. Helena Highway (State Route 29) and Silverado Trail (State Route 121), both of which run north-south and link Napa with other areas of the valley. Major local thoroughfares include Soscol Avenue and Jefferson Street running north-south, and Trancas Street, Lincoln Avenue, and

West Imola Avenue running east-west. First and Second streets, running west and east respectively, represent the major routes through Napa's downtown. Bridges at First and Third streets and Soscol Avenue provide access across the Napa River near downtown, while additional bridges on Trancas, Lincoln, and West Imola avenues provide river crossings in the outlying areas of the city.

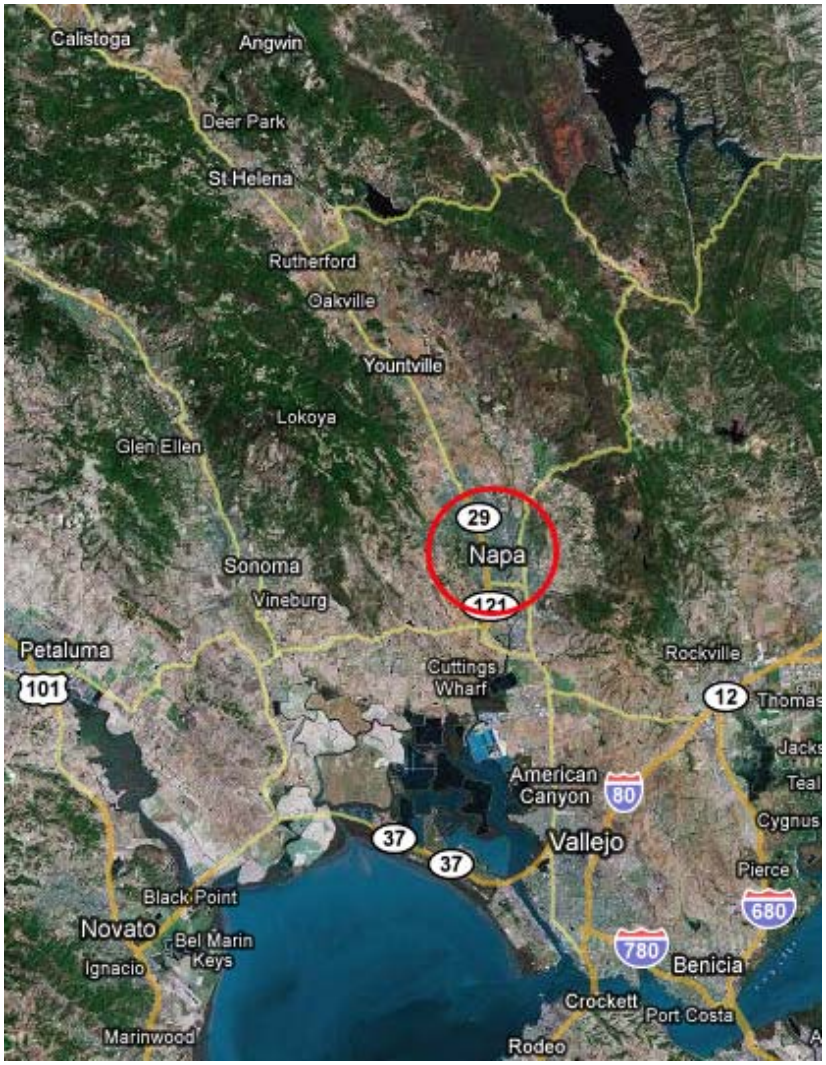


Figure 1. Napa Valley; location of City of Napa circled.

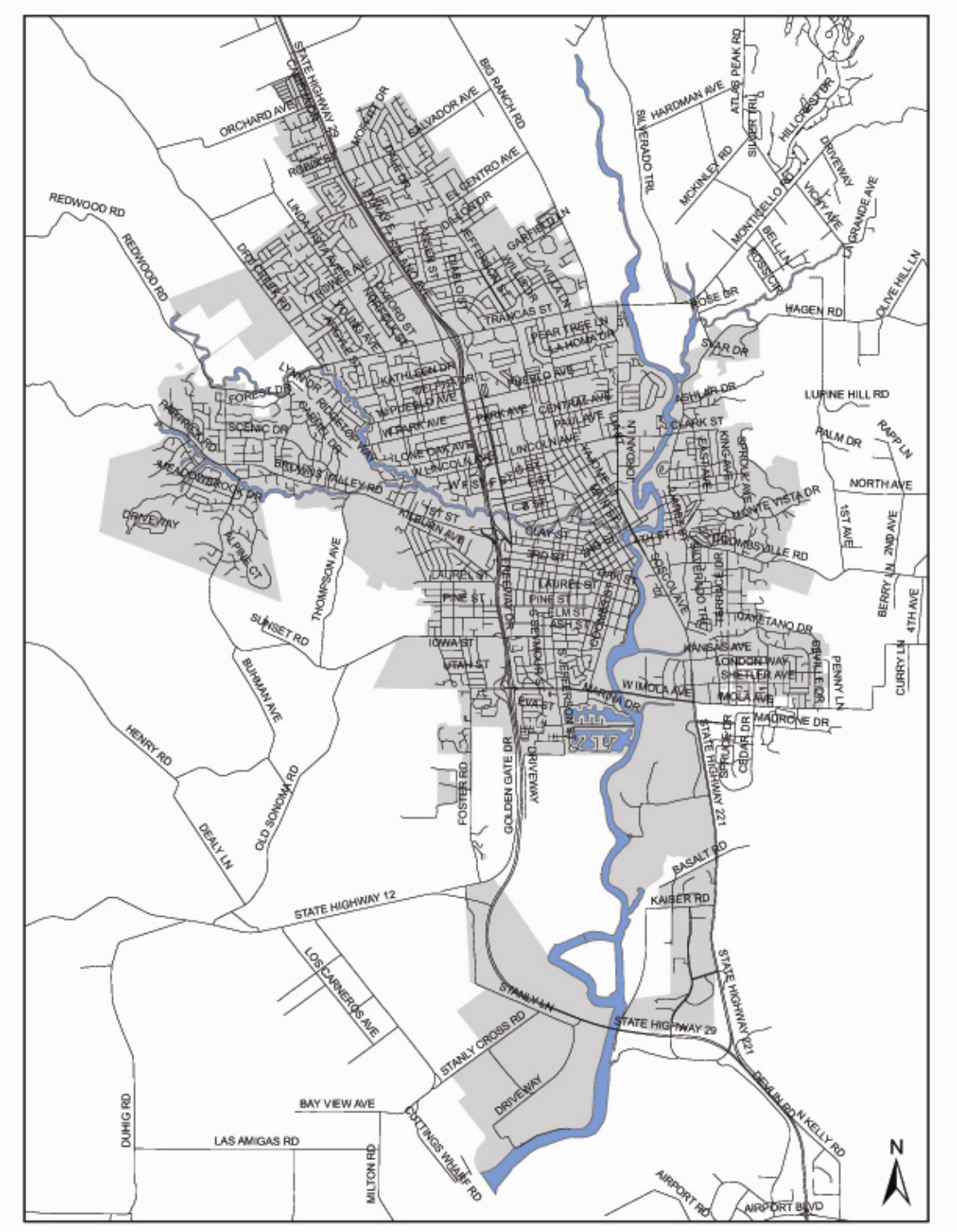


Figure 2. City of Napa; city limits shown in gray.

Methodology

The Napa City-Wide Historic Context Statement is organized chronologically, with sections corresponding to the major periods in Napa's history, from pre-history to the present. Its content and organization follows the guidelines of National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin No. 16A *How to Complete the National Register Registration Form*, National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form*, National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*[1], and *Instructions for Recording Historical Resources* published by the California Office of Historic Preservation.[2]

Research for the Napa City-Wide Historic Context Statement was gathered at local and regional repositories. Primary sources, or those from or directly related to the past, included Sanborn Fire Insurance Maps, newspaper articles, and historic photographs. Secondary sources, modern accounts that synthesize historic information, included books and publications (listed in the bibliography at the end of this document), GIS maps (see Appendix), previous historical reports and survey documentation (see Section II), and internet sources. The context statement was also informed by the city-wide windshield architectural survey, which provided insight into property types, neighborhood development and use patterns, and architectural styles and characteristics present throughout Napa. Information gathered from the public during a community workshop was also integrated into the context statement.

CITY-WIDE SURVEY METHODOLOGY

Through the city-wide windshield architectural survey, property types associated with significant historical themes were identified and prioritization levels signifying areas with the potential to yield historic properties were assigned. The term "windshield" signifies that the survey was conducted by vehicle and on foot to photograph and record basic information about properties within the survey area. GIS maps were produced from parcel data received from the City of Napa to analyze the surveyed properties. The maps illustrated concentrations of historic properties, neighborhoods of homogenous construction dates (indicating tract developments), and general patterns of city growth and expansion.

Survey field work was conducted on November 21 and December 9, 2008, by Caitlin Harvey and Rebecca Fogel, Architectural Historians for Page & Turnbull, who meet the Secretary of the Interior's Professional Qualifications for Architectural History. They were assisted by City of Napa Planning Department intern, Kara Brunzell. Preliminary research was conducted at the Napa Planning Department for information about local history, city development trends, prior survey undertakings and existing documentation of historic properties, which included survey districts established by the 1978 Survey and the Historic Resources Planning Areas established by the 1995 Napa City-Wide Survey. The historic development patterns identified in the Historic Context Statement also informed the architectural survey.

The surveyors drove the extent of the city and documented the general character of neighborhoods, traffic corridors, and areas of particular use with the goal of identifying concentrations of historic properties with the potential for further historic resource evaluation work in the future. The surveyors used Napa's known historic contexts to look for demonstration of historical trends, examples of high architectural style, similar architectural character, and other notable features throughout the city. In areas exhibiting a high concentration of historic properties, the surveyors

[1] National Register Bulletins can be found at: http://www.nps.gov/history/nr/publications/bulletins.htm
[2] Found at http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf

walked select streets in order to more thoroughly capture the variety and details of resources present. Survey documentation included taking representative photographs of historic properties; noting qualities like age, style, use and distribution; and making rough boundary maps. Boundary maps were drawn around areas that appeared to have a cohesive character, and are used to denote areas for further study. The boundaries were further determined by: obvious transitions in the physical fabric; use; the overall age of the neighborhood; tangible borders like major traffic corridors; known historic development boundaries (information gleaned from historical research); or previously established neighborhood boundaries (some well-established neighborhoods and previously surveyed areas have commonly accepted boundaries).

The results of the survey are located in section **V. Recommendations** of this document, which is accompanied by GIS maps that illustrate sub-area boundaries and neighborhood characteristics. Each of the 33 identified sub-areas has been described and representative photos of historic properties are included. Each area is assigned a priority ranking (described in more detail below) that indicates its potential to yield additional historic information. The Recommendations section also addresses previously surveyed neighborhoods and their potential for historic district designation. Although other historic properties suitable for survey and documentation may be located outside of the boundaries of these identified sub-areas, the concentration of these properties was not considered high enough to warrant a sub-area. It is recommended that the survey and documentation of these properties be approached on an individual basis.

Page & Turnbull consulted with City Staff from the Napa Planning and Redevelopment departments and members of the Napa Cultural Heritage Commission (CHC) to finalize the contents of this report. This consultation process ensured the accuracy of information presented and confirmed that Page & Turnbull's recommendations for future survey and designation undertakings were in line with the intentions and expectations of local government and preservation organizations. In cases where a sub-area may be impacted by development proposals, potential projects, or other planning issues, City Staff and the CHC were consulted to ensure that such areas were accurately prioritized. However, please note that recommendations resulting from the city-wide survey are intended for planning purposes only, and do not represent an intensive historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

How to Use This Document

The Napa City-Wide Historic Context Statement identifies development patterns that shaped the city's built form. The document is organized as follows:

- Section **II. Existing Surveys, Studies and Reports** summarizes previous historic resource survey work in Napa.
- Section **III. Guidelines for Evaluation** provides a definition of each of the major property types found in Napa (residential, commercial, civic/institutional, industrial, and agricultural), and guidelines to evaluate the significance and integrity of these properties.
- Section **IV. Historic Context** includes a narrative of the city's developmental history. This history is broken into eight periods which are defined by events, themes, and development trends. Property types associated with each of the eight periods are identified and analyzed. Analysis includes an architectural description, a list of character-defining features, an evaluation of historic significance, and a summary of integrity considerations.
- Section **V. Recommendations** includes the results of the city-wide survey, and prioritizes future historic resource survey efforts. This section identifies 33 neighborhoods and

presents information about what types of resources are present in each neighborhood. The recommendations section includes GIS maps which show the distribution of age-eligible properties, and gives recommendations for future surveys, design guidelines, historic nominations, and other treatments of historic properties.

II. EXISTING SURVEYS, STUDIES AND REPORTS

A number of prior survey efforts have occurred in the city of Napa, within the City-Wide Survey boundaries. In some cases, these surveys have resulted in the designation of historic districts; other areas remain unlisted, though individual property records and evaluations are on file with the City of Napa Planning Department. The following section outlines past survey and inventory undertakings and their results.

While the following areas have been previously studied, they should be regarded as pertinent elements of the city-wide scope for the purposes of this historic context statement and city-wide reconnaissance survey. In many cases, the areas studied lie near the city center and represent clusters of Napa's oldest resources. They are widely recognized as significant neighborhoods and resources and therefore contribute to Napa's historic context.

Historic Resources Inventory (HRI)

The Historic Resources Inventory (HRI) is the City of Napa's official list of locally-designated historic resources. The current HRI was adopted by the Napa City Council in 1997; it is regulated by the city's Historic Preservation Ordinance (Chapter 15.52 of the Napa Municipal Code), and is maintained by the Cultural Heritage Commission (CHC). The first historic resource inventory was conducted within the City of Napa in 1969. Subsequent surveys of varying scopes and methodologies were conducted in 1978, 1988, 1994, 1995, and 1998. These surveys covered Napa's central historic core either via a windshield analysis (more comprehensive, but less in-depth), or through an intensive-level inventory of specific neighborhoods (i.e. St. John's and Napa Abajo/Fuller Park). Creating and maintaining the HRI has been an ongoing process, as the accuracy of older surveys diminishes with time and uncharted areas have not been documented. The CHC has continued to update the HRI, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa. [3]

Over 2,800 individual properties are currently listed on the HRI. Properties listed on the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant. Depending on their Map Score (established by the 1995 Napa City-Wide Survey and discussed later in this chapter), properties listed on the HRI are subject to varying levels of design review by the CHC and staff.[4]

[3] Napa City Council, "Resolution No. 97-015" (7 January 1997), in City of Napa Planning Department Archives. City of Napa, "Historic Resources Inventory," www.cityofnapa.org (accessed 2 January 2009). "Napa Municipal Code: Title 15. Chapter 15.52: Historic Preservation and Neighborhood Conservation," http://www.cityofnapa.org/index.php?option=com_content&task=view&id=259&Itemid=350#fifteen52 (accessed 2 January 2009).
[4] City of Napa, "Historic Resources Inventory," www.cityofnapa.org (accessed 2 January 2009). City of Napa, "Certificates of Appropriateness," www.cityofnapa.org (accessed 2 January 2009).

1978 Survey

The 1978 Napa County Historic Resource Survey (1978 Survey) was the first large-scale historic resource survey to be completed in the county, and was prepared for the City and County of Napa by Napa Landmarks Inc., using grant monies from the City and State. Napa Landmarks was founded in 1974 as a city-specific non-profit organization by a group of Napans who were concerned with the clearance of the City's historic architecture to make way for new development. In 1986, the group's focus shifted to a county-wide scale and its name was changed to Napa County Landmarks. Since its conception, it has been the organization's mission to protect historic buildings and sites for posterity by promoting educational programs, public policy advocacy, research and technical assistance that supports preservation.

The 1978 Survey was one of Napa Landmarks' first large undertakings. Over 2,500 historic buildings, structures, and places throughout the county were photographed through an initial "windshield survey," and recorded on a Master List to create an inventory of historic resources. The list was divided by survey district, and a brief historic overview was completed for each area. Official State Historic Resource Inventory forms were completed for some properties, but most were only documented by the Master List. The 1978 Survey also divided the city of Napa into nine survey areas based on historic context and development patterns: Downtown, Napa Abajo, St. John's, Spencer, West Napa, East Napa, Calistoga Avenue, Alta Heights, and Fuller Park. The 1978 Survey was undertaken during the early years of Napa's preservation movement, and also included recommendations for strengthening the local preservation planning process within Napa County.[5] The 1978 Survey has been updated a number of times—both formally and informally—by City Staff and has become the foundation for the city's Historic Resources Inventory as well as subsequent survey work.

Napa City-Wide Survey (1995)

The Napa City-Wide Survey was completed in 1995 by San Buenaventura Research Associates of Santa Paula, California, for the City of Napa Planning Department. A windshield survey was completed with the primary goal of producing a digital database of historic resources. The survey included a systematic inventory of all historic resources within the sections of the city urbanized prior to 1950. Resources in other portions of the corporate limits were also identified by the City-Wide Survey, but were not systematically surveyed.[6]

Buildings were rated according to a 1 to 5 point system called Map Score (MS), with "1" defined as properties eligible for listing in the National Register; "2" as properties eligible for listing as a City Landmark; "3" as properties that are not individually eligible, but that contribute to a potential historic district; "4" as ineligible or non-contributing to a historic district; and "5" as not ranked or not visible. The Map Score was derived from a combination of the building's date of construction, significance/visual quality, and integrity. To measure visual quality, each building was given a Visual Evidence of Significance, or VES, score ranging from 1 to 5, with 1 being "Outstanding example of a style or period." The VES score was then compared with the date of construction according to a matrix to generate each property's final Map Score, although integrity was also taken into consideration.[7]

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[5] Napa Landmarks, Inc., "Final Report: Napa County Historic Resources Inventory" (Napa: unpublished report, 1 December 1978), in City of Napa Planning Department Archives, 1-11.
[6] San Buenaventura Research Associates, "Napa City-Wide Historic Resources Survey: Methodology and Results Report" (Napa: unpublished report, March 1995), in City of Napa Planning Department Archives, 1-3.
[7] Ibid., 4-7.

Of the 6,014 properties evaluated in the City-Wide Survey, 2,206 properties were identified as contributors to potential historic districts and 93 properties were identified as potentially individually significant. The survey also identified Historic Resources Planning Areas (HRPAs) with high concentrations of historic resources to inform future planning projects.[8] The results and methodology of the 1995 City-Wide Survey were adopted by the City Council in 1997 as the updated Historic Resources Inventory, and replaced the 1978 Master List.[9]

Napa Abajo/Fuller Park Historic District

Fuller Park was first documented in 1994 through the "Fuller Park Historic Resources Inventory," which was one of the city's first intensive-level surveys. The goal of the survey was to document the Fuller Park neighborhood and establish a local historic district. The inventory included 130 California Historic Resources Inventory forms (DPR 523A forms which documented architectural resources), a historic context statement for Fuller Park, maps of the area, and an evaluation of a historic district and evaluations of the eligibility of individual properties for listing in the National Register of Historic Places.[10]

The "Napa Abajo/Fuller Park Historic District" was listed in the National Register of Historic Places in 1996. The district is comprised of 23 blocks between Fuller Park and the Napa River, and includes 297 contributing and 308 non-contributing resources. The district was determined to be significant as a residential area of Napa during the period before the end of World War I, and contains a high concentration of historic resources.[11]

In 1998, the "Napa Abajo/Fuller Park Design Guidelines" were completed to regulate alterations to buildings within the district and preserve the integrity of the district. The guidelines cover a variety of construction and repair work, including the rehabilitation of historic buildings, alterations to non-contributing properties, new construction, and landscape and site design. The guidelines are used by property owners and architects as advisory information for planning potential projects, and by the Cultural Heritage Commission for formal project review of city landmarks, properties with Historic Preservation Zoning Overlay, and other historic resources.[12] While still entitled "Design Guidelines for the Napa Abajo/Fuller Park Historic District," the guidelines presented in the document are now applicable in all of the city's historic districts.[13]

[8] Ibid., 9.
[9] Napa City Council, "Resolution No. 97-015" (7 January 1997), in City of Napa Planning Department Archives.
[10] City of Napa Planning Department, "Fuller Park Historic Resources Inventory: Final Report" (Napa: unpublished report, 6 July 1994), in City of Napa Planning Department Archives, 5-7.
[11] Donald Napoli, *Napa Abajo/Fuller Park Historic District* (National Register Nomination Form, 30 September 1996), 1-4.
[12] Winter & Company and Racestudio, "Design Guidelines for the Napa Abajo/Fuller Park Historic District" (Napa, unpublished report, April 1998), 3-4. Also at www.cityofnapa.org (accessed 2 January 2009).
[13] City of Napa, "Preservation Guidelines," www.cityofnapa.org (accessed 2 January 2009).

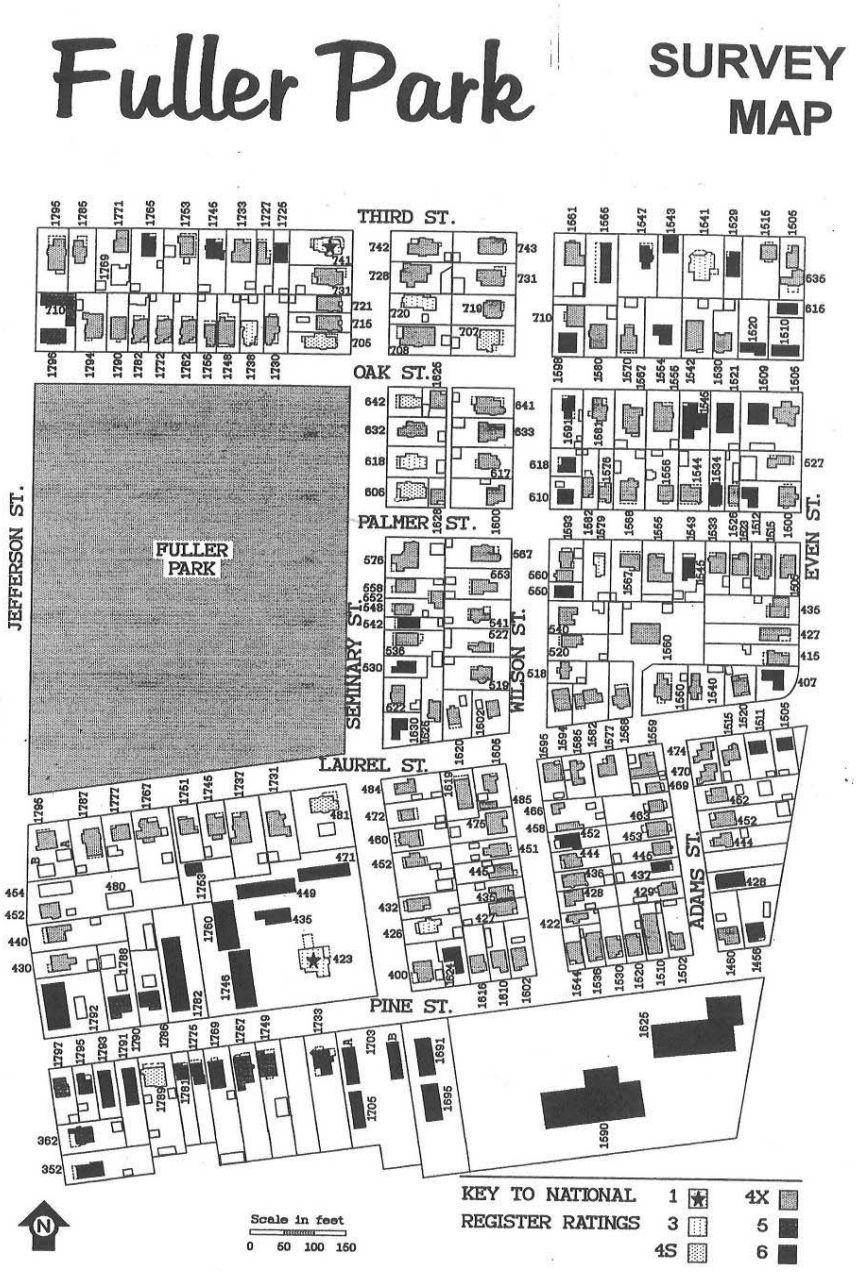


Figure 3. Fuller Park Survey Map.
(City of Napa, Planning Department. *Fuller Park Historic Resources Inventory Final Report*. 6 July 1994.)

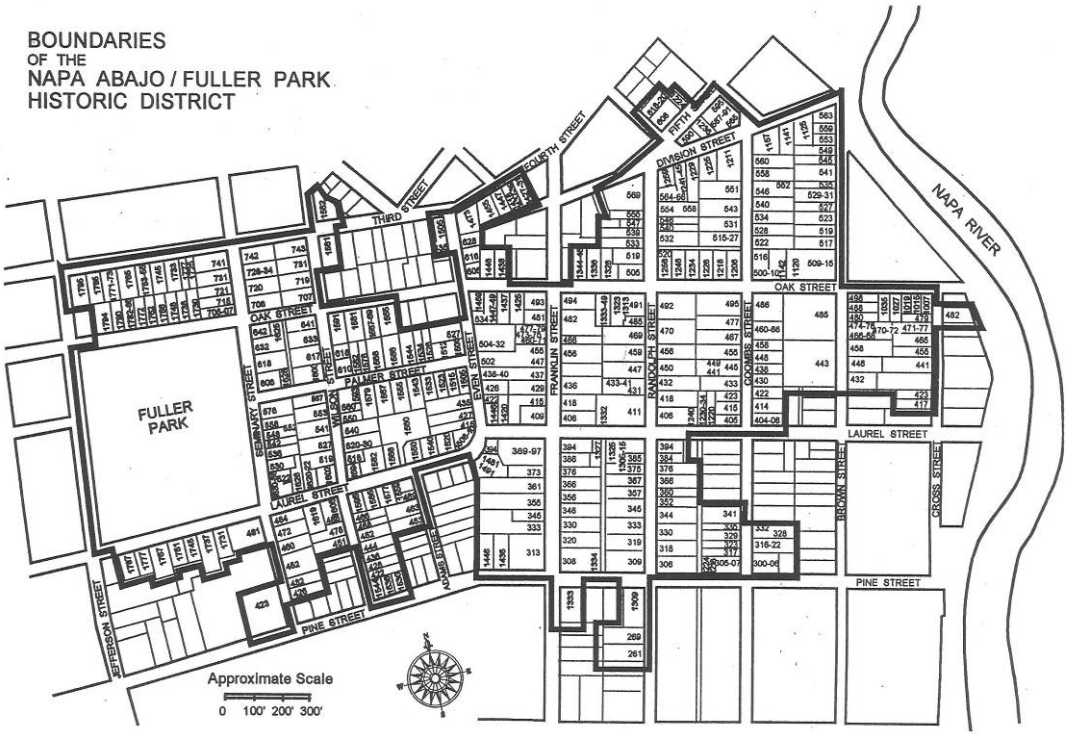


Figure 4. The Napa Abajo/Fuller Park National Register historic district.
(City of Napa, Planning Department. *Fuller Park Historic Resources Inventory Final Report*. 6 July 1994.)

St. John's Historic Resources Inventory

An intensive-level survey of the St. John's neighborhood was completed by the City of Napa in 1995. The survey documented residential buildings from the 1880s through the early 1950s in St. John's, which is roughly bounded by Lincoln Avenue, Yajome Street, Clinton Street, Brown Street, Hayes Street, and Jefferson Street. The survey also suggested several potential historic districts in the area. The St. John's Historic Resources Inventory included 230 State Historic Resources Inventory forms (DPR 523A forms which documented architectural resources), maps of the area, preliminary evaluations of historic districts, evaluations of individual properties for eligibility for listing in the National Register of Historic Places, and an evaluation of the comprehensiveness of the 1995 City-Wide Survey.[14] The survey found St. John's to be eligible for listing in the National Register as a historic district; however, a formal nomination has not been completed.

[14] City of Napa Planning Department, "St. John's Historic Resources Inventory Final Report" (31 August 1995).



Figure 5. St. John's Survey Map.
(City of Napa Planning Department, "St. John's Historic Resources Inventory Final Report," 31 August 1995.)

Calistoga Avenue Historic District

The Calistoga Avenue Historic District is the only locally-designated historic district in the City of Napa. Centered on Calistoga Avenue, the district primarily features residential buildings from the late nineteenth and early twentieth centuries, and was strongly influenced by the development of the electric railway in 1905. The Calistoga Avenue Historic District was surveyed and designated as a local landmark district in 1988. Alterations and demolitions within the district are subject to design review by the Cultural Heritage Commission.[15] The district is not listed in the National Register of Historic Places.

[15] Napa County Historical Society, "Calistoga Avenue Historic Landmark District," http://sites.google.com/site/calistogaavehistory/ (accessed 2 January 2009). Winter & Company and Racestudio, "Design Guidelines for the Napa Abajo/Fuller Park Historic District, 4. Also at www.cityofnapa.org (accessed 2 January 2009).

Other Studies

In 1996, architectural historian Anne Bloomfield completed a Residential Context Statement for the City of Napa as part of the update of the Cultural and Historical Resources Element of the General Plan. The context statement provided a narrative describing general themes and development patterns for the city, as well as focused descriptions of the history of each of Napa's nine oldest residential neighborhoods (as identified in the 1978 Survey). Bloomfield's report also provided a discussion of the city's historic residential architecture and recommendations for designation and treatment of potential historic resources and districts.[16]

In 1999, an area centered on First Street, just west of Jefferson Street, was identified as a potentially eligible National Register historic district by historic preservation planning consultant Donald Napoli. Though the boundaries were not fully outlined, it was thought that approximately twenty to twenty-five resources contributed to a proposed middle-class, residentially themed district with a period of significance spanning from circa 1875 to circa 1915. Input from the California Office of Historic Preservation favored the designation of a First Street historic district; however, a formal nomination for the district was never completed.[17]

Numerous individual resources in Napa have also been documented by the Napa Historic Resources Inventory, City Landmarks Nominations, National Register Nomination Forms, DPR 523 Forms, and various Historic Resource Evaluations; these documents can be found in the City of Napa Planning Department archives.

[16] Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 1.
[17] Letter from Donald S. Napoli, historic preservation planning consultant, to Julianna Inman, City of Napa, re: First Street Historic District. 3 March 1999.

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to Napa's developmental history and defines major property types which are representative of these themes. For each property type, the forms, styles, construction types, and significance are described. The section concludes with general guidelines for evaluating each property type for the national, state, and local register.

Summary of Significant Themes

This document divides the history of Napa from pre-history to the present into eight time periods or eras based on important events and development trends:

- Pre-History & Native Peoples (pre-1800)
- Spanish & Mexican Period (1800-1845)
- Early American Settlement (1846-1859)
- Victorian Napa (1860-1899)
- Early Twentieth Century (1900-1919)
- Prohibition & Depression (1920-1939)
- World War II & Post-War Era (1940-1965)
- Modern Napa (1965-present)

Within each era, the following themes are discussed relative to the growth and evolution of Napa's built environment:

- Residential Development
- Commercial Development
- Industry & Manufacturing
- Agriculture & Viticulture
- Transportation
- Ethnic & Cultural Diversity
- Local Architects & Builders

Definition of Property Types

The city's eighteen square mile area is dominated by residential development primarily comprised of single-family dwellings, and to a lesser extent multiple-family dwellings and apartment buildings. In addition to residences, the city features commercial uses found in the downtown core and oriented along major thoroughfares, and clusters of light industrial properties near the Napa River and in east Napa. Civic, religious, community, and institutional properties are scattered throughout Napa that generally serve the neighborhoods surrounding them. A variety of other property types are also present, including agricultural properties complete with barns, water towers and other outbuildings. Though these agricultural properties are fewer in number and tend to be located on the outskirts of the city, they fit with the general scale and character of Napa's built environment.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

Napa was primarily founded in the Victorian era, and because of the comparatively low cost of land and construction and high social value placed on family life starting in the city's early years, buildings designed as single-family dwellings are the most prevalent property type in Napa. Single-family homes are represented in a vast array of sizes, architectural styles, materials, and construction dates. Single-family residences are most easily distinguished by their single primary entrance. This may consist of one door, or double doors, but will serve only a single entryway. This feature sets single-family dwellings apart from purpose-built flats or duplex dwellings, which feature a separate entry for each residential unit within the building.

FLATS & DUPLEXES

Though far less common than single-family residences, a few residential structures in Napa were purpose-built as multiple-family residences, such as flats and duplexes. Their relative scarcity is likely due to the rural nature and relatively slow growth of the city up to the latter half of the twentieth century. The definition of a flat is a single residential unit that occupies an entire floor in a building. This results in multiple story buildings, where each story represents one residential unit. A two-story building will thus contain two flats, and a three-story building, three flats. Double-flats may also exist, where two "stacks" of flats are arranged side-by-side. These will always be distinguishable from apartment buildings, however, by the number of entry doors. Both flats and duplexes feature individual entrances for each residential unit within the building. This results in multiple doors, typically grouped together, on the first story of a building.

Whereas flats are divided into residential units horizontally, duplexes are divided vertically. A duplex consists of two residential units arranged side-by-side within a single structure. (Triplexes may also exist and consist of three residential units arranged side-by-side.) A duplex can be one or more stories in height, with one residential unit occupying all of the stories on each side of the building.

APARTMENT BUILDINGS

Like other multiple-family dwellings, historic apartment buildings are not common in Napa due to the rural nature and relatively slow growth of the city up to the latter half of the twentieth century. As a building type, apartments can be defined as multiple-family residential structures with access provided by a single entrance that often leads into a lobby, which in turn provides access, via stairs or elevator, to the various floors where each residential unit has a dedicated entry. Motel-style configurations are also common, particularly in buildings dating from the mid- to late-twentieth century, and feature an exterior entrance for each unit with access provided by a common porch, walkway or balcony.

SIGNIFICANCE OF RESIDENTIAL BUILDINGS

Residential buildings are a prevalent building type in Napa and reflect almost every period in the city's history; therefore, residential buildings are significant because they convey Napa's continuous growth and development patterns. Residential properties can be significant as individual resources or as a district. A significant residence or residential district must be associated with an important event or trend; represent the life of an important person; embody the distinctive characteristics of a type, period, or method of construction; or exemplify the work of a master. For additional information about significant residential properties in Napa, please refer to "A Residential Context for the Cultural Resources of the City of Napa," prepared by Anne Bloomfield for the City of Napa Planning Department in 1996.

COMMERCIAL PROPERTIES

Historic commercial buildings in Napa are typically small to medium-scale, individual buildings, though some commercial complexes exist. A variety of commercial buildings can be found throughout the city, though they tend to be concentrated in the downtown core, along major traffic arteries, and in small clusters within predominantly residential neighborhoods.

Historic commercial buildings in Napa are typically one- to three-story structures with commercial space on all floors or businesses with retail storefronts on the ground floor and offices, services, or utilitarian spaces that serve the retail establishment, on the upper floors. Commercial buildings also include mixed-use buildings, which combine commercial and residential uses. These buildings are typically two to three stories with commercial space on the first floor—often dominated by a storefront—and residential units on the upper floors that are accessed by a first-story entrance. Upper-story residential units are typically flats in small scale mixed-use buildings, or apartments in larger mixed-use buildings.

The architectural style and detailing of commercial buildings and complexes vary greatly, as commercial buildings have been constructed in Napa since the city's earliest days. Commercial architectural styles, however, tend to be substantial and/or showy to attract attention and business. Buildings in the downtown core are commonly constructed in brick masonry, stone, or wood, while modest outlying commercial properties are typically of wood-frame construction.

Storefronts on many commercial buildings have been altered as a result of use by many commercial tenants over the years. The plate glass window assemblies, clerestories, and entries are the features most frequently altered, removed and reconfigured. Older commercial buildings are also often heavily remodeled, resulting in the removal of original decorative features and a stripped down, utilitarian appearance. Remodeling was an attempt during the later part of the twentieth century to update the detail-oriented aesthetic of earlier years with the clean lines appreciated in Modern and Contemporary styles.

Residential buildings converted to commercial use, such as housing which has been converted to small service-oriented businesses, is common in Napa, particularly along the Jefferson Street corridor and thoroughfares with a commercial emphasis. However, as these properties were originally designed and functioned as residences and largely maintain their residential design and forms, they should be evaluated as residential properties, using the guidelines presented in the residential properties section, rather than those pertaining to commercial properties.



A residential building converted to commercial use at 2450 Jefferson Street.
(Source: Page & Turnbull)

SIGNIFICANCE OF COMMERCIAL BUILDINGS

Commercial buildings are significant for their role providing goods and services to growing communities in Napa. These properties are the point of interface between individual residents and citywide trade and economics. Historic commercial properties reflect almost every period in the city's history, and as a property type convey Napa's continuous growth and development.

CIVIC & INSTITUTIONAL PROPERTIES

Civic and institutional properties include a wide range of uses, such as schools, government buildings, churches and religious buildings, community centers and social halls, libraries, post offices, hospitals, auditoriums, and jails. Schools and religious buildings are two particularly prevalent sub-types of historic civic and institutional properties found in Napa.

RELIGIOUS BUILDINGS

There are a number of churches and religious buildings of various affiliations and denominations located throughout the City of Napa. Churches have strong ties to the community and are typically located in residential areas in proximity to the members of their congregations. Historic churches and religious buildings in Napa date to all periods of the city's history.

SCHOOLS

Schools are located throughout Napa, primarily in residential areas to serve families in neighborhoods. Most are public institutions and the vast majority is elementary schools. The oldest extant and school in operation is the Napa Union High School (established 1897, current facility constructed in 1921), but the majority of historic schools in Napa date to the mid-twentieth century.

SOCIAL HALLS & OTHER RESOURCES

Social halls and other resources associated with ethnic, cultural, or social groups are a rare property type in Napa. For example, the Oddfellows Hall (1877, demolished 1973) and the Napa Masonic Temple (1889, demolished 1974) housed the city's major social organizations during the Victorian era, but were lost to redevelopment in the 1970s. The only known extant social hall in Napa is the Native Sons of the Golden West Parlor Hall (1914), which is now used as a commercial property. In other cities, ethnic groups constructed social halls and community centers, but in Napa, these groups held community functions in existing buildings. For example, the Brooklyn Hotel and the Depot Restaurant in East Napa were popular gathering places for the Italian-American community; Italian-Americans also used St. John's Catholic Church to serve a social as well as religious function.

SIGNIFICANCE OF CIVIC & INSTITUTIONAL PROPERTIES

Civic and community properties are very significant in Napa because they were often built or commissioned by members and groups within the community and therefore express ethnic, cultural, educational, religious, and socio-economic identities and values within the city. The buildings express the character and lifestyles of community groups, neighborhood populations, and other demographic sub-groups. Additionally, civic and community buildings often exhibit high-style architecture and it is more likely they were designed by a master architect.

INDUSTRIAL PROPERTIES

Industrial buildings are typically large structures situated on large parcels and exhibit utilitarian design and construction. Industrial buildings commonly contain expansive, undivided, double-height interior spaces, and were not architect-designed. Historic industrial properties represent only a small portion of Napa's building stock, as the decline of industry in the area during recent years has resulted in the demolition of many industrial properties. However, a number are located in areas near

the Napa River, where a supply of water and access to shipping facilitated the manufacturing of various products.

SIGNIFICANCE OF INDUSTRIAL BUILDINGS

Industrial buildings represent large and often long-standing businesses which were important to the city's economy and trade in the surrounding region. Industrial properties often represent the major industries that gave Napa its commercial identity and were significant employers of the city's population.

AGRICULTURAL PROPERTIES

Historic agricultural properties are scattered throughout Napa, but are typically located on the outer edges of the city. Some have been enveloped by more modern, suburban development and are only recognizable by the vestiges of agricultural outbuildings that remain on the property. Whether relatively isolated or located within a neighborhood, agricultural properties tend to retain larger parcel sizes and include more than one structure. Most often, a house is present, as well as a barn, water tower, or other agricultural sheds and outbuildings. One particularly notable example of an agricultural property is the J.R. Birkson property on Terrace Drive and includes a main farmhouse, four or five cottages (possibly housing for farmhands), a large barn, two smaller barns, and two stable or machine shed structures. Although few agricultural properties were identified in the reconnaissance architectural survey, the following paragraphs describe typical characteristics of this property type.

In general, houses located on agricultural properties are similar to those described in the residential section of the historic context statement. Typically they are of earlier construction (early- to mid-twentieth century) and of modest design. Vernacular cottages and Bungalows are most common. They typically do not exhibit high architectural styles with elaborate ornamentation and are modest in scale. Most properties feature wood-frame construction. Sheds and barns are utilitarian or rustic in design, often with gable or shed roofs, and wood or corrugated metal siding. They typically have few windows, but do exhibit large openings sometimes fitted with hinged or rolling doors. Ornamentation and refined finish treatments are rarely present on agricultural outbuildings.

Water towers are easily recognizable and tend to indicate that a property was originally a rural, likely agricultural, property far removed from any infrastructure that would have provided a reliable water supply. The City of Napa was first provided with water in 1881, but pipelines served only the city proper, and were expanded only as new areas became heavily developed and populated. Even as late as the mid-twentieth century, outlying agricultural properties would have relied on individual wells, with the water pumped out and stored in water towers. Water towers are typically tall (two to four stories), four-sided, wood-frame structures with flat or hip roofs. They are wider at the base, tapering toward the top, with either an exposed water tank on top or an enclosed room containing the tank. They are most often covered with wood siding and sometimes feature fenestration at various levels. Like other agricultural outbuildings, they seldom exhibit ornamentation or refined finish treatments. They can be integral to or detached from the farmhouse, but are usually located in close proximity to a residence or other structure. Today, many remaining water towers have been altered, since they are no longer needed for water storage. Common changes include truncation, additions, and adaptive use as storage or residential space.

SIGNIFICANCE OF AGRICULTURAL BUILDINGS

Agricultural buildings represent Napa's agricultural history, which began with the Mexican ranchos in the early nineteenth century. Agricultural buildings are a relatively rare property type in the City of Napa, as most have been enveloped by denser development.

Evaluation Criteria

The following discussion of significance and integrity of the identified property types generally guides evaluation of buildings in the City of Napa. It is important to note that each property is unique; therefore significance and integrity evaluation must be conducted on a case-by-case basis. These guidelines should be implemented as an overlay to the particular facts and circumstances of each individual resource or district.

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation.* The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

The four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National or California registers are:

> Criterion A/1 (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;
>
> Criterion B/2 (Person): Properties associated with the lives of persons significant in our past;
>
> Criterion C/3 (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
>
> Criterion D/4 (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.[18]

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

Properties significant under these criteria would also likely be eligible for local listing in the City of Napa's Historic Resources Inventory (HRI). Properties listed in the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant.

[18] Any archaeological artifact found on a property in Napa has the potential to yield knowledge of history and could therefore prove significant under this criterion. However, analysis under this criterion is beyond the scope of this report.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historic resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."[19] The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the National Register and/or the California Register . According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation,* these seven characteristics are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property's integrity of location.

- *Design* is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property's integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).

- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).

- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property's integrity of materials are its construction method and architectural details.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property's integrity of workmanship are its construction method and architectural details.

- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.

- *Association* is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property's integrity of association are its use and its overall design quality.

Generally, a property that has exceptional integrity will retain all of its character-defining features, and will rate highly in all aspects of integrity. A property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from

[19] California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) .11

its original location. In the case of a property associated with a significant person, retention of the physical features that convey the property's association with that person is critical. In addition to the character-defining features listed above, a property with exceptional significance must also retain all features from the period when it was associated with a significant person (including later alterations). Properties with exceptional significance should be given high priority in preservation planning efforts.

Generally, a property that has sufficient integrity for listing in the national, state, or local historical register will retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. Which aspects are necessary depends on the reason the property is significant. Increased age and rarity of the property type may also lower the threshold required for sufficient integrity. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criterion C/3, while for properties significant under Criterion A/1 or B/2, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criterion A/1, but are typically less important for properties significant under Criterion B/2 or C/3. For properties significant under all criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable in residential districts, but not in an individual property designed by a master architect.

IV. HISTORIC CONTEXT

Pre-History & Native Peoples (pre-1800)

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group. This group consisted of three linguistically-related tribes that spoke the Yukian language. Ranging north to south, these tribes were the Mishewal (located in Alexander Valley and southern Lake County), the Mutistul (in Knights Valley and eastern Sonoma County), and the Mayakmah (in the southern portions of Sonoma and Napa counties.) The Mayakmah occupied the area where the City of Napa is now located.

The Wappo occupation of the area dates back 10,000 years, to about 8000 BC, making Napa Valley one of the longest inhabited regions in California. Its long occupation was due to abundant natural resources that the Wappo relied on for subsistence. The Wappo were primarily a hunter-gatherer society, and lived in permanent villages typically located near the Napa River or other water courses; sometimes smaller camps could be found near natural springs, along prominent hunting trails, or near major oak groves, which were the sources of acorns. [20]



Figure 6. A Wappo woman weaving a basket.
(Coodley and Schmitt, 75)

No known architectural resources exist from Napa's early Native American period. However, archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Wappo, and are thus assumed to be significant under Criterion D (Information Potential).

[20] Lin Weber, *Napa,* (Charleston, SC: Arcadia Publishing, 2004), 10. Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena, CA: Wine Venture Publishing, 1998), 3-15.

Spanish & Mexican Period (1800-1845)

In 1821, Mexico gained independence from Spain and two years later, an expedition lead by Ensign Jose Sanches and accompanied by Jesuit Father Altimura, ventured into Napa Valley. Their purpose was to prepare the region for Mexican settlement and to deter Russian and American parties from claiming the land.

MISSIONS

The Mexicans brought Christianity to the Sonoma-Napa region. Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823) was located in present-day Sonoma. At the mission, Native Americans were not only introduced to European religious practices, but European ways of living and working.

During the Mexican period in California, the missions that had been established primarily under Spanish rule were secularized. Intended to encourage colonization and make land more accessible to the average Californio (as Mexican citizens in California were called), the process of Secularization involved the redistribution of Church land and property. It allowed for the distribution of mission property to the Native American neophytes and released them from servitude. However, rampant corruption almost always resulted in the quick dispersal of Church lands to the most powerful local families, further strengthening the elitist rancho system. The average Californio, as well as the newly independent Native Americans, settled for work as rancho laborers.

The mission church itself continued to function, designated as a First Class Parish rather than a mission.[21] Parish priests conducted religious services in the chapel, which remained in the Church's keeping along with the priest's quarters and the garden. All other mission buildings were put to use by a growing new pueblo, either as housing for new settlers or remaining natives, or dismantled for building materials that went to constructing new buildings. Largely due to the influence of General Vallejo, the latter occurred at Mission San Francisco de Solano and by 1839, the mission buildings were unused and in ruins.

RANCHOS

Outside of Mission San Francisco de Solano, Californio society in Napa Valley was dominated by the landowning Vallejo family. Californios not claiming such prestigious lineage primarily worked in the employ of such rancheros and were responsible for tasks like cattle herding, slaughtering, and the preparation of hide and tallow. These products were the foundation of the economy in Mexican California and made the rancheros ever wealthier.

Mexican General Mariano Guadalupe Vallejo was an honored military leader due to his campaigns against the Native Americans. His clearance of the native population in the Napa Valley left him and his family in control of vast tracts of land, which he subsequently awarded to his loyal soldiers and friends. It was through this distribution of Vallejo land that the first grant was settled in Napa Valley by George Yount, an American who had come to California in 1833. Yount's grant consisted of the land just north of the present-day City of Napa, the location of the current town of Yountville.

[21] Calforinia Department of Parks and Recreation, "Sonoma State Historic Park: Mission San Francisco Solano," <http://www.napanet.net/~sshpa/mission.htm> (accessed 29 October 2008).



Figure 7. The Cayetano Juarez adobe on the Rancho Tulocay, n.d. The building on the left still stands at the intersection of Soscol Avenue and Silverado Trail, and is used as a restaurant.
(Weber, *Napa,* 12)

Another grant bestowed by Vallejo was to Cayetano Juarez, who established Tulocay Rancho on the eastern side of the Napa River. The rancho covered approximately 8,800 acres and was operated by over 400 native laborers.[22] Other grants parceled out by Vallejo included the Yajome Rancho given to the Rodriguez family, the Las Putas Rancho to Jose Santos Berryessa, the Napa Rancho to Salvador Vallejo, and Entre-Napa Rancho to Nicholas Higuera. The Vallejo rancho remained the focal point of the region, hosting social events like rodeos and bear fighting. The owners of the surrounding rancheros gave their loyalty to Vallejo and assisted him in many of his continuing military assaults against the local Native Americans.

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

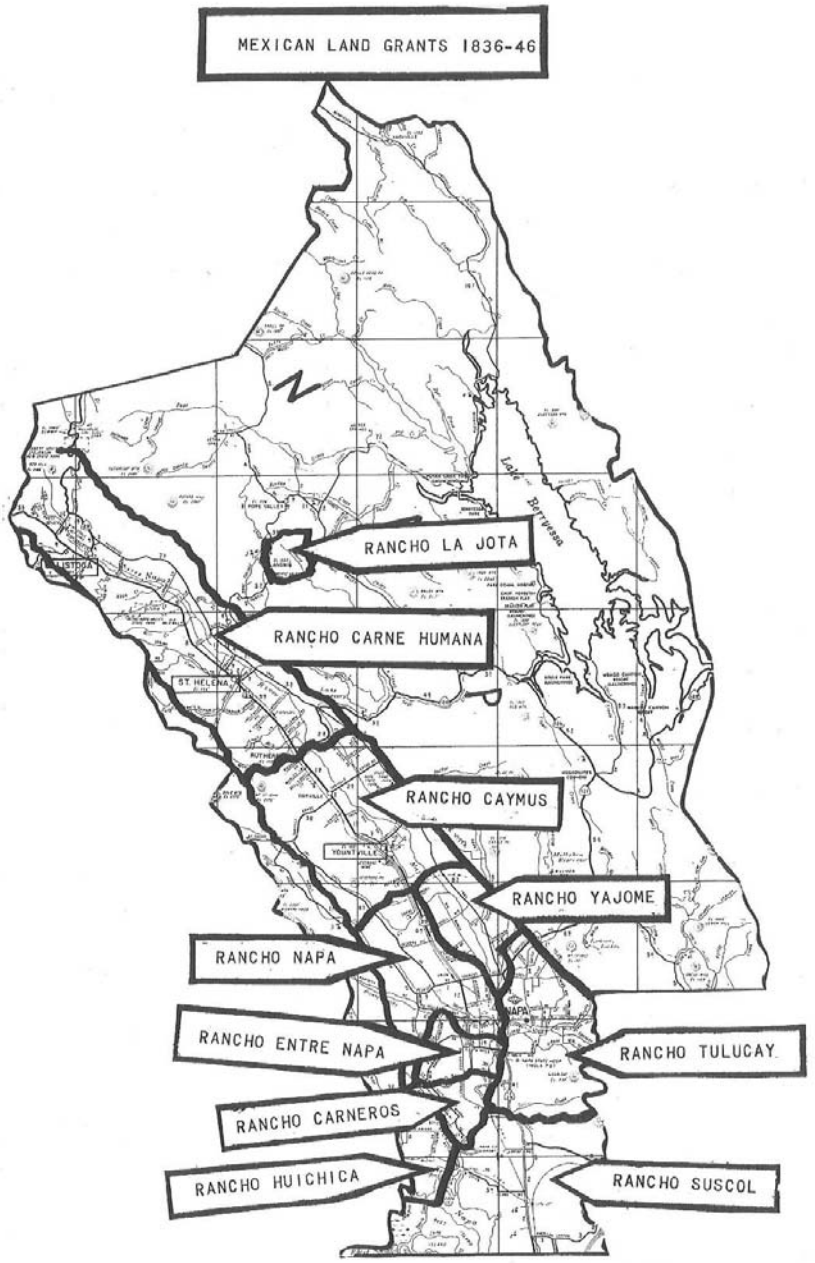


Figure 8. A map of Napa Valley ranchos.
(King, plate IV)

ASSOCIATED PROPERTY TYPES

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

primary industry on these ranchos. Buildings during the Spanish and Mexican periods were primarily of adobe or wood-frame construction, and included residential, agricultural, and religious properties. Little physical evidence remains of this era in the city of Napa, though; the only known building extant from this period is the Cayetano Juarez adobe, a residence from the Juarez rancho that is now used as a restaurant located on Silverado Trail.

RESIDENTIAL PROPERTIES

Residential buildings were constructed on the ranchos. The residences were associated with the agricultural uses of the region, and thus development in Napa was very sparse. The only known building extant from this period within the city limits is the Cayetano Juarez adobe, a residence from the Juarez rancho that is now used as a restaurant located on Silverado Trail.



Cayetano Juarez Adobe, now used as a restaurant, on Silverado Trail.
(Source: Page & Turnbull)

Architectural Description

Residential buildings during this era were primarily one-story buildings of adobe or wood-frame construction, and were commonly rendered in the Spanish Colonial style or simply finished in a traditional or vernacular style. However, no physical evidence of this property type besides the Cayetano Juarez Adobe remains in the city of Napa today.

Character-Defining Features

The only known residential property from the Spanish & Mexican period is the Cayetano Juarez Adobe on Silverado Trail. Its character-defining features are:

- Location on former rancho lands
- Adobe (or wood-frame) construction
- Spanish Colonial (or vernacular) architectural style and form
- One story height
- Gable roof
- Front porch
- Small window openings

Since there are no other extant residential properties and no historic photographs from this era, it is difficult to categorize this property type further. However, it can be assumed that any other properties discovered to be associated with this period would likely display features similar to those listed above.

Significance

In order to be eligible for listing in the local, state, or national historic register, residential properties from the Spanish & Mexican period must be significant under at least one of the following criteria.

Criterion A/1 (Event)
A residence from the Spanish & Mexican period may be significant under Criterion A/1 (Event) as a representation of the early European settlement of the region. Since this property type is extremely rare, any property that was associated with one of Napa's early ranchos would likely qualify.

Criterion B/2 (Person)
A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as General Mariano Vallejo, Cayetano Juarez, or one of the area's other prominent rancho landowners. Since this property type is extremely rare, any property associated with such a person will likely be the only remaining representation of the person's influence or achievements, and thus significant under this criterion.

Criterion C/3 (Design/Construction)
A residence may also be significant under Criterion C/3 (Design/Construction) as an example of a type and period of construction, and since residential resources from the Spanish and Mexican period are extremely rare, any remaining houses from this period would likely be individually significant as an example of this theme. A residence from this period may also be significant because it embodies the distinctive characteristics of a method of construction; for instance, a building constructed of adobe, such as the Cayetano Juarez Adobe, is likely to be representative of a notable local material. A residence from this period is unlikely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the theme of Spanish & Mexican settlement. A residential building from the Spanish & Mexican period that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type lowers the threshold required for the property to convey its connection to the theme of Spanish & Mexican settlement. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. It is unlikely that a residential property from this era will retain integrity of setting, as Napa has changed drastically since the era of the ranchos. A residential property significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. Because of the relative rarity of this property type, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building.

AGRICULTURAL PROPERTIES

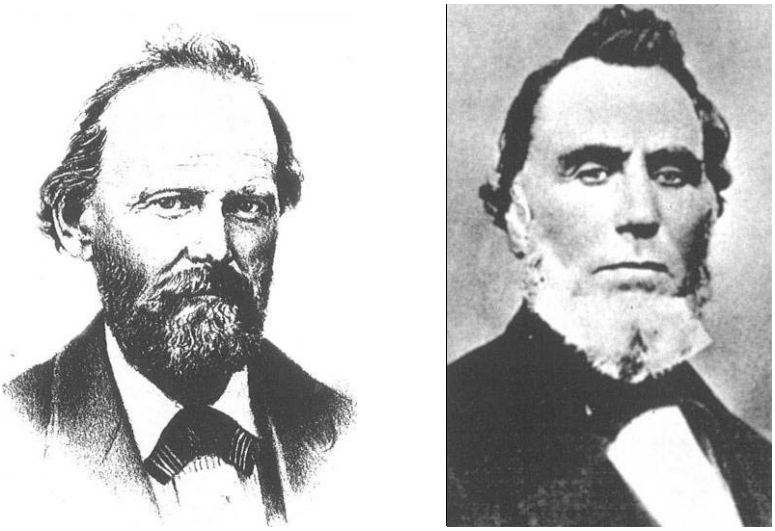
Agricultural buildings such as barns, storehouses, sheds, and other support structures, were likely numerous as part of the cattle ranching operations during the Spanish and Mexican period. However, no agricultural buildings extant from this period are known to be located within the city. If such a property were discovered, it would likely be significant for its connection to the theme of Spanish & Mexican settlement.

Early American Settlement (1846-1859)

In the years after George Yount received his grant, American settlement of Napa Valley was slow to progress, as the Mexican government insisted that each foreign immigrant be sponsored by a Mexican citizen. The land available to Americans was limited, as most of the titles had been given to Mexican citizens through earlier land grants, but Americans were able to acquire land by purchasing small parcels, exchanging services for land, or squatting.[23]

BEAR FLAG REVOLT

By 1846, the Mexican government had begun to protest the arrival of so many undocumented foreigners, and rumors circulated that non-Mexican immigrants would be driven out of California and Napa Valley. Worried that they would lose their land due to confusing titles, a band of area residents—including John C. Fremont and future Napa City founders John Grigsby and Nathan Coombs—organized as the Bear Flag Party to lead a revolt against Mexican rule in Alta California. In early June, 1846, the Bear Flaggers initiated the overthrow of the Mexican government by capturing the town of Sonoma, arresting General Mariano Vallejo, and raising the Bear Flag as a symbol of an independent California.[24] The revolt established the California Republic as a new state, which remained independent for only 25 days; it was annexed by the United States as official news of the Mexican-American War (1846-1848) reached California. In 1850, California was admitted to the Union as a free state through Kentucky Senator Henry Clay's Omnibus Bill. In Napa, a new street parallel to First Street was named in honor of Senator Clay shortly thereafter.[25]



Figures 9. Nathan Coombs (left) and John Grigsby (right), founders of Napa. (Weber, *Napa,* 18-19)

FOUNDING OF NAPA CITY

After the Bear Flag Revolt, pioneers and Bear Flaggers John Grigsby and Nathan Coombs acquired land in what would become the City of Napa. In 1847, Coombs and Grigsby exchanged their carpentry services for a piece of Nicolas Higuera's rancho between Napa Creek and Napa River, at

[23] Norton L. King, *Napa County – An Historical Overview* (Napa, CA: Napa County Superintendent of Schools, 1967), 23.
[24] *Napa, the Valley of Legends: 150 Years of History* (Napa, CA: unknown, 1997), 7. Ira L. Swett and Harry C. Aiken, Jr, *The Napa Valley Route: Electric Trains and Steamers* (Glendale, CA: Interurban Press, 1988), 9. Weber, *Napa*, 19.
[25] Napa, the Valley of Legends, 7-8.

the head of the tidewater. Coombs laid out a town site on the newly-acquired land, hiring James Hudspeth to survey and plot the new town. The original town limits only included land between Brown Street and the Napa River, extending 600 yards from Napa Creek to the steamboat landing at Third Street. Eventually several rancho land grants were combined to form the present-day town of Napa: the land north of First Street was acquired from Salvador Vallejo, the land east of the river was acquired from Juarez and Rodriguez, and Higuera's grant west of the river would become downtown. By December 1847, the first lots in the town had been purchased by Harrison Pierce, who then put up the first commercial building—the 18' x 24' "Empire Saloon" at Main and Third streets—by May of the following year. The new town was called "Nappa City," although the second "p" was later dropped.[26] Sources differ on the origin of the name, but it is believed to have derived from a Wappo word meaning "fish;" the Pomo word "Nappo," meaning "village;" or the name of the Wappo tribe living in the area (either "Nappa" or "Napato").[27] In 1850, Napa County was established as one of California's original twenty seven counties, with Napa City as the county seat.[28]



Figure 10. An 1853 map of the City of Napa.
(Online Archive of California)

[26] Coodley and Schmitt, 28. Weber, *Napa,* 19. *Napa, the Valley of Legends,* Introduction, 7-8, 67-68.
[27] Virginia Hanrahan, *Napa County History: 1823-1948* (Napa, CA: unknown, 1948), 1.
[28] William F. Heintz, *California's Napa Valley: One Hundred Sixty Years of Wine Making* (San Francisco: Scottwall Associates, 1999), 24.

GOLD RUSH ERA

The discovery of gold in the foothills of the Sierra Nevada in 1848 brought miners and entrepreneurs to California from all over the world, and Napa Valley prospered as a result. Immediately after the discovery, the majority of Napa's residents left for the gold fields, leaving the new townsite deserted. However, the town's population soon returned, as merchants moved to Napa to establish businesses, and the region's mild climate attracted miners to Napa for the winter.[29] While Napa City prospered, it did not grow as fast as other Gold Rush-era towns for two main reasons: first, it was not on the way to any major cities or destinations (Napa was developed as—and still is—a place to "get away from it all"), and second, residual confusion over the Mexican land grants curbed American land ownership and development, although federal legislation passed in 1851 helped validate some of the squatters' claims.[30]



Figure 11. Napa County Courthouse, circa 1860.
(Online Archive of California)

As in much of California, early Napa City residents were typically working-class men, as evidenced by the abundance of saloons, boarding houses, gambling houses, and general stores and by the distinct lack of schools, churches, and other family-oriented services. By 1854, the city had between 300 and 400 permanent residents and nearly 40 wood-frame buildings, and it continued to grow steadily in both business and population. Early businesses in Napa City included the first general store, opened by J.P. Thompson at the foot of Main Street in 1848; Nathan Coombs' American Hotel at Main and Third streets in 1850; the Napa Hotel, founded by James Harbin in 1851; a blacksmith shop near the corner of First and Main in 1854; a bank established by J.H. Goodman & Co. in 1858; and a few additional saloons, restaurants, lodging houses, and stores.[31] The first brick building, a small residence on the west side of town, was constructed in spring 1855 by John S. Robinson, and the first

[29] W.F. Wallace, *History of Napa County* (Oakland, CA: Enquirer Print, 1901), 128.
[30] Weber, Old Napa Valley: The History to 1900, 140-141.
[31] Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa CA: Reporter Publishing House, 1873, reprint Fairfield, CA: J. Stevenson, 1993), 23-24

brick commercial building was erected at the southwest corner of Main and First streets by Thomas Earl.[32] Napa's first courthouse was constructed in 1851 at the northwest corner of Coombs and Second streets. The two-story, wood-frame, 20' x 30' building contained a court room, clerk's office, and jail for petty offenders.[33] Other services were established as the town gained status; the first local newspaper, the *Napa County Reporter,* was published by Alexander J. Cox on July 4, 1856, and the first telegraph line was constructed between Vallejo and Napa in 1858.[34]

Wealthy San Franciscans also sought out Napa as a place to establish summer resorts and country estates because of the valley's climate and geography, and by the late 1850s, Napa was a fashionable place to have a second address. White Sulphur Springs, founded in 1855 just outside St. Helena, was the first major resort to cater to this group. Guests from San Francisco came by way of the little steamer "Guadalupe" as far as Napa City, and from there by stagecoach to the resort. Calistoga Hot Springs was established in 1862 by Sam Brannan, and numerous hotels were constructed in Napa City to serve travelers and tourists from around the Bay Area.[35]

TRANSPORTATION & INFRASTRUCTURE

NAPA RIVER

As Napa City grew in the wake of the Gold Rush, the Napa River continued to be the focal point of the town. The river had undoubtedly played a role in Nathan Coombs' selection of the town site, as it connected the town to the greater Bay Area; Napa City's location at the head of the navigable section and at the ford just above it was also crucial because travelers had to travel by boat or swim their horses across the river until 1848.[36]

The first ferry service was established in 1848 by William Russell, and crossed the Napa River at Third Street. In 1850, *The Dolphin*, piloted by Captain Turner G. Baxter, was the first passenger steamer to arrive in Napa from San Francisco.[37] Another ferry crossing serving Napa City was established shortly thereafter in the little town of Soscol (formerly Suscol, named for Vallejo's Rancho Nacional Suscol), just south of the city near today's Southern Crossing.[38] Steamships soon became common in Napa, with vessels increasing in size and luxury as demand increased. Shipping passengers and goods to Napa became an important business for local merchants, and spurred commercial and residential development throughout the county.[39] In Napa City, businesses, factories, and warehouses clustered on both banks of the river for easy access to the shipping lines, and residential neighborhoods for laborers and merchants were established further inland.[40]

While the river sustained the new city by providing its economic base and a physical link to San Francisco, the river also presented an obstacle for early urban development. Once the county was organized, bridge-building became a top civic priority.[41] The city's first bridge was constructed across Napa Creek at Brown Street in 1849, although it collapsed under the burden of a wagonload

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[32] Wallace, 128.
[33] Wallace.
[34] Weber, *Napa,* 71. Coodley and Schmitt, 35-36. Gregory, Tom. *History of Solano & Napa Counties, California* (Los Angeles, CA: Historic Record Co., 1912).
[35] King, 42-44. Napa, the Valley of Legends, 31-32.
[36] Coodley and Schmitt, 33. Menefee, 23.
[37] *Napa, the Valley of Legend,*54. Coodley and Schmitt, 33. D.T. Davis, *History of Napa County,* (Napa, CA: unknown, 1940), 30. David and Kathleen Kernberger, *Mark Strong's Napa Valley, 1886-1924* (St. Helena: Historic Photos, Pubs., 1978), 2.
[38] Weber, *Napa,* 43.
[39] Swett, 13.
[40] Kernberger, Mark Strong's Napa Valley, 2.
[41] "Historic American Engineering Record: First Street Bridge over Napa Creek," (San Francisco: National Park Service, 2005), 6.

of wheat later that year.[42] The first bridge across the Napa River was constructed of wood at First Street in 1853, but was replaced in 1860 by a stone bridge. Other early wooden toll bridges spanning the city's waterways were established by local entrepreneurs, but all quickly collapsed, washed out, or were replaced with more permanent construction.[43] The Napa River was also prone to flooding, especially in the winter months. Floods destroyed early bridges, the debris from which would dam the river and in turn cause additional damage. Buildings were damaged or destroyed, especially along the waterfront, and numerous historic photographs show the whole town underwater. The Napa River flooded annually in the early years, with particularly notable floods occurring in 1890, 1896, 1907, 1940, 1955, 1986, 1995, 1996, and 2005.[44]

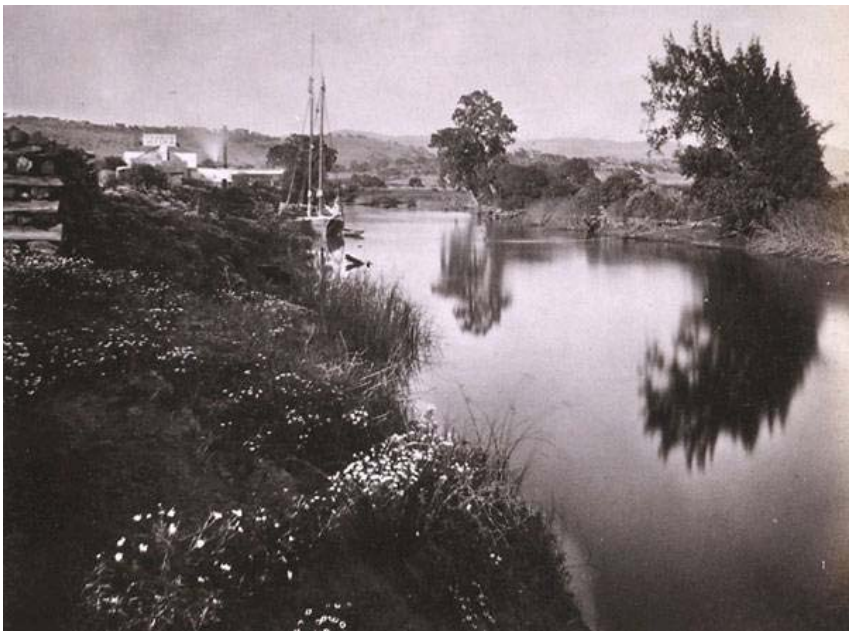


Figure 12. View of Napa Creek, circa 1860.
(Online Archive of California)

EARLY ROADS

Public roads were slow to develop in Napa. Most major routes through the region—including Highway 29, Silverado Trail, and Monticello Road—followed conduits established by Native Americans in their hunting and trading migrations, which naturally observed the paths of best terrain and easiest travel. These trails were then used by the Spanish and Mexican Rancheros to link their properties and homesteads. The first improved road was built in 1851-1852 roughly following the river up the center of the valley, although winter floods often made it impassable.[45] The road ran northwest from the river landing at Soscol, continuing through Napa City on what is now Pueblo Avenue and turning north at Redwood Road and Highway 29. Another parallel road was established to provide an alternate route to St. Helena, built further east on higher ground that was less prone to flooding. This route is now Silverado Trail, although it was marked on maps simply as "county road" until the early twentieth century. City directories indicate that the route was also called Bell Avenue, and was dubbed "Silverado Trail" in the 1940s (likely named for a local silver and quartz mine). In early Napa, the only improved road in the county was a gravel surfaced route between Napa and St.

[42] Napa, the Valley of Legends, 54. Weber, Old Napa Valley: The History to 1900, 148-149.
[43] "Historic American Engineering Record: First Street Bridge over Napa Creek," 6-8.
[44] Weber, *Napa.* Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001).
[45] Swett, 16. King, 34-35. Coodley and Schmitt, 12.

Helena, but overland stage routes were also constructed by entrepreneurs to connect the ferry terminals to other parts of the city, county, and region.[46]

In Napa City itself, the initial street grid was dominated by First, Third, and Main streets, where the majority of public establishments like hotels and saloons seemed to be located and most business took place. The streets were unpaved and muddy, making it difficult to get around when it rained. Bundles of straw were placed at the muddy crossings, but as late as 1856, little effort had been made to improve the streets or highways.[47] While the roads in the city and the surrounding area were primitive, they were catalysts for development in Napa City, and roadhouses and other services began to cluster along the new transportation corridors.

AGRICULTURE & VITICULTURE

During the Mexican period, the ranchos were used for farming and raising cattle—a tradition which continued as Americans settled the area. Napa Valley was extremely important as an agricultural center for California; farming quickly became a lucrative industry as the wheat, fruit, and other crops grown in Napa were a major source of food for the gold miners in the foothills and settlers in San Francisco. Wheat was Napa County's major crop in the 1850s and 1860s, with 34,600 acres cultivated in 1859. Because Napa Valley was one of the few parts of California being farmed, it was considered a "breadbasket" area and attracted farmers from the Midwest and East Coast.[48] To satisfy the growing need for a steady food supply, Simpson Thompson planted one of California's first nurseries in 1852 in Soscol, five miles south of Napa City. The place had long been a Native American settlement, and later developed into a ferry landing and a crossroads joining Sacramento, Petaluma, Napa and Vallejo. Thompson utilized the nearby creek and took advantage of the high water table to pioneer farming techniques that did not require irrigation. Thompson's Soscol Orchards produced large quantities of peaches, apples, plums, berries, apricots, cherries, and were known throughout the West.[49] In 1856, Thompson's farm and orchard yielded about $40,000, but they ultimately could not compete in the market, and the company folded.[50]

Napa City was the commercial center of the valley, and industries that supported agricultural production developed in the city itself. Flour mills to process wheat; manufacturing plants for pumps, windmills, and other agricultural equipment; dehydrators and packing plants to process fruit raised in the valley; sawmills; tanneries and hide curing plants; and import/export businesses all sprang up along the banks of the Napa River.[51]

Napa's famous commercial wine industry was also started in the wake of the Gold Rush, although years earlier the priests at the Spanish Missions had been the first to plant grapes for eating and making sacramental wine. George Yount had also planted a small vineyard in 1838 near Yountville, but not with the intention of producing wine with his harvest. The credit for the first commercial vineyard instead goes to John Patchett, an English immigrant who planted a vineyard of Mission grapes in Napa City in 1850. Six years later, he produced the first commercial Napa Valley wine with the help of German immigrant Charles Krug. Patchett's vineyard was located about a mile northwest of the courthouse, and he used an adobe building near Calistoga Avenue and Seminary Street as his first cellar. Patchett shipped wine regularly from 1857 on, and was the first man to use viticulture as an occupation in Napa. Patchett also built the first winery in Napa City in 1859, a native stone

[46] Weber, *Old Napa Valley: The History to 1900,* 154. Napa City Directories, 1929-1947.
[47] Coodley and Schmitt, 33-34. Weber, *Old Napa Valley: The History to 1900,* 140. Menefee, 23. King, 34-35.
[48] Weber, Old Napa Valley: The History to 1900, 165.
[49] Menefee 78-80. Weber, *Old Napa Valley: The History to 1900,* 145-146. Heintz, 24-25.
[50] Weber, *Napa,* 43-44.
[51] Menefee, 54.

structure measuring 50' x 33.' By 1860, Patchett had planted 55 acres in grapes and produced 4,000 gallons of wine. However, the contributions of Charles Krug to the Napa Valley wine industry have eclipsed Patchett's, and Krug's vineyard and wine enterprise—founded in 1860 near St. Helena—established the roots of today's wine industry.[52]



Figure 13. Circa 1850 sketch of the Napa Valley environs.
(Online Archive of California)

Napa's Mediterranean climate was ideal for growing grapes, and farmers soon found that the European varietals thrived on the region's hillsides. Additionally, California's remote location meant that foreign wines were hard to come by, raising the value of locally produced products. By the 1860s and 1870s, winemaking had become a popular occupation, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.[53]

[52] *Napa, Valley of Legends,* 67, 87-88. Heintz, 30-36.
[53] Ibid.

ASSOCIATED PROPERTY TYPES

Napa City was founded in 1847 by John Grigsby and Nathan Coombs on a small site at the confluence of the Napa River and Napa Creek. As in much of California, early Napa City residents were typically single, working-class men, many of whom lived in hotels or boarding houses. A number of wood-frame commercial buildings were constructed in downtown, but many were temporary due to the ad-hoc nature of Napa's growth in the wake of the Gold Rush. Agricultural development was scattered throughout the county, with pioneers such as George Yount and others establishing farms on the outskirts of the city. Major development trends that would shape Napa in later years—such as the importance of the Napa River for transportation and commerce, the development of roads and infrastructure, and the establishment of agriculture as a major economic force—had their beginnings during this era. However, little physical evidence of the early American period remains in Napa, as no buildings which date to the 1850s appear to be extant in the city today. If such a property were discovered, though, it would likely be significant for its connection to the theme of early American settlement.

RESIDENTIAL PROPERTIES

Residences from this period were often associated with agricultural development, and included farmhouses scattered throughout what is now the city of Napa. After the Gold Rush, many early residents were single men who lived in hotels or boarding houses near downtown. Homes would have been primarily wood-frame construction, although as described in the historical narrative, the first brick building in the city was an 1855 residence on the west side of town. According to historic photographs, residences were one or two stories in height, capped by a gable roof, and typically rendered in Western False Front, Greek or Gothic Revival, or simple vernacular styles. Residences constructed during this period were not likely architect-designed. However, no residences which date to the 1850s appear to be extant in the city today.

COMMERCIAL PROPERTIES

After the Gold Rush, the city of Napa prospered as the commercial center of the entire Napa Valley, and commercial buildings were constructed downtown. Gold Rush-era commercial buildings would have been primarily wood-frame construction, although there were a few brick commercial buildings. According to historic photographs, commercial buildings were one or two stories in height and were typically rendered in Western False Front or simple vernacular styles. However, no commercial buildings which date to the 1850s appear to be extant in the city today.

AGRICULTURAL PROPERTIES

Agricultural buildings such as barns, storehouses, sheds, and other support structures, were likely numerous as part of the farming and ranching operations during the early American period. Agricultural buildings during the early American period would have been primarily wood-frame construction, one or two stories in height and rendered in simple vernacular or utilitarian styles according to their function. However, no agricultural buildings which date to the 1850s appear to be extant in the city today.

Victorian Napa (1860-1899)

Napa grew steadily throughout the Victorian era as people continued to settle and more businesses were established in the town. Transportation, infrastructure, and social services were greatly improved, and by 1880, Napa had a bustling downtown and a population of approximately 4,000. Napa was officially incorporated on March 23, 1872, as the "Town of Napa City," and was reincorporated on February 24, 1874, as the "City of Napa."[54]

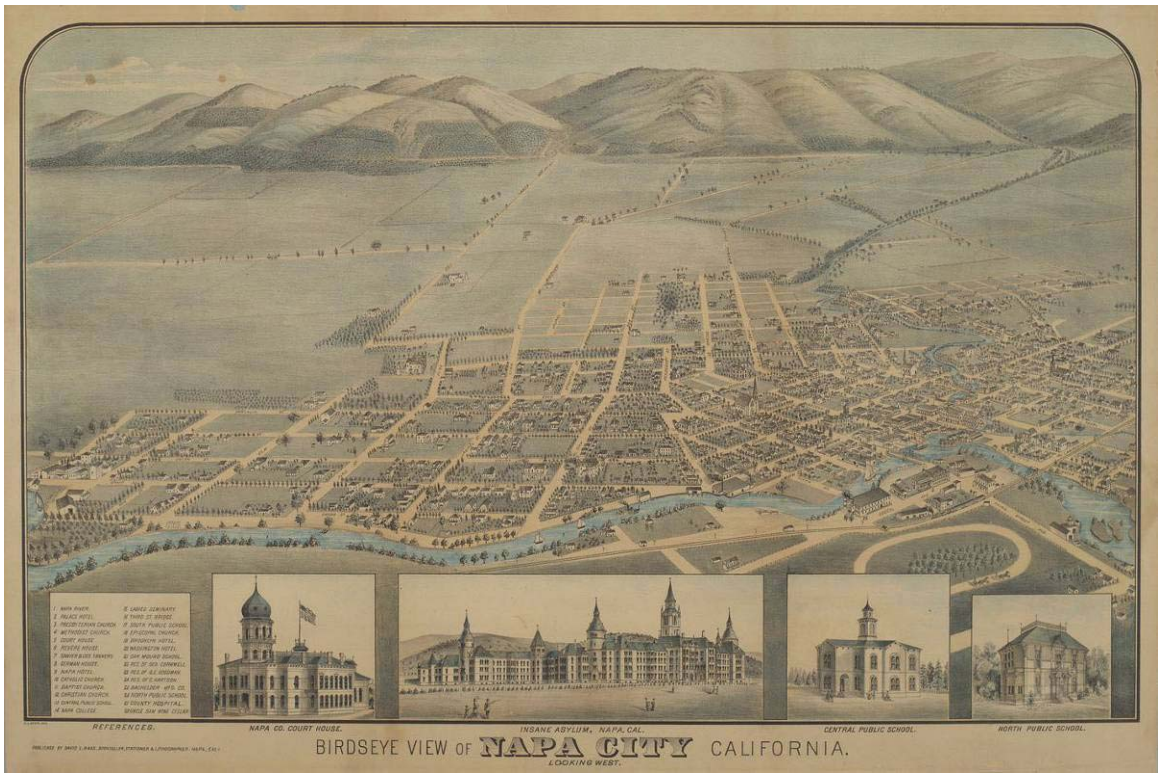


Figure 14. Birdseye view of Napa by C.J. Dyer, circa 1880s.
(Online Archive of California)

SUBDIVISION & EXPANSION

From Coombs' original 1847 town site, several expansions of Napa's street grid were made by various owners of adjacent land. In 1850, E. Brown surveyed a tract recorded as "Napa City," which included Coombs' original plat and an area to the west that extended to where the numbered streets now bend (near School Street). This new addition was bounded on the north by Napa Creek and on the south by Division Street. In 1852, George Cornwall turned his barley field into another plat called "Cornwall's Addition to Napa City," [55] which consisted of six square blocks at the confluence of Napa River and Napa Creek and was laid out as a continuation of the Napa City grid; it became home to an industrial area, Chinatown, and a two-block "Spanish Town."

The town was formerly divided into "Alta Napa" & "Napa Abajo." Napa Abajo, or Lower Napa, was a 100-acre real estate subdivision immediately south of Napa City purchased by J.P. Thompson from Nicolas Higuera. Thompson filed his new subdivision with the county recorder in 1857 as a separate town and established a street grid that lined up with a lower portion of the river, rather than

[54] *Napa, Valley of Legends,* 68. Gregory, 157. Kilgallin.
[55] "Cornwall's Addition" is referenced in some sources as "Cornwell's Addition;" however, the original survey is entitled "Cornwall's Addition to Napa City" in County Recorder's Book B of Deeds, 143.

with the grid of Napa City. The two street grids still do not align today, and converge at Division Street. Napa Abajo extended south to Spruce Street and a little west of Franklin Street, featured large lots, and only contained half a dozen houses by 1861.[56] An Alta Napa (or Upper Napa) Survey was completed at the request of Chancellor Hartson in 1857, and covered the area east of Seminary Street between Napa Street to the south and Yount Street to the north in today's St. John's neighborhood.[57]

Thompson's example of non-parallel street grids was followed by the next several subdivisions, creating the mélange of contrasting street grids still visible today. Brown and Walker's Addition of 1857 was located southwest of Napa City from Second Street to Oak Street and set up the grid alignment that extends down to Fuller Park. Cornwall & Hartson's Addition of 1857, however, bent that grid south of Laurel Street. The Napa City grid was continued north to Lincoln Avenue by the Alta Napa subdivision of 1866 and Lawley's Addition of 1868, but Spencer's Addition of 1872 created another new grid alignment for the area west of Jefferson Street and north of Napa Creek. East of the river, the East Napa subdivision of 1873 created yet another street pattern. Numerous other small additions were also completed in Napa's early years.

These early subdivisions and additions were largely purchased as land speculation; parcels were surveyed by the original owner and usually left undeveloped, or used for agriculture. The land speculation was fueled by the hope that Napa City would become the shipping and trading hub for the entire Napa Valley. Most of the parcels established by the surveys were subdivided further in later years as the population increased, but it was not until the 1870s that residential development in Napa first occurred on a large scale.

While most of the land in Napa remained sparsely developed during this era, the land and street grids established in the additions of Thompson et al. were considered to be part of the town when it was incorporated in 1872. The city limits as originally incorporated included, clockwise from York Street: Lincoln Street, Soscol Avenue, Lawrence Street, Pearl Street, the Napa River, Spruce Street, a point west of Franklin Street, Elm Street, Jefferson Street, Second Street, a northerly continuation of Patchett Street, Napa Creek, and York Street.[58]

INDUSTRIAL DEVELOPMENT

Napa City continued to grow as the commercial center of the valley, and more industries were developed to provide the necessary base for economic growth. Manufacturing and industrial development occurred primarily south and east of downtown, centered on Brown and Main streets south of Third Street and flanking the river. East Napa also grew as an industrial area because of its undeveloped land conducive to the formation of large parcels and its proximity to the river and railroad lines.

In 1869, the Sawyer Tanning Company was established on Coombs Street by French Albert Sawyer. Sawyer was joined by his father, B.F. Sawyer, and Emmanuel Manasse, who eventually became co-owner of the business. Originally a wool-pullery for discarded pelts from Napa slaughterers, the Sawyer Tannery later expanded to tanning hides and grew into a major Napa employer. By 1880, the firm was processing 2,200 hides per day. The tannery had its own landing and used the river to ship its products and to dispose of its toxic waste. The Sawyer Tannery remained in business until the late

[56] Menefee, 23. Wallace, 128-155. Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 4-6.
[57] Bloomfield, 28.
[58] Bloomfield, 4-6.

1990s.[59] The McBain Tannery (also known as the Napa City Tannery) and the Napa Glue Works were located at Pearl and McKinstry streets, and contributed to the growing pollution of the Napa River.[60]

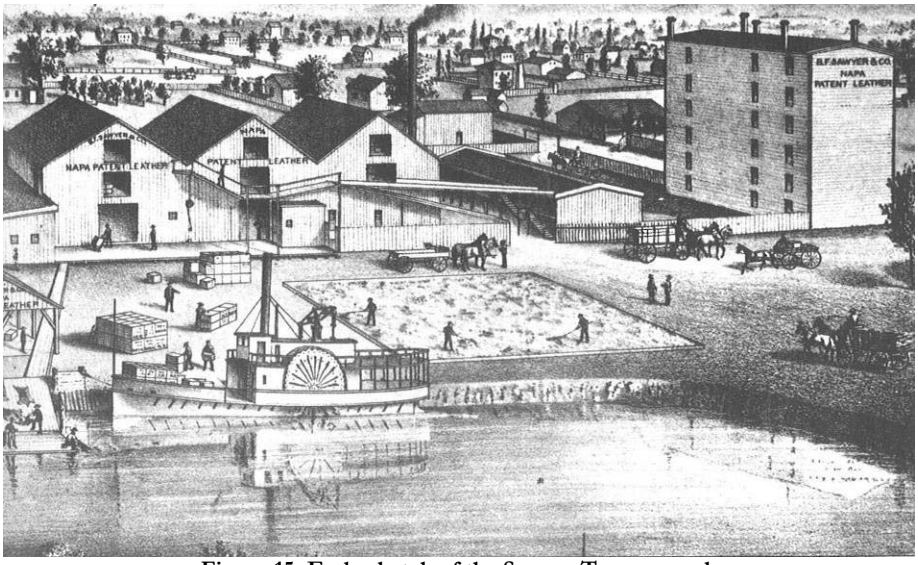


Figure 15. Early sketch of the Sawyer Tannery, n.d.
(Weber, *Napa*, 47)

In addition to tanning, wine and lumber were also prominent industries in Napa City. The first such business was the Uncle Sam Winery, established in 1872 at the northeast corner of Main and Fourth streets. The Uncle Sam Winery was initially the largest producer of bulk wine in Napa, but it was not ultimately as successful as its up-valley counterparts, and the owners later built a vinegar factory and a brandy distillery on the property. In 1874, Guiseppe Migliavacca constructed a 10,000-gallon winery on Fifth Street, and his wine business became quite successful. The Lisbon Winery at 1720 Brown Street was another early Napa City winery, established in 1880 by Portuguese vintner Jose Mateus (whose name was later anglicized to Joseph Matthews); the stone building was completed in 1884 and still stands today as the Jarvis Conservatory.[61] Across Fourth Street, just south of the Uncle Sam Winery, was the James and Boggs Lumber Yard, which became Noyes Lumber in 1900.[62] Knapp's Lumber Yard and W.P. Corlett's Enterprise Planing Mill were also located at Fourth and Main streets.[63] Nearby, Albert Hatt's brick warehouse was established in 1884 for coal and lumber storage; next door was William Stoddard's Wool Mills (also known as Napa Milling), which had gone out of business by 1886 and came to be used as a storage facility for Uncle Sam's Winery.[64] Today, these buildings still stand at Fifth and Main streets on the bank of the Napa River and serve as a hotel, retail, and dining complex called Napa Mill.

A number of manufacturers also clustered on the east side of the river. The California Glove Company opened on Soscol Avenue in 1876 and employed 270 workers. The Napa Woolen Mill was established in 1885 across from the train depot at Fifth Street and Soscol Avenue, with 60 employees to produce blankets for the Army, Navy, and markets in Alaska. The Baldecher Manufacturing Company, which made windmills, fruit boxes, and other wood products, was located near the rail

[59] Weber, *Napa,* 46-47. *Napa, the Valley of Legends,* 11-12. Gordon Eby, "Enjoy Olde Napa" (unknown, 1979), 12. Lauren Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006).
[60] Weber, *Old Napa Valley: The History to 1900,* 208. Sanborn Fire Insurance Maps (1886).
[61] *Napa, the Valley of Legends,* 11-12. Weber, *Napa,* 50-51, 107. Kilgallin, 30.
[62] Kernberger, Mark Strong's Napa Valley, 28.
[63] Sanborn Fire Insurance Maps (1886).
[64] Napa, the Valley of Legends 11-12. Kilgallin, 9.

depot. The Evans Shoe Company, established in 1897, was another major manufacturer dealing with leather products. Among others, the Napa City Cannery was located east of the railroad tracks between Sixth and Seventh streets; the Dennison & Son Napa Drain Tile Factory was just north of Third Street and made tiles from local clay; the Vernon Flour Mills were at First and McKinstry streets; and the Napa Cream of Tartar Works were in East Napa and processed by-products of the wine-making process.[65]



Figure 16. Light industrial buildings at Soscol Avenue and Third Street, circa 1905.
(Verardo, 40)

MINING

Mining—namely quicksilver mining—was an important industry in Napa during this era. Silver was discovered near Mt. St. Helena in 1857, but the prospectors that rushed to the scene were disappointed by the yield. Several other silver discoveries were made in the 1860s and 1870s that were hoped to rival the Comstock Lode, but in all cases the vein was lost or other minerals were found instead. Cinnabar, commonly known as quicksilver or mercury, was discovered shortly after the first silver discovery, and a number of Napa entrepreneurs established profitable quicksilver mines in the hills outside Napa City. Quicksilver was in high demand because it was used to aid in the mining of other precious metals, in manufacturing, in strengthening ships against marine wear, and in pressure-sensitive instruments. Some of the biggest quicksilver mines were the Phoenix Mine in Pope Valley, discovered by John Newman in 1861, and the Oat Hill Quicksilver Mine near Lake County. From 1863 through 1903, Napa County was California's second-largest producer of cinnabar, which impacted the development of Napa City because it drew a large influx of workers, especially Chinese laborers, to the valley. Additionally, businessmen who invested in and funded the mines also settled in Napa, bringing wealth and prestige to the city. Many of the businesses and elegant Victorian homes in Napa were built with profits from mining.[66]

Besides cinnabar mining, quarrying native stone for construction was a profitable endeavor for many Napa residents. Several local stone quarries in Napa Valley were established in the late nineteenth

[65] Gregory, 157-160. Bloomfield, 7. *Napa, the Valley of Legends,* 11-12. Weber, *Old Napa Valley: The History to 1900,* 206-208. Sanborn Fire Insurance Maps (1886, 1891).
[66] Weber, Old Napa Valley: The History to 1900, 187-191. Wallace, 128-155.

century to collect limestone, sandstone, and volcanic rocks used to build bridges and buildings throughout the county. Near Napa City, early quarries included J.B. Newman's quarry, established in 1873 just southeast of the city on Soscol Avenue; the Salmina Quarry, seven miles north of Napa on the Silverado Trail; the Zollner Quarry, three miles south of Napa; and Wing's Quarry, four miles northeast of Napa on Berryessa Road. Newman was one of Napa's most prominent builders; he also founded the Napa Marble & Granite Works at Third and Brown streets, which still operates today on Silverado Trail near Tulocay Cemetery.[67]

COMMERCIAL DEVELOPMENT

Main Street grew as the mercantile center of Napa, but businesses were also located along Third, Second, First, Pearl, and Clinton streets. The financial center of the city was established on the "bank block" at Second and Main streets, anchored by the Bank of Napa, which was founded in 1871 by prominent local businessman and politician Chancellor Hartson.[68] The Williams Block (1886) was the first major retail commercial development on Main Street north of Napa Creek, and was expected to draw businesses north from the city's core at First and Main streets. Designed by Wright and Saunders of San Francisco for a cost of $26,000, the Williams Block was renamed the Kyser Block in 1901 shortly after David Sterling Kyser purchased the building to house his furniture and undertaking business.[69] According to Sanborn Fire Insurance maps, the downtown district featured a wide variety of businesses ranging from bakeries, general stores, groceries, wholesale liquor stores, restaurants, and saloons to hotels, billiards halls, wagon repair shops, livery stables, saddle shops, clothing stores, cobblers, tailors, pharmacies, hardware stores, a photography studio, and a gunsmith.[70]



Figure 17. The Bank of Napa, at Second and Main streets, 1900 (demolished).
(Kernberger, Mark Strong's Napa Valley, 15)

[67] Hanrahan, 7. Kathleen Kernberger, "The Migliavacca Building" (unknown, 15 June 1973), 4-5.
[68] Weber, Old Napa Valley: The History to 1900, 209.
[69] Kilgallin, 12. Kernberger, *Mark Strong's Napa Valley,* 23.
[70] Sanborn Fire Insurance Maps (1886, 1891).

Other prominent downtown commercial buildings and businesses from this era included the Phoenix Block on First Street between Main and Brown; the Hartson Building at Main and Third streets, which housed the offices of architect Luther Turton and photographer Mark Strong; the "Bank Block" building on Second Street at Brown Street (1888); Schwartz Hardware Store on Main Street between First and Second streets (1871); and the German House, the Napa City Market, and the offices of Napa Reporter at the corner of First and Brown streets. Groceries, clothing, and general stores abounded, including the Levinson family's Pioneer Clothing Store, the Chicago Emporium, E.W. Hottel's grocery, and O.P.C. Grocery, among others. The Borreo Building was located just across the river at 920 Third Street (1887), and originally housed Thompson, Beard, and Sons Feed Store. The Oddfellows Hall (1877, demolished 1973), Napa Masonic Temple (1889, demolished 1974), and the Napa Business College (1893, demolished 1973), among others from this era, were all lost to redevelopment in the 1970s.[71]



Figure 18. The Masonic Temple, near Second & Brown streets, 1908 (demolished). (Napa City and County Portfolio and Directory. Napa, CA: H.A. Darms, 1908, 5)

The late Victorian era also saw a transition from the wood-frame false-front Italianate style commercial buildings of the 1850s-1870s to more permanent buildings of brick and stone. These materials were used for principal businesses, grain warehouses, banks, and schools, although residences, stables, and modest stores were still built of wood. The Semorile Building at 975 First Street and the Winship Building at the corner of First and Main, both designed by Luther Turton in

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

1888, are excellent examples of Victorian-era commercial architecture.[72] Other notable buildings from this period remaining in downtown Napa include the Borreo Building, the Napa Valley Register Building, and the Kyser-Lui-Williams Block.

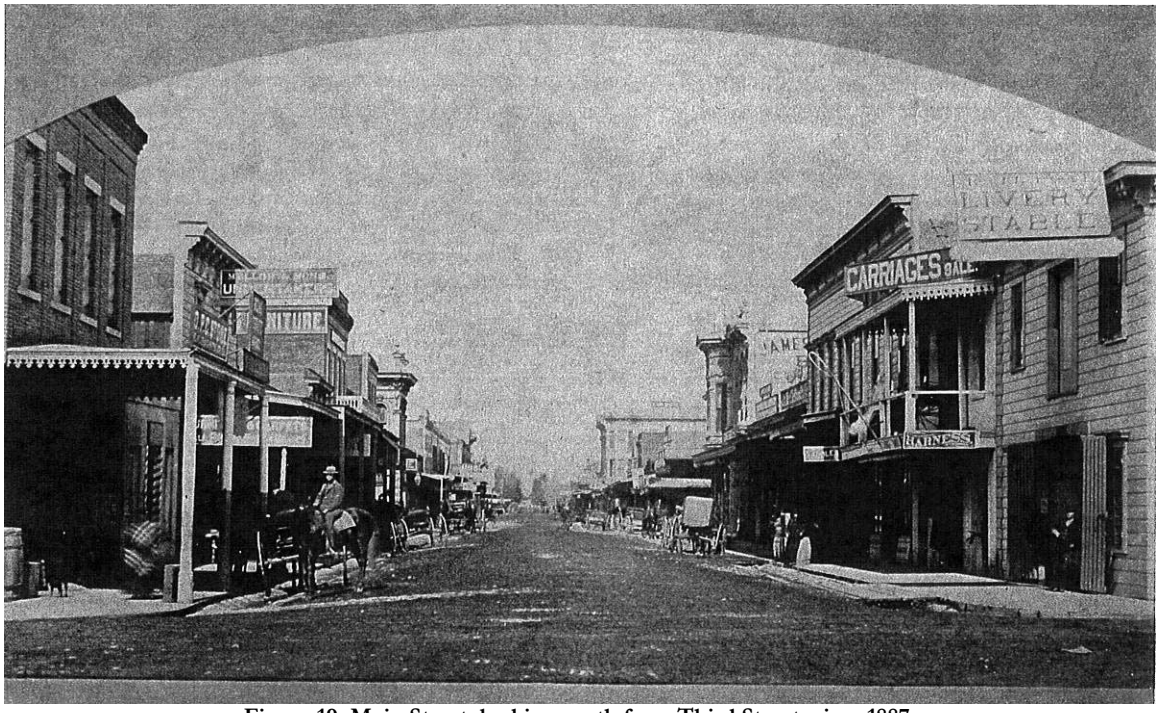


Figure 19. Main Street, looking north from Third Street, circa 1887.
(Kernberger, Mark Strong's Napa Valley, 11)

RESIDENTIAL DEVELOPMENT

Residential development occurred in the City of Napa as business and industry gained success in the late nineteenth century. Napa featured a wide variety of residential building types ranging from mansions to farmhouses, flats, and cottages, often on the same block. Because of the comparatively low cost of land and construction, the relative prosperity of Napa, and high social value placed on family life, residences were primarily one- or two-story single-family homes. There were a few duplexes, and some households took in roomers or shared space with other families, but most full-time workers could afford a detached home. Residential buildings of all sizes were almost exclusively wood-frame construction, and most also had wood siding and gable or hip roofs. Popular architectural styles in Victorian-era Napa included Greek or Gothic Revival, Italianate, Stick, Queen Anne, Second Empire, and vernacular styles. Houses expressed these styles in three ways: some followed popular styles in form and detail, others used standard vernacular models and added fashionable ornamentation, and many were constructed with little or no decoration. Most residences were designed by local builders either using pattern books or simply based on previous experience, but the most sophisticated, ornate designs were the work of architects.[73]

Residential neighborhoods in Victorian Napa followed the street grid and lot patterns of the original subdivision plats. Victorian-era developers rarely purchased land to build a speculative tract of nearly identical houses, as was done in other cities like San Francisco. Instead, large parcels were typically

[72] Kilgallin, 17. Kernberger, *Mark Strong's Napa Valley,* 11.
[73] Bloomfield, 11-13. Donald Napoli, *Napa Abajo/Fuller Park Historic District* (National Register Nomination Form, 30 September 1996), 104-106.

sold by the original speculator and partitioned by individual owners as property values rose in later years, as evidenced by the preponderance of small houses from later periods scattered among earlier nineteenth century homes. Speculative land development did occur occasionally, though, and there are a few examples throughout Napa of small groups of identical houses that were built on speculation.[74]

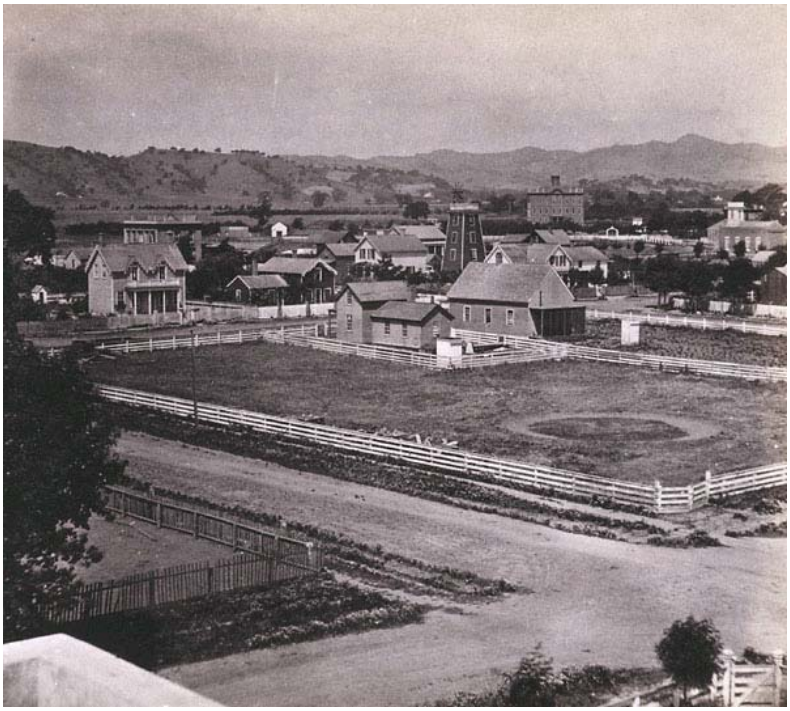


Figure 20. Napa City looking west from the courthouse, circa 1860.
(Online Archive of California)

Most houses in Napa's residential neighborhoods were constructed for middle- or working-class residents, with only a few for the city's elite. Many affluent Napans lived on Coombs, Randolph, Franklin, School, Division, and Church streets, as commuting more than a few blocks was a hardship due to the poor condition of the roads. For example, executives of Sawyer Tannery, bank directors, steamboat captains, and other prominent businessmen settled in Napa Abajo.[75] Napa Abajo and Fuller Park therefore developed resources ranging from twenty-room mansions to two-room "hall-and-parlor" houses, with most falling somewhere in between.[76] The stretch of Main Street north of the commercial district had become a residential district for downtown merchants by the turn of the century, and homes there were more modest in scale and decoration than the larger homes in Fuller Park and Napa Abajo.[77] Middle-class residents such as clerks, butchers, teachers, and managers were also attracted northwest of downtown to the area around the intersection of Calistoga and Seminary streets. Development was likely spurred by the county road that ran along Calistoga Avenue and the presence of Washington School, a public grammar school established in the 1880s. By 1891, the area was largely built out with one-story cottages.[78] Similarly, merchants and professionals built homes in Fuller Park because of its proximity to the main transportation corridors into and out of the city and

[74] Bloomfield, 12. Kilgallin, 40.
[75] Bloomfield, 11. Weber, Old Napa Valley: The History to 1900, 209.
[76] Napoli, Napa Abajo/Fuller Park Historic District, 1-2.
[77] Kilgallin, 12-16.
[78] Bloomfield, 28-29.

to the nearby Napa Ladies Seminary, but this neighborhood did not develop fully until the first few decades of the twentieth century.[79]



Figure 20. Victorian residences in Napa, 1908.
(Darms, 71)

The area near the Sawyer Tannery on South Franklin Street developed as a working-class neighborhood, with duplexes and small cottages for factory workers, tannery employees, and longshoremen.[80] St. John's was also a working-class neighborhood of small cottages built in the 1890s and early 1900s for people with occupations such as laborer, clerk, or factory worker, and many of the poorly-paid residents rented their homes. The neighborhood developed as an enclave of Italian immigrants because it was centered on St. John's Catholic Church, and its proximity to industrial uses made St. John's a logical place to construct housing for industrial workers.[81] East Napa was also a working-class area, although it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Many of the workers in these industries were single males, often recent Italian immigrants, so residential hotels became a common form of housing in East Napa (the Palace, Colombo, and Brooklyn hotels were all located on Third Street.) The remaining workers' homes constructed in East Napa were quite small and simple, and were built between 1890 and 1920.[82] In Spencer's Addition, the land remained primarily agricultural in use until the turn of the century, and most of the houses were the centers of small farms.[83]

Today, high concentrations of homes from the Victorian era remain along Calistoga Avenue, and in the Napa Abajo, St. John's, Spencer's Addition, and Fuller Park neighborhoods, with fewer examples in Downtown, West Napa, and East Napa.

[79] Ibid., 50.
[80] Kilgallin, 38.
[81] Ibid., 55.
[82] Bloomfield, 55.
[83] Ibid., 32.



Figure 21. Riverside Drive during the 1890 flood.
(Weber, *Napa*, 57)

INSTITUTIONS

As more families with school-age children settled in Napa, a better public education system was established. Besides a few early one-room schoolhouses and small private schools, the community's first eight-year grammar school, the Central School, was dedicated in 1868 on a property which is now the site of Napa's City Hall. In 1875, a second grammar school was built at Franklin and Elm streets, and was known as the Franklin School or the South Primary School. Other early schools included the Polk Street School (later called the Washington School and currently the Blue Oak School) and the Main Street School (also known as Lincoln School). In the 1890s, the need for a public high school was recognized, and the first co-educational high school was established in 1897. A building formerly used by the Napa Ladies Seminary was moved to a new site on Polk Street for use as the first Napa High. [84] Napa's first post-secondary institution was the Napa Collegiate Institute, established in 1860, but closed in 1896 due to financial difficulties.[85]

The Napa Ladies Seminary was an important educational institution, established in 1869 on the block bounded by Seminary, Third, Wilson, and Oak streets. While the seminary only operated through the 1890s, it attracted wealthy families to the Fuller Park area because of the superior, exclusive education offered for their daughters. The school offered "Math, English, Latin, French, Italian, Science, Music and Painting," and gave Seminary Street its name.[86]

Along with the development of education in Napa County, libraries, churches, fraternal organizations, and other social services were established in the downtown area. The first library in Napa County was opened in 1870 with a private collection of 1,000 books, and was made free in 1885. The first church in Napa was the Presbyterian Church, established in 1853 and expanded in 1875. In 1858, Methodist, Episcopal, and Catholic churches were added. Others included a Baptist church in 1860, Christian Church in 1870, Advent Christian Church in 1880, and Salem Evangelical Church in 1880.[87] One of many social venues completed at this time was the Napa Opera House, constructed on Main Street in 1879 and offering a wide range of performances to the community.[88]

[84] King, 38-39. Gregory, 164.
[85] Napa, the Valley of Legends, 23.
[86] Gregory, 165. Bloomfield, 50. Coodley and Schmitt, 37.
[87] Bloomfield, 8.
[88] Kernberger, Mark Strong's Napa Valley, 22.



Figure 22. Central School, circa 1875.
(Verardo, 64)

NAPA STATE HOSPITAL

By 1880, a new opportunity for Napa residents had emerged with the construction of the largest insane asylum in California just outside Napa City, near what are now Imola Avenue and Highway 121. Other communities vied to be chosen as the location for the asylum, but Napa was selected for its climate, access to the river, and cheap land prices. Promoters of the institution exploited the similarities between California and Italy, and named the spot for the Italian city Imola. The Napa State Asylum for the Insane was originally built to alleviate overcrowding at the state's first asylum in Stockton; the building was designed to accommodate 500 patients at a time, but due to increasing demand, it was expanded three times by the 1880s. The building was designed by architects Wright and Sanders of San Francisco, and built by prominent local stonemason James B. Newman. Construction of the $1,500,000 building began in 1873, and the imposing Gothic Revival style building with its seven towers and castle-like appearance was a landmark at the southern end of town. The Napa asylum utilized new techniques for treating the mentally ill, many of whom were alcoholics, and the design of the building and the grounds were based on Dr. E.T. Wilkins' research of the leading facilities in Europe and America. Based on nineteenth-century ideas about psychiatry, the patients were treated with occupational therapy, which consisted of farming, housekeeping, food preparation, and building maintenance in an effort to give them fresh air and access to the outdoors. The asylum developed as a self-sufficient community, and the large grounds contained vast gardens, an orchard, a dairy, a laundry, a bakery, a lumber yard, a mortuary, infirmaries, receiving and treatment facilities, an underground tramway, and four doctors' cottages.[89] The asylum—officially renamed the Napa State Hospital in 1924—had a major economic and social impact on the community. The facility created hundreds of jobs, drawing residents and commuters to the area, but its reputation also had an impact: "going to Napa" became synonymous with being "put away."[90] The main asylum building was demolished in 1949 to make way for a more modern facility, which still stands as the current Napa State Hospital.[91]

[89] Ibid., 6-7. Coodley and Schmitt, 43-44. Kirkbride Buildings, "Napa State Hospital," http://www.kirkbridebuildings.com/buildings/napa/ (accessed 4 December 2008).
[90] Kernberger, Mark Strong's Napa Valley, 6-7, Weber, Napa, 100.
[91] Ibid.

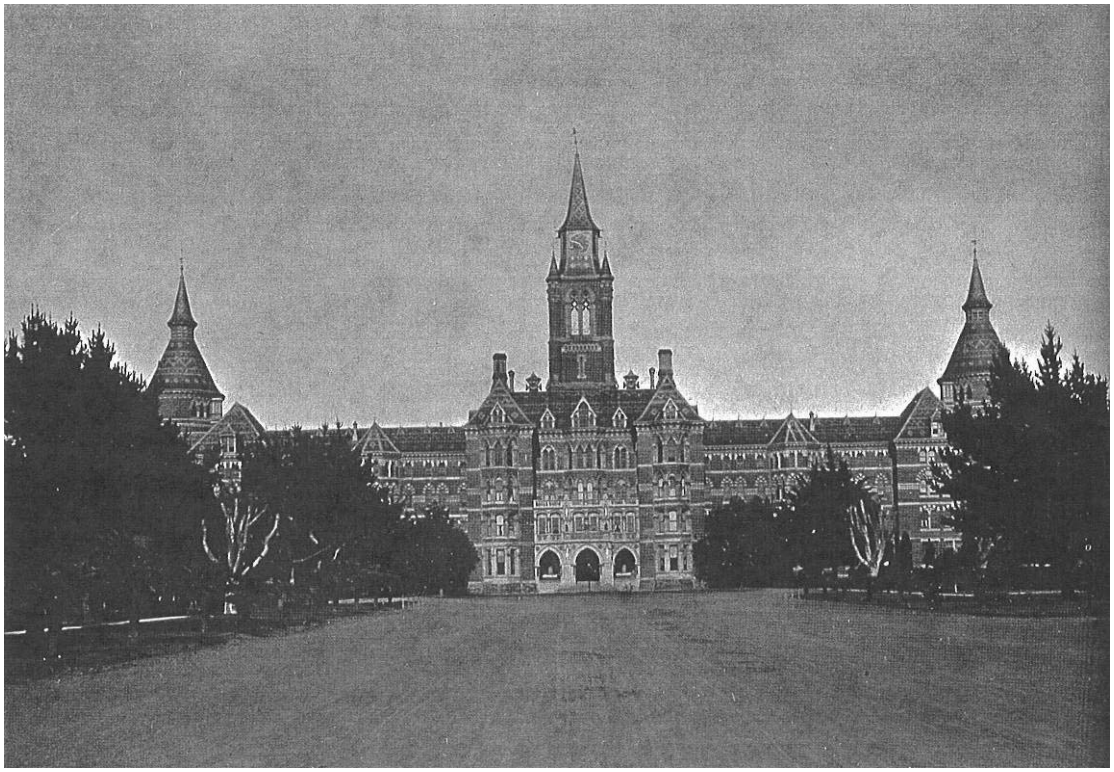


Figure 23. Napa State Asylum for the Insane, front façade, circa 1905.
(Kernberger, Mark Strong's Napa Valley, 6)



Figure 24. View of Napa State Asylum for the Insane complex from the rear, circa 1905.
(Kernberger, Mark Strong's Napa Valley, 7)

TRANSPORTATION & INFRASTRUCTURE

NAPA VALLEY RAILROAD

The development of railroads in Napa was essential to the growth of the city during the Victorian era. Enthusiasm for a railroad project first gained momentum in 1863 when there was talk of building a railroad from Vallejo to Calistoga. The following year, the county gained funding for the project, and a steam railroad line was built from Soscol north 4.5 miles to Napa City for an estimated cost of $100,000. Named the Napa Valley Railroad, the new line was completed in July 1865.[92] In Napa City, the tracks ran up Main Street to Fourth Street, then along Division Street to Jefferson Street along a raised bed that hindered development to the west.[93] The Napa Valley Railroad was extended north to Calistoga Avenue in 1868, and was extended south to Napa Junction—a tiny town near present-day American Canyon—the following year, where it met up with other local rail lines. Though the railroad was a boon for the City of Napa and Napa Junction, it spelled obsolescence for the small settlement of Suscol, which had long been a waypoint for travelers and goods coming to and from Napa by water. Supplanted by rail-oriented Napa Junction, Soscol fell into decline. Locals attempted to revive the town by building a new toll wharf, however, the popularity of rail transport prevailed over that of the steamboat and Soscol vanished.[94]

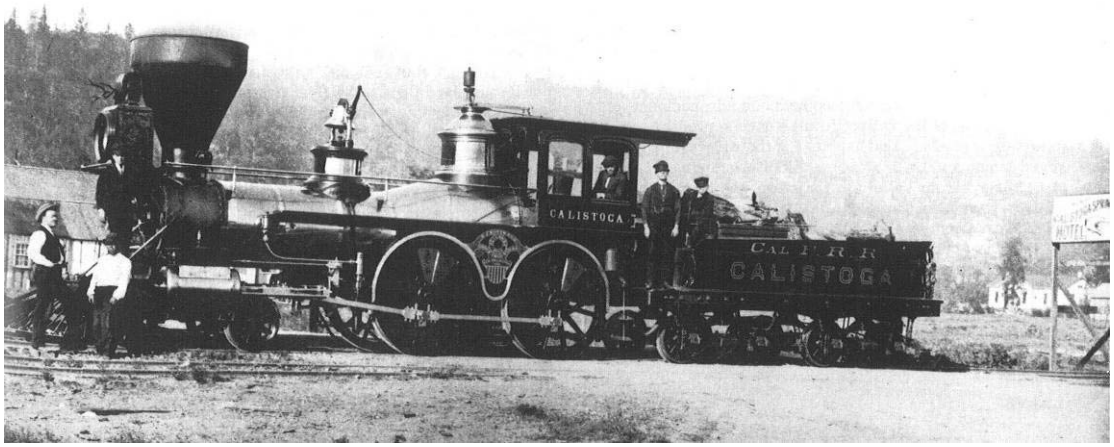


Figure 25. Engine on the Napa Valley Railroad, n.d.
(Swett, 15)

With the completion of the first transcontinental railroad in 1869, there was fierce competition over transportation and shipping nationwide, and the Napa Valley Railroad provided an important link between Napa City and the rest of the country. The Napa Valley Railroad was not a financial success, though, and the County could not afford to finance the bonds that funded the railroad's construction. The line was leased to the California Pacific Railroad Company in 1876, and was integrated into the vast holdings of the Southern Pacific Company when they acquired California Pacific around 1895. The steam railroad, combined with ferry service, provided the primary mode of transportation in Napa until electric trains were introduced at the turn of the century.[95]

ROADS AND BRIDGES

Travel along the roads to St. Helena, Calistoga, and Sonoma was also improved. The 1861 Coast Guard Map shows county roads leading to Calistoga and Sonoma, via routes along Calistoga Avenue/ Jefferson Street and Old Sonoma Road, respectively.[96] Within the city itself, some streets

[92] Swett, 16. Napa, the Valley of Legends, 79-80.
[93] Bloomfield, 7.
[94] Weber, *Old Napa Valley*, 184.
[95] Menefee, 25. Swett, 16. Davis, 31. Coodley and Schmitt, 37. *Napa, the Valley of Legends,* 79-80.
[96] Bloomfield, 28.

were graded and had gravel surfaces, although few were fully paved. Shade trees were planted along the residential streets, making the city a more pleasant place to live than it had been during the Gold Rush.[97] Residents also planted palm trees in their yards, many of which are still found surrounding Victorian homes today; palms were a symbol of wealth because they were suggestive of exotic travel, a luxury available only to the rich in the Victorian era.[98]



Figure 26. Brown's Valley Road as an unpaved country lane, circa 1900.
(Weber, *Napa*, 96)

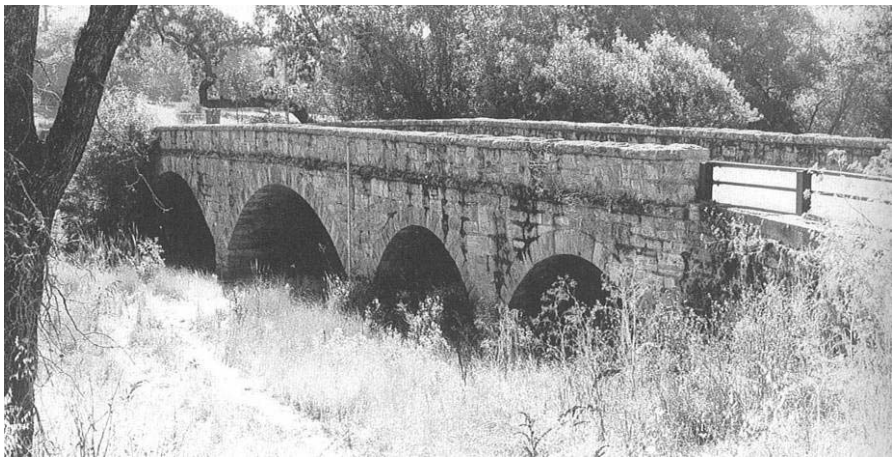


Figure 27. Milliken Creek Bridge, constructed of stone in 1908.
(Kilgallin, 66)

The bridges in the city were also enhanced, with stone bridges replacing the wooden ones that continually collapsed during winter floods. Beginning in the 1860s, heavy timber and metal truss bridges were the most common types in the United States, and stone bridges were not widespread, especially in California. Bridge building practices in Napa County were contrary to national trends, however, and a large number of stone bridges were built—most of them within the City of Napa—beginning in the 1860s and continuing throughout the county to about 1910. The first stone bridge in Napa City was built across the Napa River at First Street in 1860 (destroyed by flood in 1881), with the Main Street Bridge over Napa Creek constructed shortly thereafter (still extant). Stone bridges were common in Napa because of the cultural background and quarrying and stonecutting expertise of its settlers, ready access to stone, the support of local government, and the sense of permanence

[97] Menefee, 26.
[98] Weber, *Napa* 34.

and sound investment this type of construction evoked.[99] A large wooden drawbridge at Third Street was also completed in 1873 for $9,000, making Third Street into a major crossing.[100] Numerous smaller bridges were established across Napa Creek at Brown, Coombs, Pearl, and Clay streets to facilitate urban development.

WATER AND POWER

Along with major transportation improvements, utility services were introduced in Napa in the late nineteenth century. The Napa City Gas Light Company was incorporated in 1867, and built a large gas works to supply the city. Gas street lamps were installed throughout the city, and were utilized until they were replaced by electric lights in 1887. Communication was also improved, with the telegraph line extended to Calistoga in 1867 and the first telephone service installed in 1883.[101]



Figure 28. Water tower on Pine Street., n.d.
(Weber, *Napa*, 81)

The Napa City Water Company, a private corporation, was organized in 1881 to supply water to the town. Until this time, there was no water supply system in Napa, and residents had private wells that were often subject to contamination. Water towers were a major water storage method for Napa residents, and most homes had towers or cisterns in their yards. The need for water was acknowledged, and nine different water companies had formed in the 1860s and 1870s to bring water from surrounding canyons, but none was successful. Upon its establishment, the Napa City Water Company began building dams and sinking wells, and built a 2,500,000-gallon reservoir on the hillside about one and a half miles from the city. The Napa City Waterworks, a red brick building constructed in 1883 on Hagen Road near Silverado Trail, was the company's pumping plant and water storage facility. Pipelines were also laid to deliver the water to the city, and steam pumps provided sufficient pressure for firefighting.[102] The Napa City Water Company continued to expand its service, and oversaw Napa's water supply until a municipally-owned water company was established in 1922.[103]

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[99] "Historic American Engineering Record: First Street Bridge over Napa Creek," 7.
[100] Wallace.
[101] Denzil Verardo, *Napa Valley: From Golden Fields to Purple Harvest* (Northridge, CA: Windsor Publications, 1986), 40-41. Davis 32.
[102] Weber, *Napa,* 81. Mario J. Torotorolo, "History of the City of Napa Water Supply," *Napa County Historical Society Gelanings,* 2:2 (May 1978), in City of Napa Planning Department Archives. Gregory, 158.
[103] Sanborn Fire Insurance Maps (1910, 1924). Torotorolo, "History of the City of Napa Water Supply," 4.

AGRICULTURE

The wine industry continued to grow as the dominant agricultural endeavor throughout the Victorian era, with an increased demand for local wines facilitated partly by the completion of the Napa Valley Railroad in 1868. New vineyards were established throughout the valley, and winery operations ranged from small family businesses to large winery complexes. By the late 1880s, there were more than 20,000 acres of vineyards producing nearly five million gallons of wine per year.[104]

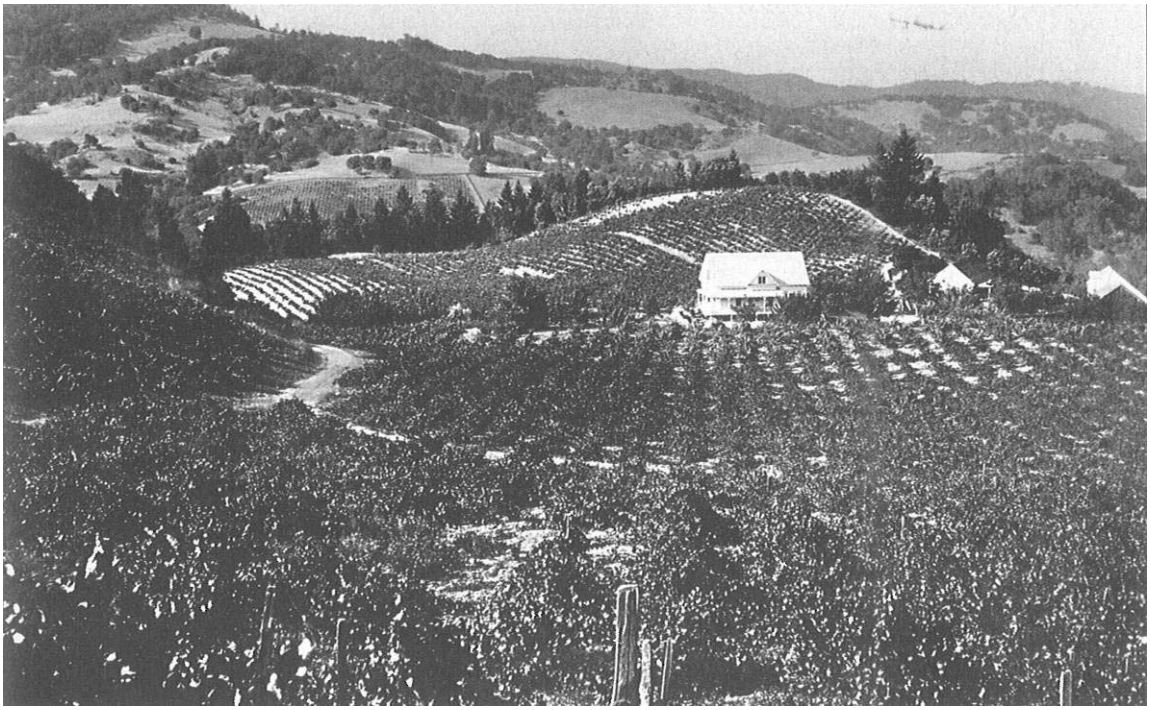


Figure 29. A vineyard in west Napa covered in sand in an effort to kill phylloxera, circa 1890s. (Weber, *Napa*, 109)

The 1890s were a difficult decade for agriculturalists, especially wine growers. An agricultural depression affected the sale of produce, three major frosts and an infestation of phylloxera, a tiny root louse related to aphids, devastated the wine crop. In an effort to kill the pests and save their vines, growers spread sand over their vineyards, but it did not help. The phylloxera outbreak forced agriculturalists to diversify, and fruit and olives became important products. French prunes were introduced to California in 1883 by Louis Pellier, and soon rivaled grapes as the Napa Valley's primary agricultural product. Apricots and peaches had been planted by the missionaries, but it was not until the introduction of the French method of drying prunes that dried fruits became popular. Olives and olive oil were another lucrative product for farmers, and olive orchards spread throughout the valley. The influx of Italian immigrants during the 1890s helps account for this trend.[105]

[104] Napa, the Valley of Legends, 76, 87-88.
[105] Ibid. Heintz, 173-197. Coodley and Schmitt, 41.

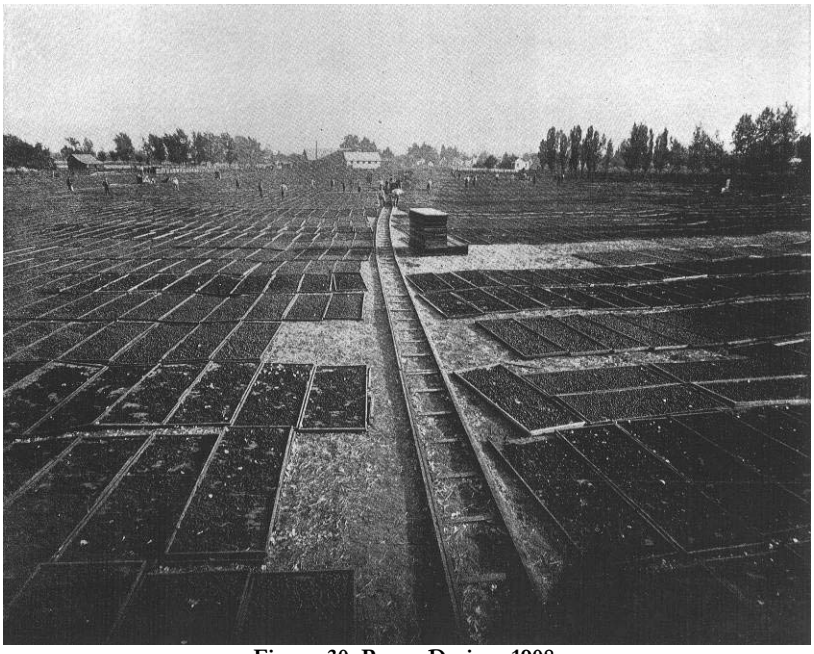


Figure 30. Prune Drying, 1908.
(Darms, 28)

CULTURAL DIVERSITY

After the initial arrival of the Spanish, Napa Valley quickly became a culturally diverse region, with Native American, Spanish, Mexican and American groups converging in the area. As Napa County developed in the late nineteenth century, additional cultural groups were introduced. The Native Americans and Californios were used as laborers in the region's early workforce, but the need for agricultural, mining, and infrastructure work soon exceeded the available labor supply, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor.

A large, important immigrant group in nineteenth-century California was the Chinese, many of whom came to Napa Valley to work in the quicksilver mines, help lay the Napa Valley Railroad, labor in the vineyards and wine caves, and work as domestic servants. Hundreds of Chinese men were employed throughout the county in the 1860s and 1870s: Sam Brannan completed the Napa Valley Railroad extension to Calistoga using Chinese labor; Chinese workers provided agricultural labor, especially for viticulture and hops; the Sawyer Tannery and Great Western Quicksilver Mine each employed 200 Chinese laborers; and Chinese workers excavated and constructed wine tunnels for the Beringer Brothers Winery and Schramsburg Vineyards, among others. The Chinese population in Napa increased steadily during this time, and peaked at 905 permanent residents in 1880.

In Napa City, the Chinese community congregated in Chinatown, which began on a small isthmus in Cornwall's Addition near the junction of Napa Creek and the Napa River and spread east into the bend in the river known as the "ox bow." Napa City's Chinatown featured neat rows of simple wooden buildings separated by walkways, and was inhabited continuously by the Chinese community from 1850 to 1930. The two-story Joss House was a Taoist temple established by a prominent Chinese family, the Chans, which served as the spiritual and social center of Napa's Chinese community. The first Chinese business in Napa was a laundry, established in 1874 by Sam Kee at 58 North Main Street, and a barber shop, grocery, and community garden soon followed. St. Helena, Calistoga, and Rutherford also had Chinese neighborhoods, and there were Chinese encampments at the mines. Most Chinese immigrants in California were extremely poor, and were subject to discrimination and violence from Americans. In the 1880s, anti-Chinese legislation was adopted by

both the state and federal governments, and by the turn of the century, nearly all of the Chinese families who had tried to make a life for themselves in Napa had moved elsewhere. By 1930, only seven families remained in Chinatown, all of whom were relocated as part of a Napa River and China Beach cleanup project funded by the city.[106]



Figure 31. the Shuck Chan family in front of Napa's Joss House, circa 1900.
(Weber, *Napa*, 84)

In Napa City, the Chinese competed with Italian immigrants for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early Napa arrivals, 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 Guiseppe 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 in St. John's (at Main and Caymus streets, near St. John's Catholic Church) and East Napa (at Soscol Avenue and Third streets, near the railroad and industrial area).[107]

[106] Weber, Old Napa Valley: The History to 1900, 194-203. Napa, the Valley of Legends, 15-16. Weber, Napa, 83-85. Coodley and Schmitt, 42-43.
[107] Weber, Old Napa Valley: The History to 1900, 204. Napa, the Valley of Legends, 34-35. Weber, Napa, 86-87.

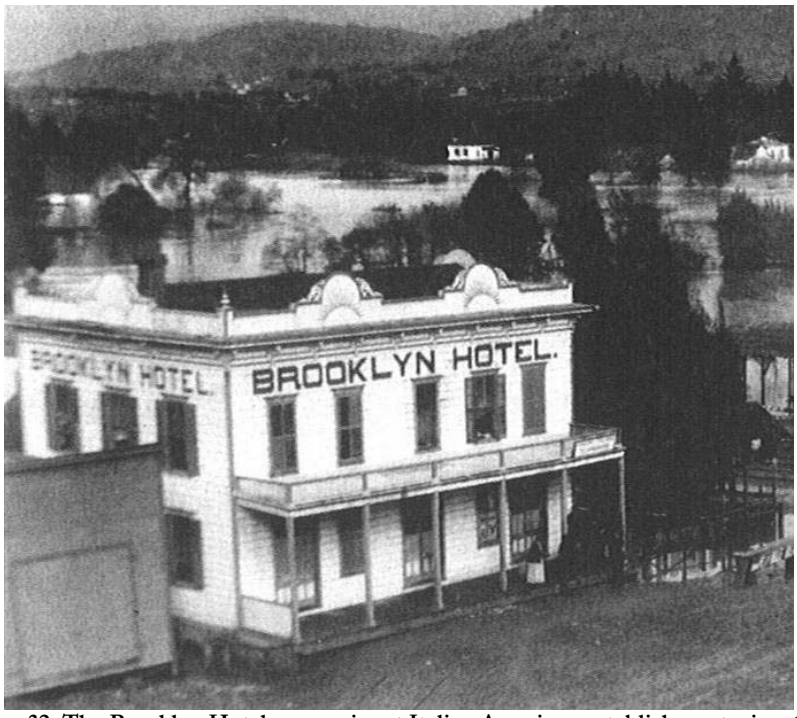


Figure 32. The Brooklyn Hotel, a prominent Italian American establishment, circa 1890. (Weber, *Napa*, 86)

ARCHITECTS & BUILDERS

Napa's most prominent and prolific architect was Luther M. Turton (1862-1925), who designed residential and commercial buildings in a variety of architectural styles for Napa's leading citizens. Turton was born in Nebraska and moved to Napa with his family at the age of fourteen. After working briefly for G. McDougall & Sons in San Francisco, Turton opened his own office in Napa in 1887. In 1893, he married Lillie A. Bell, and they had one daughter, Lois B. Turton. Turton's work was concentrated in the city of Napa, and he designed buildings in all the architectural styles popular in his time—Queen Anne, Classical Revival, Craftsman, Prairie, Shingle, Mission Revival, and Gothic Revival, among others. Since Turton was so versatile and his designs inspired other local contractors and architects, his work is hard to categorize and his buildings are sometimes difficult to identify. Although Turton is not widely known today outside Napa, he was recognized at the time of his death as one of Napa Valley's foremost architects.[108]

Luther Turton's portfolio is quite extensive, but some highlights include: the Semorile Building at 975 First Street (1888), the Winship Building at 948 Main Street (1888), the Gifford House at 608 Randolph (1890), the Noyes-York House at 1005 Jefferson Street (1892), the Migliavacca House at 1475 Fourth Street (1895), the Behlow Building (1900, demolished 1977), the Goodman Library at 1219 First Street (1901), the Noyes Mansion at 1750 First Street (1902), the Migliavacca Building at 1116 First Street (1904, demolished 1973), the Squier House at 1801 Oak Street (1905), Turton's own residence at 1767 Laurel Street (1915), the First United Methodist Church at 601 Randolph (1916), the Henry J. Manasse House at 845 Jefferson Street (1917), and nearly a dozen residences along First Street (1890s-1910s).[109]

[108] Dave Weinstein, Signature Architects of the San Francisco Bay Area (Layton, Utah: Gibbs Smith, 2006), 35-40. Kernberger, Mark Strong's Napa Valley, 37.
[109] Ibid., Bloomfield, 16.

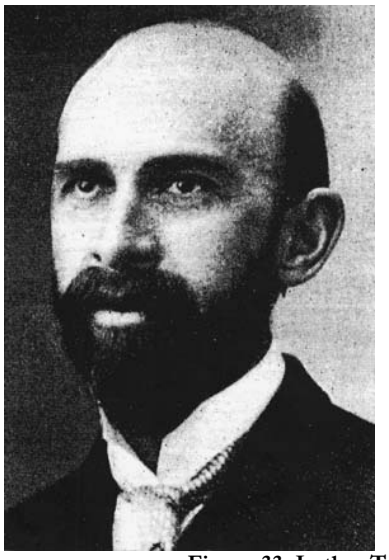




Figure 33. Luther Turton. (www.sfgate.com)
Figure 34. Turton's Semorile Building, circa 1889. (Kernberger, *Mark Strong's Napa Valley*, 19)

William H. Corlett (1856-1937) was another Napa architect and co-owner of the Enterprise Planing Mills on Third Street. Corlett designed a number of prominent buildings in Napa, and was especially influenced by the Shingle style and Frank Lloyd Wright's Oak Park designs. Some of his better-known works include the E. Manasse House at 433 Brown Street (1886), St. John's Catholic Church at Main and Caymus streets (1886, demolished), the Hunter House at 1801 First Street (1903), the F. Martin building at 816 Brown Street (1904), Corlett's own residence at 507 Jefferson Street (1908-1910), the Alexandria Hotel at 840-844 Brown Street (1910), and the Franklin Station Post Office at 1351 Second Street (1932-33).[110]



Figure 35. The Corlett House on Jefferson Street.
(Kilgallin, 49)

James B. Newman (1851-1933) was a marble and granite contractor who became one of Napa's premier builders in the late nineteenth and early twentieth century. Born in England, Newman was trained as a stone mason and came to Napa in 1873. Newman partnered with another local stone mason, H.W. Wing, and together they started one of Napa's first quarries later that year just east of the city. Newman's Napa Marble & Granite Works was very successful, and by 1901 he employed

[110] Kilgallin, 49. Bloomfield, 14.

nineteen full-time stone cutters and masons. The business still operates today on Silverado Trail, and Newman's house on Juarez Street still stands. Newman was known for building bridges and buildings throughout the city and county, and worked with Luther Turton on a number of projects. Newman cut stone for the Napa State Asylum for the Insane (1873-1875), and constructed the Behlow Building (1900, demolished 1977), the Goodman Library (1901), the Migliavacca Building (1904, demolished 1973), St. Helena High School, and Sonoma City Hall, among others. Some of Newman's bridges include the Zinfandel Bridge near St. Helena (1912), and the Putah Creek Bridge (1896), which is now under Lake Berryessa but was reportedly the largest in the western United States at the time of its construction.[111]



Figure 36. The Behlow Building, circa 1905 (demolished).
(King, Plate XI)

Numerous other local and Bay Area architects also worked in Victorian-era Napa, including Ira Gilchrist, Ernest Coxhead, William Henry Weeks, the Newsom Brothers (Samuel and Joseph), Wright & Sanders, and John Marquis. However, it was only Napa's largest and most prominent buildings that were typically architect-designed; most of the small cottages and shops were simply executed by contractors and builders based on current trends and their previous experience.[112]

[111] Kilgallin, 57, 79.
[112] Bloomfield, 14-16. Kernberger, "The Migliavacca Building," 4-5.

ASSOCIATED PROPERTY TYPES

RESIDENTIAL PROPERTIES

As business and industry gained success in the late nineteenth century, the city experienced a period of steady residential growth, with booming construction and expanding city limits. Residential development during the Victorian era radiated from the bustling downtown, and residential neighborhoods with one- and two-story single-family homes were established along the street grids of the original subdivision plats. Most homes in Napa's residential neighborhoods were built for middle- or working-class families, although there were also a handful of mansions constructed for the city's elite. Victorian-era developers rarely purchased land to build a speculative tract of nearly identical houses, although a few examples of small groups of houses built on speculation do exist. Most importantly, though, the form of neighborhoods and individual homes from this era reflected the relative prosperity of Napa and the social values of the community.



Top Left: An elaborate Queen Anne style single-family house in the Fuller Park neighborhood.
Top Right: The Sawyer House (1875) at 389-397 Franklin Street is possibly Napa's earliest duplex.
Bottom Left: Group of identical Stick/Eastlake developed as a tract on Calistoga Avenue (1890s).
Bottom Right: Greek Revival style house in Napa Abajo (1870s).
(Source: Page & Turnbull)

Today, high concentrations of homes from the Victorian era remain along Calistoga Avenue, and in the Napa Abajo, St. John's, and Fuller Park neighborhoods, with fewer examples in Spencer's Addition, Downtown, West Napa, and East Napa. Napa Abajo and Fuller Park contain the city's oldest and most extravagant Victorian-era mansions, along with more modest middle-class homes.

Calistoga Avenue contains smaller-scale homes with a lot of ornamentation, including several small tracts of nearly identical houses. The area near the Sawyer Tannery on South Franklin Street, St. John's, and East Napa all developed as working-class neighborhoods, with small, simple workers' cottages In addition to having working-class character, St. John's and East Napa were also centers of Napa's Italian-American community starting in the Victorian era. In Spencer's Addition, most of the earliest houses were the centers of small farms, although some working-class cottages were constructed there starting in the 1890s. Other residences associated with Napa's agricultural development are also scattered throughout neighborhoods such as Terrace Road, Lone Oak, and Brown's Valley—formerly rural areas which have since been enveloped by residential growth.

A handful of examples of flats and duplexes from this era exist in Napa, although these were not as common as single-family homes. The characteristics of individual residences typically conform to the development trends of the neighborhood surrounding them, though it is not uncommon to find houses that exhibit an age and style that do not as readily conform to those of the surrounding neighborhood. This is typically a result of property subdivision in which a larger parcel with an early residence was divided into many smaller parcels on which later houses were constructed at different times and by different individuals. This resulted in a patchwork of ages and styles in some neighborhoods, with Victorian-era houses scattered throughout (see photograph of Napa Abajo neighborhood on page 99).

Architectural Description

Victorian era residential buildings were typically one- and two-story single-family homes and were almost exclusively wood-frame construction, with wood cladding, ornament, and finishes, including wood shingle and horizontal siding. Victorian-era architectural styles commonly represented in Napa include Greek or Gothic Revival, Italianate, Second Empire, Stick/Eastlake, Queen Anne, and vernacular styles. Houses express these styles in three ways: some followed popular styles in form and detail, others used standard vernacular models and added fashionable ornamentation, and many were constructed with little or no decoration. High-style examples of homes from this era were often architect-designed, and set the trends for the city's popular architectural styles.

Victorian-era houses tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Older houses are typically set farther back on their lots and farther apart from neighboring buildings than those in later periods. Victorian-era homes sometimes have associated ancillary buildings—such as water towers, storage sheds, or detached garages (typically later additions)—located at the rear of the lot.

Less common Victorian-era residences include farmhouses and workers' cottages, originally located on farms and ranches constructed when the city boundaries were less expansive and development was not as dense. These farmhouses were originally located on large agricultural parcels with associated agricultural outbuildings, but have since been enveloped by residential growth. Physical characteristics of these residences reflect typical Victorian-era architectural trends, and are usually of modest design.

Character-Defining Features

Residential buildings associated with the theme of Victorian-era residential development patterns typically exhibit the following character-defining features:

- Single-family home (or duplex)
- Location in residential neighborhood developed during Victorian era
- Victorian-era architectural style and form
- Set back from lot line
- One to three stories

- Wood-frame construction
- Gable or hipped roof
- Wood cladding (shingles or horizontal siding)
- Wood ornamentation (simple or elaborate)
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. water towers, storage sheds)

Significance

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

Criterion A/1 (Event)
A residence from the Victorian era, particularly located in a neighborhood that was developed during this period (i.e. Napa Abajo, Fuller Park, Calistoga Avenue, or St. John's) may be significant under Criterion A/1 (Event) as a representation of Victorian-era residential development patterns. This could be as part of a speculative tract, or a neighborhood that features a patchwork of ages and styles. Groups of houses that all represent the theme of Victorian-era residential development may also be eligible as a district. A residence from the Victorian era may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, agriculture, transportation, or ethnic and cultural diversity. For example, a former farmhouse in Brown's Valley may significantly represent the theme of agriculture, while a group of cottages in East Napa may have ties to Napa's early Italian community.

Criterion B/2 (Person)
A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

Criterion C/3 (Design/Construction)
A residence may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Victorian-era architectural styles (i.e. Greek or Gothic Revival, Italianate, Second Empire, Stick/Eastlake, or Queen Anne); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Napa's residential architecture during this period. The large mansions are typically high-style examples of these architectural styles, and would likely be individually significant under this criterion. More modest homes may not qualify individually, but could be considered as contributors to a district. A residence may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder, such as Luther Turton, William H. Corlett, or James B. Newman.

Integrity Considerations

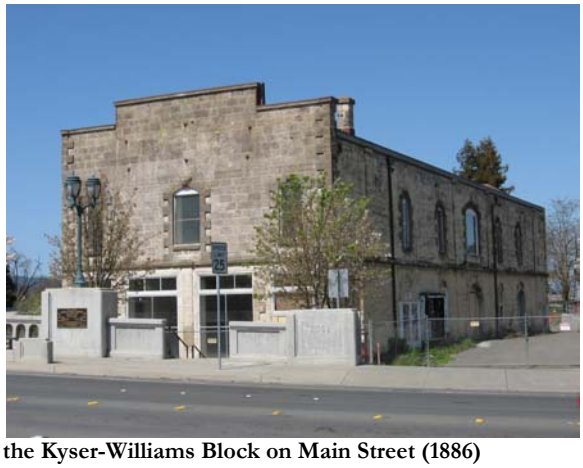
A property must retain sufficient integrity to convey its significance as part of the Victorian-era residential development theme. A Victorian-era residence that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting (i.e. a Victorian-era residence surrounded by a modern commercial development) will no longer correctly reference Victorian-era residential development trends. One exception may be a farmhouse or agricultural property that has been enveloped by dense twentieth-century residential development; while this building no longer correctly references its original agricultural use, the rarity of this building type lowers the threshold required for the property to convey its connection to the theme of

agriculture. For residential districts, cohesion among the buildings is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations or additions, while a similar property stripped of its wood ornament and re-clad in stucco would not qualify. However, if a property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

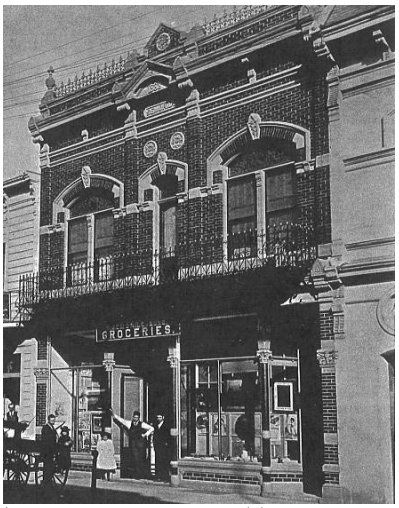
COMMERCIAL PROPERTIES

Commercial development in downtown Napa during the Victorian era reflected the economic success of the city and its role as the commercial center of the entire Napa Valley. Downtown was home to all the city's businesses and services, including groceries, general stores, saloons, hotels, restaurants, and livery stables, among others. Financial institutions were clustered near Second and Main streets. Most early commercial buildings were simple one- to three-story wood-frame buildings. The late Victorian era saw a transition from the wood-frame false-front Italianate style commercial buildings of the 1850s to 1870s to more permanent buildings of brick and stone. These materials were used for principal businesses, grain warehouses, banks, and schools, although stables and modest stores were still built of wood.

Commercial properties also reflected the growth of ethnic communities, especially the Chinese and Italians. Italian restaurants and residential hotels served a double function as both prominent businesses and the social centers of the Italian community. In the Chinese community, laundries and groceries were common commercial uses, although most were located in Chinatown and have since been demolished.

Downtown commercial buildings, including the Kyser-Williams Block on Main Street (1886) and the Borreo Building on Third Street (1886).
(Source: Page & Turnbull)

Left: Winship Building (1888), designed by Luther Turton. (Source: Page & Turnbull)
Right: Semorile Building (1888), designed by Luther Turton. (Source: Kernberger, 19)

Commercial properties from the Victorian era are most common in the downtown core. During the Victorian era, Main Street grew as the mercantile center of the city, but businesses were also located along Third, Second, First, Pearl, and Clinton streets. The financial center of the city was established on the "bank block" at Second and Main streets. Some commercial properties associated with industrial uses—such as feed stores, blacksmith shops—were also located along Third Street in East Napa.

Architectural Description

Victorian-era commercial buildings tend to occupy the majority, if not all, of the parcel on which they sit. They can be quite elaborate in their design and architectural detailing, especially since they were located at the heart of the city and were intended to represent early commerce and prosperity. High style architecture is prevalent and buildings designed in the Italianate, Classical Revival, Queen Anne, and Nineteenth Century Commercial styles are common. Victorian-era commercial buildings were often architect-designed—for example, Luther Turton's Winship Building and Semorile Building (both 1888)—although even those that were not architect-designed show attention to detail in their design and ornamentation. Formal storefronts with large windows and clerestories are common in Victorian-era commercial buildings. The more substantial buildings of the downtown core are commonly constructed in brick masonry, stone, or wood.

Character-Defining Features

Commercial buildings associated with the theme of Victorian-era downtown commercial development patterns typically exhibit the following character-defining features:

- Commercial use
- Location in Downtown Napa
- Victorian-era architectural style and form
- Full lot coverage
- One to three stories
- Wood or masonry (brick or stone) construction
- Flat or gable roof (often with parapet)
- Wood or cast-iron storefronts, with large windows and clerestory

Significance

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

Criterion A/1 (Event)

Few Victorian-era commercial buildings remain in Napa today, making them particularly significant as resources that demonstrate the city's growth as the commercial center of the valley. Specifically, a Victorian-era commercial building located in the downtown core may be significant under Criterion A/1 (Event) as an example of Victorian-era commercial development trends. A property associated with a prominent Victorian-era business may also qualify under this criterion. A Victorian-era commercial property may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development or ethnic and cultural diversity. For example, the Chinese-owned Sam Kee Laundry on Main Street and the Italian-owned Brooklyn Hotel on Third Street is each representative of the growth of Napa's ethnic communities.

Criterion B/2 (Person)

A commercial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader.

Criterion C/3 (Design/Construction)

A commercial building may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Victorian-era architectural styles; the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Victorian-era commercial architecture. A commercial building may also be significant because it embodies the distinctive characteristics of a method of construction; for instance, a building constructed of local stone, such as the Borreo Building, may be representative of a notable local material. Many Victorian-era commercial buildings were architect-designed, and thus might also be significant under this criterion as the work of a master, such as Luther Turton.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the Victorian-era commercial development theme. A Victorian-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Location in the downtown core is essential, although redevelopment and recent infill construction in Napa's downtown have already altered the setting of some Victorian-era commercial buildings. A commercial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, it is common to find modern storefronts in Victorian-era commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques. However, if a property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES

As the city expanded in the Victorian era, civic and institutional uses were needed to support the growing community. Construction of churches, schools, government buildings, and social halls paralleled both residential and commercial development.





Left: First Presbyterian Church (1874). (Source: Page & Turnbull)
Right: Napa Women's Club, formerly Franklin Primary School (1891, remodeled 1901), at 218 Franklin Street. (Source: Kilgallin, 39)





Left: National Register-listed Napa County Courthouse (1878), designed by Samuel & Joseph Newsom. (Source: Kilgallin, 11)
Right: Napa Opera House (1879) on Main Street in Downtown Napa. (Source: Weber, 72)

Civic uses such as the courthouse and opera house were prominently located downtown to complement the commercial uses and highlight the city's prosperity. Social halls such as the Oddfellows Hall and the Masonic Temple were also located downtown, but have since been demolished. Victorian-era schools and churches were primarily located in residential areas so as to be accessible to the community. As described previously, Napa's oldest residential neighborhoods were Fuller Park, Napa Abajo, Calistoga, and St. John's, which thus contained concentrations of civic & institutional resources. The schools from this era have largely been demolished, but many churches are still standing.

Civic and institutional properties were sometimes associated with ethnic groups. For example, St. John's Catholic Church was the religious center of the Italian community, although commercial buildings like the Palace Hotel and the Brooklyn Hotel served as the Italians' social gathering places.

Architectural Description

Civic and institutional buildings from the Victorian era were typically architect-designed, and were monumental in form and detailing. Civic and institutional properties associated with the Victorian-era residential development primarily include schools and religious properties, while properties associated with the theme of Victorian-era commercial development primarily include government and community properties. Like residences, civic and institutional properties from this era are primarily wood-frame or masonry construction, two to three stories in height, and feature the various architectural styles of the time. Gothic Revival was a popular architectural style for churches, while according to historic photographs, schools were often rendered in Italianate, Stick/Eastlake, or other common styles from this period. For example, one of the earliest churches is the First Presbyterian Church at 1333 Third Street, which was constructed in 1874, and is a striking example of the Gothic Revival style. Located near the downtown core, it marks a transition between the commercial center and more residential areas. Government buildings from this era can be designed in the Italianate, Classical Revival, Queen Anne, and Nineteenth Century Commercial styles.

Character-Defining Features

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

- Civic or public use
- Location in Downtown Napa or Victorian-era residential neighborhood
- Classical or Victorian-era architectural style and form
- One to three stories
- Wood or masonry (brick) construction

Significance

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

Criterion A/1 (Event)

Victorian-era civic and institutional buildings are particularly significant as resources that demonstrate the city's explosive growth during this era. Specifically, a Victorian-era civic or institutional building located in the downtown core or a historic residential neighborhood may be significant under Criterion A/1 (Event) as an example of the city's early government or community development. A Victorian-era civic or institutional property may also be significant under Criterion A/1 if it is associated with other themes, such as ethnic and cultural diversity. For example, St. John's Catholic Church was an important community center for Napa's Italian families.

Criterion B/2 (Person)

A civic or institutional building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent civic or religious leader.

Criterion C/3 (Design/Construction)

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

Italianate, Stick/Eastlake, Classical Revival, Queen Anne, or Nineteenth Century Commercial); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Victorian-era civic or institutional architecture. Most Victorian-era civic or institutional buildings were architect-designed, and thus are likely to also be significant under this criterion as the work of a master, such as Luther Turton or Ira Gilchrist.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance. A Victorian-era civic or institutional property that has sufficient integrity will retain a majority of the character-defining features listed above, especially its civic or institutional function. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Civic or institutional properties should retain a physical proximity to the community that they were intended to serve. For example, a government building moved out of the downtown core might lose integrity once it is disconnected with the city center. A civic or institutional building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. For instance, a spire is a character-defining feature on many church buildings, and its removal could potentially make the building indistinguishable from a social hall or other community building; similarly, the loss of a Classical portico entrance on a courthouse could obscure its identity as a government building. If the property is significant under this criterion as an example of a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, in cases where the significance of the property is derived solely from its unique architecture or the property has distinctive features that link it to a master architect or builder, integrity of materials and workmanship are especially important.

INDUSTRIAL PROPERTIES

Napa City was the commercial center of the valley, and industries were developed during the Victorian era to provide the necessary base for economic growth. Most industries established during this time were associated with agricultural uses, and manufactured products related to the fruit, wine, lumber, wool, and leather industries, among others. The most prominent factory in Napa was the Sawyer Tannery, which was established on Coombs Street in 1869 and remained a major employer until the late 1990s. Victorian-era factories were typically utilitarian wood-frame or brick buildings with a wharf or rail spur to facilitate transportation of their goods. Cinnabar mining and quarrying native stone for construction were also profitable endeavors for many Napa residents, and the hills surrounding the city were dotted with mines and quarries. Industrial development also spurred associated residential development, and both workers and investors built homes in Napa's early residential neighborhoods.

During this period, manufacturing and industrial development clustered around the Napa River just southeast of downtown—centered Brown on and Main streets south of Third Street—and in East Napa. These areas were prime locations for industrial uses because they contained undeveloped land conducive to the development of large parcels and were close to river and railroad transportation. However, few industrial buildings from the Victorian era remain today, and none appear to retain their original industrial use. For example, the Sawyer Tannery, which for much of Napa's history was the city's most significant tanning facility, has been converted to artists' lofts and does not appear to retain any of its original buildings. Similarly, the Hatt Building (1884-1886), a brick warehouse on the bank of the Napa River at Fifth and Main streets, now serves as a hotel, retail, and dining complex called Napa Mill.




Left: The Hatt Building (1884-1886) at Fifth and Main streets, n.d. (Kilgallin, 9).
Right: The Lisbon Winery (1884), which was built of native stone, is the only extant winery within the city limits. n.d. (Kilgallin, 30).

Architectural Description

Victorian-era industrial buildings were constructed for the production or storage of products related to agricultural uses, such as the fruit, wine, lumber, wool, and leather industries, among others. Buildings were also constructed to facilitate cinnabar mining and quarrying native stone. Victorian-era industrial buildings were typically utilitarian wood-frame, heavy timber, or brick masonry buildings capped by a truss roof. Most were connected to a wharf or rail spur to facilitate transportation of their goods. They typically had facades divided into symmetrical structural bays containing multi-light, industrial-sash windows and large service entrances. Ornamentation on Victorian-era industrial buildings was usually restrained, consisting for the most part of shaped parapets, corbelling, and occasionally a simple cornice. Inside, most had open floor space for manufacturing uses and were roughly finished. Industrial buildings were not typically architect-designed.

Character-Defining Features

Industrial buildings constructed during the Victorian-era typically exhibit the following character-defining features:

- Used for manufacturing or storage of goods
- Location south of Downtown or in East Napa
- Location on large lot near Napa River or railroad tracks (sometimes with wharf or rail spur)
- One to two stories
- Wood-frame, heavy timber or brick masonry construction
- Simple, utilitarian design
- Multi-light, industrial-sash windows
- Large service entrances
- Open, flexible floor plan

Significance

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

Criterion A/1 (Event)

Few Victorian-era industrial buildings remain in Napa today, making them particularly significant as resources that demonstrate the city's growth as the commercial and industrial center of the valley. Any industrial property that produced goods important to Napa's economy might qualify under Criterion A/1 (Event) as an example of the city's early industrial development. A Victorian-era industrial property may also be significant under Criterion A/1 if it is associated with other themes, such as agriculture or transportation. For example, a property located near the Napa River—possibly

with its own dedicated shipping docks—may be associated with themes of transportation, while a tannery or winery might represent the agricultural development of the valley during this time.

Criterion B/2 (Person)
An industrial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or industrialist.

Criterion C/3 (Design/Construction)
An industrial building from this era may be significant under Criterion C/3 (Design/Construction) as an example of an industrial building type. Since Napa was once more industrial in character than it is today, it is possible that some extant industrial resources from this era might exhibit character-defining features particular to a type of industry that once existed in Napa. However, a Victorian-era industrial building is not likely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations
In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance with the theme of Victorian-era industry & manufacturing. A Victorian-era industrial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum; for instance, location near the river or rail lines is critical for the property to convey its connection to Victorian-era industrial development. It is unlikely that a Victorian-era industrial building will retain integrity of setting or association with its original industrial use, as most are not still in use as manufacturing facilities due to modern changes to Napa's economic base. An industrial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3, but since industrial buildings are often very pragmatically constructed, they tend to undergo alterations based on heavy wear or changes in needs to enhance productivity. It is possible for materials to be replaced without drastically diminishing integrity of design, as long as these alterations are subordinate to the overall character of the building. Changes that obscure the utilitarian nature of the building and give it more refined detail or finishes could compromise integrity.

AGRICULTURAL PROPERTIES
Napa's history is strongly tied to its agricultural roots, which began with the Mexican ranchos in the early nineteenth century. The area became an extremely important agricultural center during the Gold Rush and the Victorian era, with the wheat crops of the 1850s and 1860s replaced by fruit and vineyards in the 1880s. By the late 1880s, there were more than 20,000 acres of vineyards producing nearly five million gallons of wine per year, although an agricultural depression, three major frosts, and an infestation of phylloxera devastated the wine crop in the 1890s. French prunes were introduced to California in 1883, popularizing dried fruits of all kinds. Orchards with plums, peaches, and apricots, as well as olives and olive oil, were lucrative products for farmers towards the end of the Victorian era.

The vestiges of small agricultural properties can be found throughout the city and represent rural farmsteads that were gradually enveloped by urban growth. Many still tend to be located on the outskirts of the city, or in neighborhoods with a more rural character. Victorian-era agricultural

properties are a rare property type, but are known to exist in Browns Valley, Lone Oak, and Spencer's Addition.




Left: House with water tower on Lone Oak Road.
Right: Former farmhouse on Browns Valley Road (1880s), now surrounded by post-war suburban development.
(Source: Page & Turnbull)

Architectural Description

Agricultural buildings include anything originally associated with farming or ranching, such as barns, water towers, storage sheds, and other outbuildings. Cellars or other buildings associated with early viticulture would also qualify. These buildings are typically utilitarian in nature, and are designed in a simple, vernacular style. Victorian-era agricultural buildings were of wood-frame construction, with rustic wood siding and gable roofs, often covered in wood shingles. Agricultural buildings from this era have small wood sash windows—if any—and typically lack ornamentation. Agricultural buildings are located on large parcels, and most were originally part of an agricultural complex with multiple such buildings; however, since these properties have been enveloped by later development, sometimes only a single agricultural building will remain.

As described previously, residential buildings were also associated with agricultural uses (i.e. farmhouses and workers' cottages); the physical characteristics of these agricultural residences reflect typical residential architectural trends during the Victorian era.

Character-Defining Features

Agricultural buildings constructed during the Victorian era typically exhibit the following character-defining features:

- Associated with farming, ranching, or wine-making
- Location on agricultural complex (typically surrounded by twentieth century residential neighborhood as city limits expanded)
- Vernacular architectural style and form
- Wood-frame construction
- Gable roof, often with wood shingles
- Rustic wood siding
- No ornamentation
- Associated farmhouse, designed in a typical Victorian-era residential architectural style (optional)

Significance

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

Criterion A/1 (Event)

A Victorian-era agricultural property is likely to be significant under Criterion A/1 (Event) as a representation of the theme of early agriculture in Napa. Since this property type is relatively rare within the city limits, any property that was associated with one of Napa's Victorian-era crops would likely qualify. For example, a building from a former orchard in Brown's Valley may be significant under this criterion. Groups of agricultural buildings—including agriculture-related residences—that all represent the theme of Victorian-era agricultural development may also be eligible as a district. An agricultural building from the Victorian era may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, or ethnic and cultural diversity. For example, a property that was used to produce olives may have ties to Napa's early Italian community, who is credited with introducing the crop to the region.

Criterion B/2 (Person)

An agricultural property may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent farmer or vintner.

Criterion C/3 (Design/Construction)

An agricultural property may also be significant under Criterion C/3 (Design/Construction) as an example of this type and period of construction. This could be as evidence of typical, vernacular agricultural building construction, or as an example of a building purpose-built for a particular crop. Similarly, an intact agricultural complex could be significant under this criterion as an example of a Victorian-era farmstead, and could be eligible as a district or a cultural landscape. Agricultural properties from this era are not likely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

A property must retain sufficient integrity to convey its significance as part of the theme of agriculture in the Victorian era. A Victorian-era agricultural building that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers the threshold required for the property to convey its connection to the theme of agriculture. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. It is unlikely that a Victorian-era agricultural property or farmhouse will retain integrity of setting or association with its original agricultural use, as most have been converted from their original use and/or enveloped by dense twentieth-century residential development; while this building no longer correctly references its original agricultural use, it does reflect the overall trend of Napa's expansion. An agricultural property significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. Because of the relative rarity of this property type, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, major alterations that affect the building's utilitarian nature would significantly diminish its integrity; for example, a barn that has received a large addition and has been re-clad in stucco would not qualify.

Early Twentieth Century (1900-1919)

By the turn of the twentieth century, Napa had grown into a self-sufficient town with successful industries, businesses, and residents. Still tied to its agricultural roots, Napa had a population of 5,500 in 1905.[113] Over the next two decades, the arrival of interurban electric railroads would link Napa to Vallejo, San Francisco, and the rest of the Bay Area, boosting its economy and encouraging residential growth through World War I.

PUBLIC TRANSPORTATION

In an effort to bring vitality to a sagging economy at the turn of the century, Napa city officials granted a charter to the Vallejo, Benicia & Napa Valley Railroad Company to develop an interurban electric railroad in 1901. The Vallejo, Benicia & Napa Valley Railroad Company (VB&NV) was organized by Colonel J.W. Hartzell and his brother 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 Co. 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, and the process of laying the tracks included improving the grading and surfacing of the road itself.[114]

Interurban rail service began in July 1905 carrying passengers and freight from Vallejo. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street. By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The VB&NV depot was located at the corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, a 150' car barn, a machine shop, and an electrical substation.[115] In 1905, it took about 45 minutes to ride from Napa to Vallejo, and another two hours from Vallejo to San Francisco. Fares ran sixty cents for a round trip to Vallejo, and $1.35 round trip to San Francisco.[116]

In 1906, a new company called the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) was formed to expand service northward. Under the new company organization, tracks were completed to St. Helena in 1908. Originally in competition with the VB&NV, the two companies ultimately merged in 1910. Because of financial troubles in 1911, the railroad was sold and reorganized as the San Francisco, Napa & Calistoga Railway Company (SFN&C), which extended the tracks further north to Calistoga in 1912.[117]

The introduction of the interurban railroad was significant in the city of Napa for many reasons. 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

[113] Kernberger, *Mark Strong's Napa Valley,* 1.
[114] Swett, 27-32. Kernberger, *Mark Strong's Napa Valley,* 5
[115] Swett 52-64. Kernberger, *Mark Strong's Napa Valley,* 5.
[116] Swett, 88.
[117] Ibid., 106-120.

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 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.[118]

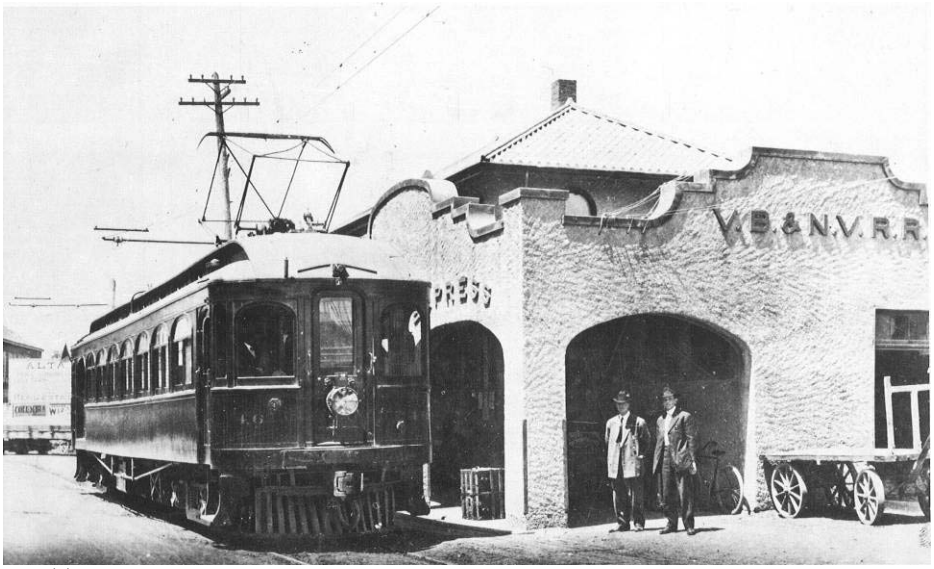


Figure 37. The Vallejo, Benicia & Napa Valley Railroad Company interurban railroad depot, circa 1905. (Swett, cover image)

RESIDENTIAL GROWTH

The growth of single-family neighborhoods established during the Victorian era continued after the turn of the twentieth century, although residential construction slowed during World War I. Napa neighborhoods continued to feature a mixture of large and small houses rendered in a wide variety of styles. The diversity of classes and attitudes towards class differences would not disappear until after the war, and neighborhoods that appealed to much narrower socioeconomic ranges were not developed until the 1920s.[119] Colonial Revival, Classical Revival, Shingle, and Craftsman styles gained popularity after the turn of the century, and most residential buildings were constructed in one of these styles. Structural systems and siding were still primarily wood. Luther Turton, Napa's preeminent architect since the 1880s, was responsible for a majority of the grandest homes from this period.[120]

In the Victorian era, parcels in neighborhoods such as Napa Abajo, Fuller Park, and Calistoga Avenue continued to be subdivided, and houses constructed after the turn of the century were interspersed among the existing nineteenth century residences. By the beginning of World War I, these early neighborhoods were largely built out. St. John's and West Napa, however, grew more slowly and did not fully develop until World War II.[121]

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[118] Ibid., 179. Bloomfield, 8.
[119] Napoli, *Napa Abajo/Fuller Park Historic District*, 107.
[120] Ibid., Bloomfield, 13.
[121] "West Napa" refers to the area west of downtown roughly bounded by Jefferson Street to the east, Pine Street to the south, Highway 29 to the west, and Napa Creek to the north. This area is composed of numerous small additions to the city incorporated after 1872, including Patchett's Addition and Boggs' Addition, among others. For clarity the



Figure 38. The intersection of Fifth and Division Streets, circa 1905.
(Kernberger, *Mark Strong's Napa Valley,* 37)

The beginning of interurban electric railroad service in 1905 spurred residential development, allowing workers from Vallejo and Mare Island to live in quiet neighborhoods in Napa. The train continued to run along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route. This was especially the case in Spencer's Addition, which had been slow to develop in the nineteenth century but was subdivided and fairly well-developed by 1918.[122] Another neighborhood that was influenced by the interurban rail line was Alta Heights, which had not been settled earlier because it was located in the steep hilly area on the east side of the river, relatively far from the city center. The Alta Heights Addition of 1906 set up the neighborhood's street grid, and was the first survey to abandon the grid pattern in favor of curving streets that followed the contour of the hillside. Alta Heights first appears on Sanborn maps in 1910, and featured small homes for lower middle-income residents. The area did not attract the city's most fashionable people because it was on the industrial side of the Napa River and was near the Tulocay Cemetery.[123]

CITY LIMITS EXPANDED

The incorporated city limits expanded to include some additional neighborhoods. By 1907 the city limits included East Napa as far as Silverado Trail, the area just south of Fuller Park, and part of West Napa bounded by Laurel Street on the south and as far west as its irregular western boundary (near Monroe Street, its continuation, First Street, and Walnut Street). The rest of West Napa (south of Laurel Street to Old Sonoma Road) was added in 1914, and Alta Heights and the Napa High School plot were added by the 1920s. The land further west of these incorporated areas was still slow to develop, with prune orchards covering the hillsides. Browns Valley Road was a country lane in the 1890s, and remained as such until well into the twentieth century.[124]

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neighborhood is referred to as "West Napa" throughout this document and corresponds with the 1978 Survey Area of the same name.
[122] Bloomfield, 32-33.
[123] Ibid., 41-42.
[124] Ibid., 2. Weber, *Napa,* 96.



Figure 39. 1907 map of the City of Napa.
(Darms, 108)

INDUSTRIAL & COMMERCIAL EXPANSION

Manufacturing and agricultural-related industries continued to fuel Napa's economic engine after the turn of the century, and a number of new businesses and factories were established. In 1901, the Cameron Shirt Company opened with 225 employees and manufactured shirts and blouses for military as well as civilian markets. Founded by W.H. Cameron, a former salesman for Levi Strauss in San Francisco, the Cameron Shirt Company became the first union shop in Napa. Former employees of the California Glove Company started their own business, the Napa Glove Company, in 1910. The Evans Shoe Company, which was already in business on the east side of the river, changed its name to "Nap-A-Tan Shoe Company" because it began using a product called Nap-A-Tan Waterproof Leather, or "Napa leather," developed by the Sawyer Tannery.[125] The Sawyer Tannery continued to be a major Napa employer, and was the first tannery west of Chicago to develop patent leather in 1909.[126] Industrial development was still clustered around the river just southeast of downtown and in East Napa, and proximity to rail lines and transit was increasingly important.



Figure 40. The Cameron & Company Shirt Factory on the Napa River, circa 1900. (Weber, *Napa*, 54)

Napa's downtown commercial area was also growing, but not as rapidly as other Bay Area cities—a matter of great concern to local leaders at the time. The same types of businesses—stores, hotels, saloons, banks—proliferated in downtown Napa. Commercial buildings from this era were largely designed in the Twentieth Century Commercial, Beaux Arts, or Renaissance Revival styles, and were constructed in brick or native stone. The Behlow Building at Second and Brown streets (1900, demolished 1977), was one of the largest commercial buildings in Napa City. Designed by Luther Turton and constructed by James Newman, the Behlow Building's original ground-floor tenants were Thompson, Beard & Sons, who were reportedly northern California's largest department store.[127] Another prominent Turton-Newman building was the Migliavacca Building, constructed in 1904 at the corner of Brown and First streets for wine industry pioneer G. Migliavacca. The two-story stone building housed a number of different shops and department stores until it was demolished by the Napa Community Redevelopment Agency in 1973.[128] Schwarz Hardware Store on Main Street was built in 1906 to replace the one-story building on the same site that was destroyed by the San

[125] Coodley and Schmitt, 32. *Napa, the Valley of Legends,* 11-12. Weber, *Napa, 48*.
[126] Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006). Gregory, 160.
[127] Kilgallin, 25.
[128] Kernberger, "The Migliavacca Building," 2. Kernberger, *Mark Strong's Napa Valley,* 17. Weber, *Napa, 68*.

Francisco earthquake.[129] An important Beaux Arts building was the First National Bank at 1026 First Street, constructed in 1917 as a major part of Napa's historic banking district.[130]

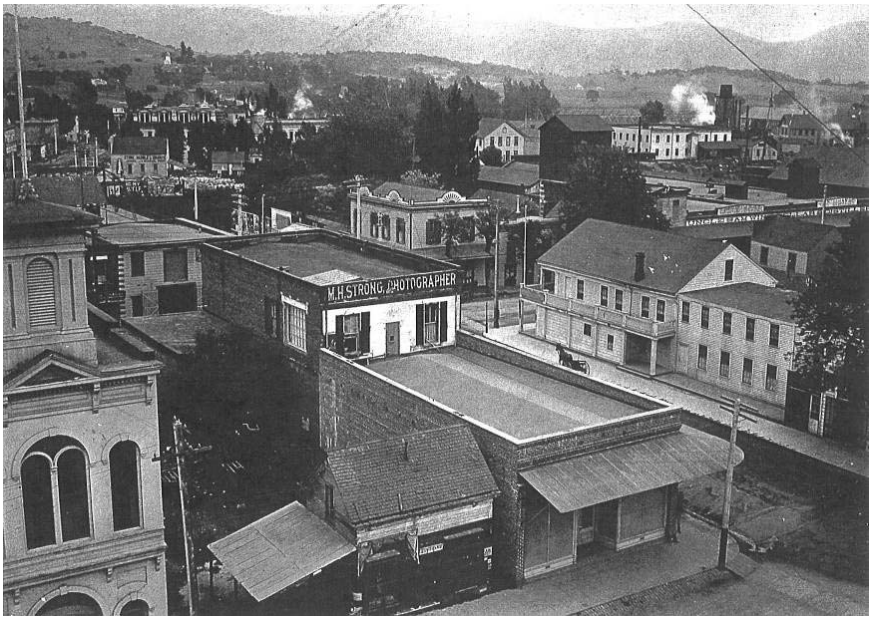




Figure 41 (top). View of Napa, looking southeast from the courthouse, circa 1902. (Kernberger, *Mark Strong'*29)
Figure 42 (bottom). Brown Street from Third Street in 1908. (Darms, 72)

[129] Kernberger, *Mark Strong's Napa Valley,* 16.
[130] Kilgallin, 18.

1906 EARTHQUAKE

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree. In Napa, the earthquake caused major damage to twenty homes and a number of commercial buildings, and local newspapers reported that not a single chimney remained standing. There were no major fires, although electric wires throughout the town snapped, and only a few injuries. Immediately after the earthquake, court sessions were held in the Bank Block as the cupola and roof of the county courthouse had collapsed into the building; city offices were moved into the ground floor of the Goodman Library, which had itself sustained damage to the second floor. The Revere House (1856), a brick hotel known for its drunken disturbances and liquor law violations, was extensively damaged and subsequently demolished, as city officials saw the earthquake as a convenient excuse to remove the troublesome establishment. The south wall of the Opera House collapsed into the adjacent Napa Hotel, and most cupolas and tall towers throughout the city were removed (either due to heavy damage or as a preventative measure against future quakes). Though the city sustained significant damage, all were relieved that there were no deaths, and by July of that year, many banks and businesses had reopened and repairs had begun on most buildings.[131]



Figure 43. The Revere House Hotel, destroyed by the 1906 Earthquake.
(Kernberger, *Mark Strong's Napa Valley,* 33)

Napans also mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the Italian American enclave in numbers and prominence, and becoming important members of the community.[132]

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[131] Weber, *Roots of the Present: 1900 to 1950,* 58-63. Weber, *Napa,* 64-66. Kernberger, *Mark Strong's Napa Valley,* 33.
[132] Weber, *Napa* 86. Weber, *Roots of the Present: 1900 to 1950*, 64.

SOCIAL & CIVIC SERVICES

In 1901, George Goodman donated property on First Street for the erection of the city's first permanent, free public library. The National Register-listed building was designed by Luther Turton and built by James Newman using local stone for an estimated cost of $15,000. The cornerstone was laid on May 2, 1901, and schools and businesses closed for the afternoon so everyone could attend the ceremony. By 1912, the Goodman Library boasted over 10,000 titles, had three librarians, and received city funding.[133] The substantial design and community support for the Goodman Library seemed to represent an investment in Napa as its own independent city, not an extension of San Francisco or other Bay Area developments.



Figure 44. Interior of the Goodman Library, circa 1903.
(Kernberger, *Mark Strong's Napa Valley,* 35)

In 1905, the city spent $12,000 to purchase ten acres of orchards known as Campbell's Grove for use as a public park. Bounded by Jefferson, Oak, Seminary, and Laurel streets, the park was known as Oak Street Park and featured landscaping designed by J.H. Chalmers. The park was re-named in 1919 for Mayor Jack Fuller, who was instrumental in its original purchase.[134] Fuller Park was well used by the community and spurred fashionable development around the edge of the park; the surrounding neighborhood was largely built out by the 1920s. Other city parks at the time included East Napa Park, which was a block of land at the southeast corner of Brunell and 4th streets covered with tall shade trees and a large pavilion; Randolph Street Park, which was a generally unimproved plot of open space (possibly present-day Kiwanis Park at Randolph and Elm streets); and two other well-kept triangular plots of parkland.[135]

In 1919, the school board voted to construct three new schools, including Napa Union High School at Jefferson and Lincoln streets. Designed by architect William H. Weeks, the school was on the outskirts of town and replaced the existing high school on Polk and Jefferson. Construction of the imposing Neoclassical style building was completed in 1921, and continues to dominate the

[133] Kernberger, *Mark Strong's Napa Valley,* 34-35. Gregory, 162.
[134] Kilgallin, 58. Gregory, 163. Coodley and Schmitt, 64. East Napa Park has since been developed. Randolph Street Park, if the same as the current Kiwanis Park, was also once known as South Park or South Square, as indicated by Sanborn Fire Insurance maps. The locations of the two triangular parks mentioned by Gregory have not been identified.
[135] Gregory, 163.

intersection today.[136] Napa High School likely encouraged development in the adjacent area, with faculty and families building homes in nearby Spencer's Addition.

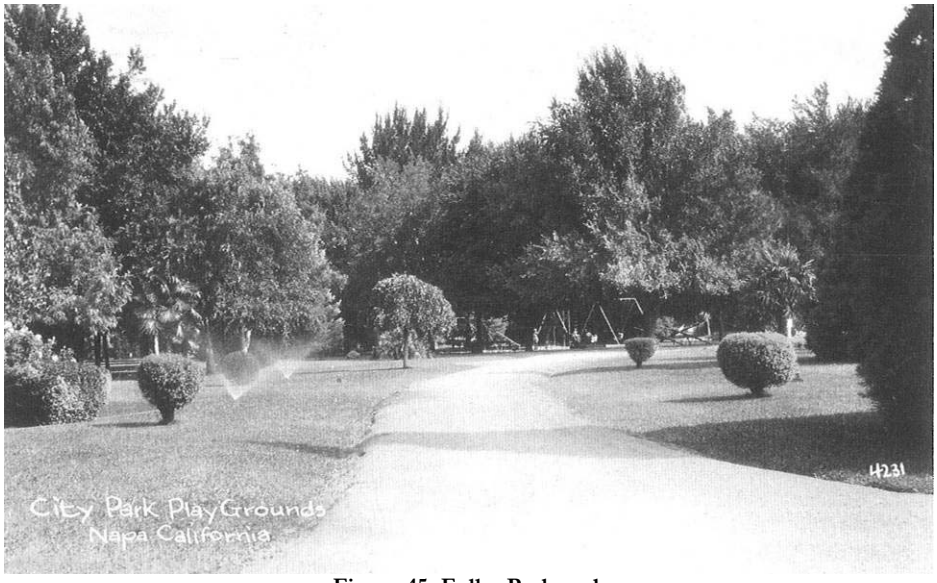


Figure 45. Fuller Park, n.d.
(Coodley and Schmitt, 88)

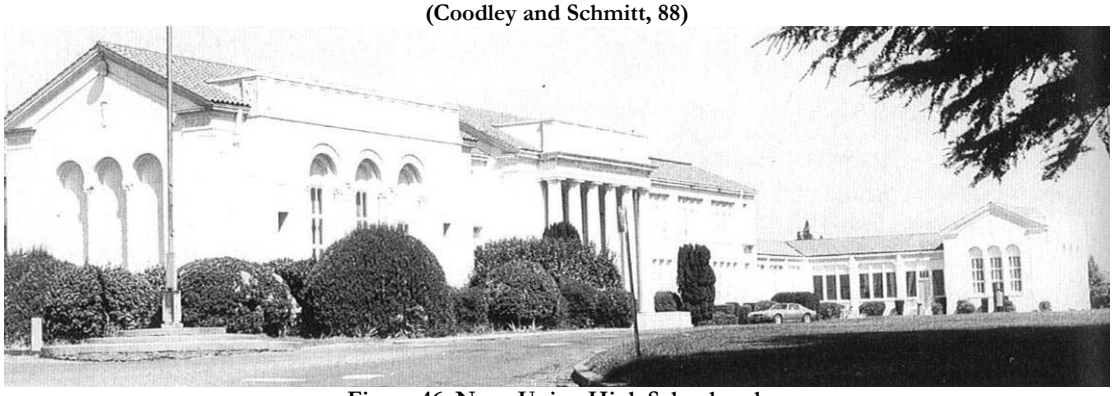


Figure 46. Napa Union High School, n.d.
(Kilgallin, 48)

Other services established at this time include the Napa Fire Department, officially incorporated by the city from multiple volunteer fire brigades after the 1906 Earthquake, and the first public hospital, established in 1910 as the Benjamin Shurtleff Hospital (nicknamed "Old Pus & Blood").[137]

Though not a public amenity, Napa boasted a notable recreational facility in its country club, which was a center for social activity among Napa's citizens. Founded in 1915 as the Napa Golf and Country Club, it was later incorporated as the Napa Valley Country Club in 1923. Located on the far eastern edge of the city, it originally included a 9-hole golf course and Craftsman style clubhouse, constructed in 1924 by the firm of Coffield and Arnitz. The country club still operates today, now with a 16-hole course and a modern clubhouse.[138]

[136] Kilgallin, 48. King, 40.
[137] *Napa, the Valley of Legends,* 63-64. Weber, *Napa,* 80.
[138] Napa Valley Country Club Historical Committee, *Napa Valley Country Club, 1915-2004* (Virginia Beach, VA: The Donning Company Publishers, 2004).

ASSOCIATED PROPERTY TYPES

RESIDENTIAL PROPERTIES

The patterns of residential development established during the Victorian era continued after the turn of the twentieth century. Napa neighborhoods continued to feature a mixture of large and small wood-frame single-family houses rendered in a variety of popular architectural styles. Homes from the early twentieth century were interspersed among the existing nineteenth century residences, and by the beginning of World War I, the city's earliest residential neighborhoods were largely built out. The introduction of the interurban electric railroad service in 1905 spurred residential development along the streetcar route, and new transit-oriented neighborhoods were established for workers commuting to Vallejo and Mare Island. The incorporated city limits continued to expand to include additional neighborhoods, although residential construction slowed during World War I.







Top Left: Row of cottages (circa 1900) on Main Street in St. John's.
Top Right: Typical workers cottage in East Napa (circa 1910).
Bottom: Craftsman style house in Spencer's Addition (circa 1900).
(Source: Page & Turnbull)

Residential development in this era occurred along the streetcar route, which ran roughly along Soscol Avenue, across the Napa River at Third Street, and up Jefferson Street. Spencer's Addition, West Napa, Alta Heights, and East Napa all experienced transit-oriented residential growth, and retain high concentrations of homes from the early twentieth century. Spencer's Addition, which had been slow to develop during the nineteenth century, was fairly well-developed by 1918 with homes for workers who commuted outside of Napa. West Napa also experienced a building boom,

especially near Jefferson Street. Alta Heights was not settled earlier because it was located in a steep hilly area and was located on the industrial side of the Napa River; after the turn of the century, it featured small homes for lower middle-income residents. East Napa continued to feature small, simple workers' cottages predominantly owned by Italians, and was incorporated into the city limits by 1907.

In Napa's older neighborhoods such as Napa Abajo, Fuller Park, and Calistoga Avenue, homes constructed after the turn of the century were interspersed among the existing nineteenth century residences as large parcels were subdivided. These neighborhoods continued to feature the city's grandest homes along with middle-class residences, and were largely built out by the beginning of World War I. St. John's grew more slowly, and while it features many residences from this era, it did not fully develop until World War II. A few residences associated with agricultural properties also appear to date from this era, such as the J.R. Birkson farm on Terrace Road, which was constructed just after this period (circa 1920).

Architectural Description

Similar to the Victorian era, Napa neighborhoods in the early twentieth century featured a mixture of large and small single-family houses of a wide variety of architectural styles. Structural systems and siding were primarily wood. Architectural styles popular in early twentieth century Napa include Colonial Revival, Classical Revival, Shingle, First Bay Region, Craftsman, and vernacular styles. Homes were almost exclusively constructed individually, not developed as speculative tracts.

Early twentieth century houses tend to be set back from the front and/or rear lot line, allowing space for a yard or garden. Older houses are typically set farther back on their lots and farther apart from neighboring buildings than those in later periods. Early twentieth century homes sometimes have associated ancillary buildings—such as storage sheds or detached garages (typically later additions)—located at the rear of the lot.

Character-Defining Features

Early twentieth century residential buildings typically exhibit the following character-defining features:

- Single-family home
- Location in residential neighborhood near former streetcar lines
- Early twentieth century architectural style and form
- Set back from lot line
- One or two stories
- Horizontal emphasis
- Wood-frame construction
- Gable or hipped roof
- Wood cladding (shingles or horizontal siding)
- Simple wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. garages, storage sheds)

Significance

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

Criterion A/1 (Event)

A residence from the early twentieth century, particularly one located in a neighborhood that was developed during this period (i.e. Spencer's Addition, West Napa, or Alta Heights) may be significant under Criterion A/1 (Event) as a representation of early twentieth century residential development patterns. For example, an early twentieth century residence in a neighborhood that features a patchwork of ages and architectural styles may be significant because the neighborhood developed during this era as a result of the streetcar line, or as an example of infill development in a previously-established neighborhood. Groups of early twentieth century residences may be eligible as a district. A residence from the early twentieth century may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, agriculture, transportation, or ethnic and cultural diversity. For example, a residence on Jefferson Street may have resulted from the development of new transportation routes, while a group of cottages in East Napa may be significant for cultural ties to Napa's early Italian community.

Criterion B/2 (Person)

A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

Criterion C/3 (Design/Construction)

A residence may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular early twentieth century architectural styles (i.e. Colonial Revival, Classical Revival, Shingle, First Bay Region, or Craftsman); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Napa's residential architecture during this period. The large mansions are high-style examples of these architectural styles, and would likely be individually significant under this criterion. More modest homes may not be individually significant but may contribute to a historic district. A residence may also be significant under Criterion C/3 as the work of a master if it was constructed by a prominent architect or builder, such as Luther Turton, William H. Corlett, or James B. Newman.

Integrity Considerations

A property must retain sufficient integrity to convey its significance an early twentieth century residence. An early twentieth century residence with sufficient integrity retains a majority of the character-defining features listed above. A property significant under Criterion A/1 should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting (i.e. an early twentieth century residence surrounded by a modern commercial development) does not reflect residential development trends or streetcar development. For residential districts, cohesion among the buildings is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations or additions, but a similar property stripped of its wood

ornament and re-clad in stucco would not qualify. A property significant under Criterion C/3 as the work of a master architect should retain a high degree of integrity of materials and workmanship.

COMMERCIAL PROPERTIES

Napa's downtown commercial area continued to grow in the first decades of the twentieth century, although not as rapidly as other Bay Area cities. The same types of businesses—stores, hotels, saloons, banks—proliferated in downtown Napa as they had during the Victorian era. Early twentieth century commercial properties also demonstrate the city's expansion outside of downtown, and were located along major thoroughfares, particularly along arteries with streetcar lines.





Left: National Register-listed Napa Register Building (1905) on First Street.
(Source: http://www.noehill.com/napa/nat1982002213.asp).
Right: A commercial building at Soscol Avenue & 3rd Street (circa 1905). (Source: Page & Turnbull)

Architectural Description

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

Character-Defining Features

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

- Commercial use
- Location in Downtown Napa or along streetcar lines
- Early twentieth century architectural style and form
- Full lot coverage
- One to three stories
- Wood or masonry (brick or stone) construction
- Flat or gable roof (often with parapet)
- Wood or metal storefronts, with large windows and clerestory

Significance

In order to be eligible for listing in the local, state, or national historic register, early twentieth century commercial properties must be significant under at least one of the following criteria.

Criterion A/1 (Event)

As with Victorian-era commercial buildings, many early twentieth century commercial buildings have been demolished (such as the Migliavacca Building and the Behlow Building). Those that remain should be considered significant because they are rare resources. Specifically, an early twentieth century commercial building located in the downtown core may be significant under Criterion A/1 (Event) as an example of commercial development trends during this era. A property associated with a prominent early twentieth century business may also qualify under this criterion. An early twentieth century commercial property may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development, transportation, or ethnic and cultural diversity. For example, the Italian-owned Depot Restaurant on Soscol Avenue is representative of the growth of one of Napa's ethnic communities, while a store on Jefferson Street might demonstrate the impact of Napa's streetcars.

Criterion B/2 (Person)

A commercial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader.

Criterion C/3 (Design/Construction)

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

Integrity Considerations

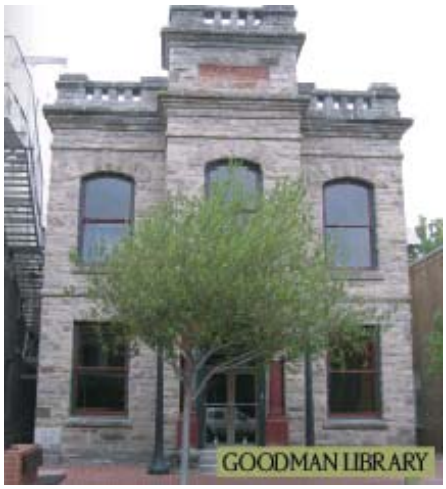
In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as an early twentieth century commercial development. An early twentieth century commercial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Location in the downtown core or along a streetcar route is essential, although redevelopment and recent infill construction in Napa's downtown have already altered the setting of some early twentieth century commercial buildings. A commercial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, it is common to find modern storefronts in early twentieth century commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques. However, if the property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES

As in the Victorian era, the construction of churches, schools, and social institutions to serve the community paralleled residential and commercial development. As described previously, the neighborhoods developing rapidly during the early twentieth century were those located near the interurban electric railroad, namely Spencer's Addition, Alta Heights, West Napa, and St. John's; therefore new civic and institutional resources were located primarily in these neighborhoods. A few other churches dating to the early twentieth century were also located in the older residential neighborhoods close to the downtown core. For example, the First United Methodist Church at 601 Randolph in Napa Abajo was designed in 1916 by Luther Turton. Additionally, Napa High School (1921) likely encouraged residential development in the adjacent areas, with faculty and families building homes in nearby Spencer's Addition. The National Register-listed Goodman Library is the most prominent downtown civic building from this era; it was constructed in 1901 as the city's first permanent, free public library. The Native Sons of the Golden West building was constructed downtown in 1914, and still stands as a commercial building today.



Napa Union High School at Jefferson and Lincoln streets. The school was established in 1897, and the current building was completed in 1921 by architect William H. Weeks. (Source: Page & Turnbull)





Left: Goodman Library (1901), designed by Luther Turton and constructed by James B. Newman. (Source: http://www.napacountylandmarks.org/Images/eventImages/walkingTours/SB_GoodmanLibrary.jpg)
Right: First United Methodist Church at 601 Randolph Street (1916), designed by Luther Turton. (Source: Page & Turnbull)

Architectural Description

As in the Victorian era, construction of churches, schools, and social institutions to serve the community in the first decades of the twentieth century paralleled the city's overall development. Most early twentieth century civic and institutional properties were of concrete or masonry (either brick or native stone) construction, were architect-designed, and were monumental in form and detailing. Popular architectural styles for churches and schools included Gothic Revival, Mediterranean Revival, and Neoclassical. Napa Union High School was the most prominent example of this property type: the two-story building featured Neoclassical and Mediterranean Revival influences, and had a formal plan characteristic of schools of this era. Downtown civic and institutional buildings were commonly designed in the Romanesque Revival or Twentieth Century Commercial styles.

Character-Defining Features

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

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

Significance

In order to be eligible for listing in the local, state, or national historic register, early twentieth century civic or institutional properties must be significant under at least one of the following criteria.

Criterion A/1 (Event)

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

Criterion B/2 (Person)

A civic or institutional building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent civic or religious leader.

Criterion C/3 (Design/Construction)

A civic or institutional building is likely to be significant under Criterion C/3 (Design/Construction) as a high-style example of one of the popular early twentieth century architectural styles (i.e. Gothic Revival, Mediterranean Revival, Neoclassical, Romanesque Revival, or Twentieth Century Commercial); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's early twentieth century civic or institutional architecture. A civic or institutional building may also be significant because it embodies the distinctive characteristics of a method of construction; for instance, a building constructed of local stone, such as the Goodman Library (1901), may be representative of a notable local material. Most early twentieth century civic or institutional buildings were architect-designed, and thus are likely to also be significant under this criterion as the work of a master, such as Luther Turton, James B. Newman, or William H. Weeks.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a civic or institutional property must retain sufficient integrity to convey its significance. An early twentieth century civic or institutional property that has sufficient integrity will retain a majority of the character-defining features listed above, especially its civic or institutional function. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Civic or institutional properties should retain a physical proximity to the community that they were intended to serve. For example, an early twentieth century school might lose its integrity of setting and feeling if it is surrounded by industrial facilities, rather than a residential neighborhood of families with children. A civic or institutional building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. For instance, alterations to the monumental scale, formal plan, or Classical detailing of Napa Union High School would greatly impact the school's ability to convey its significance. If the property is significant under this criterion as an example of an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, in cases where the significance of the property is derived from unique construction methods (i.e. a building constructed of native stone) or the property has distinctive features that link it to a master architect or builder, integrity of materials and workmanship are especially important.

INDUSTRIAL PROPERTIES

Manufacturing and agricultural-related industries continued to fuel Napa's economic engine in the early twentieth century. The Cameron Shirt Company (1901) was the first union shop in Napa, the Sawyer Tannery was the first tannery west of Chicago to develop patent leather in 1909, and many of the fruit- and lumber-related industries of the Victorian era were still in business. The interurban electric railroad (established in 1905) also provided hundreds of jobs to local residents, and the electric railroad repair shops and depot occupied a large piece of land on the east side of the river.



Former interurban electric railroad repair shop on Soscol Avenue (circa 1905).
(Source: Page & Turnbull)

Proximity to rail lines and transit was increasingly important during this era. Early twentieth century industrial uses continued to cluster around the Napa River just southeast of downtown—centered

Brown on and Main streets south of Third Street—and in East Napa, especially along Soscol Avenue and Third Street. However, industrial buildings from the early twentieth century are not as common as they once were, and some have been demolished or converted from their original industrial use.

Architectural Description

Early twentieth century industrial buildings were typically utilitarian wood-frame, steel frame, brick, or concrete buildings capped by a truss roof. Most were connected to a rail spur to facilitate transportation of their goods. Early twentieth century industrial buildings were typically clad in corrugated metal or stucco, with facades divided into symmetrical structural bays containing large expanses of multi-light, industrial-sash windows and large vehicular service entrances. Some featured lean-to additions or attached sheds or canopies. Ornamentation on early twentieth century industrial buildings was usually restrained and consisted of concrete or sheet metal string course moldings, shaped parapets, corbelling, and occasionally a simple cornice. Inside, most had an open floor plan for manufacturing uses and were roughly finished. Industrial buildings from this era were not typically architect-designed.

Character-Defining Features

Industrial buildings constructed during the early twentieth century typically exhibit the following character-defining features:

- Used for manufacturing or storage of goods
- Location south of Downtown or on Soscol Avenue in East Napa
- Location on large lot near railroad tracks (sometimes with dedicated rail spur)
- One to two stories
- Wood-frame, steel frame, concrete, or brick masonry construction
- Simple, utilitarian design
- Corrugated metal or stucco cladding
- Multi-light, industrial-sash windows
- Large service entrance and/or railroad loading dock
- Open, flexible floor plan

Significance

In order to be eligible for listing in the local, state, or national historic register, early twentieth century industrial properties must be significant under at least one of the following criteria.

Criterion A/1 (Event)

Few early twentieth century industrial buildings remain in Napa today, making them rare resources that demonstrate the city's industrial character during this era. Any industrial property that produced goods important to Napa's economy might qualify under Criterion A/1 (Event) as an example of the city's early industrial development. Also, a property associated with a specific occurrence, such as the invention of Nap-A-Tan Waterproof Leather at the Sawyer Tannery, could be considered significant under this criterion. An early twentieth century industrial property may also be significant under Criterion A/1 if it is associated with other themes, such as agriculture or transportation. For example, resources that represent the transportation industry, such as an interurban electric streetcar repair barn or steam railroad car house, could be considered significant under this theme.

Criterion B/2 (Person)

An industrial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or industrialist.

Criterion C/3 (Design/Construction)
An industrial building from this era may be significant under Criterion C/3 (Design/Construction) as an example of a type or period of industrial building construction. Since Napa once was more industrial in character, it is possible resources from this era might exhibit character-defining features specific to a type of industry that once existed in Napa. An early twentieth century industrial building is not likely to be significant under CriterionC/3 as the work of a master architect or builder.

Integrity Considerations
In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as an early twentieth century industry & manufacturing resource. An early twentieth century industrial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. For instance, a property's location near railroad or streetcar lines is critical to convey its connection to early twentieth century industrial development trends. It is unlikely that an early twentieth century industrial building will retain integrity of setting or association with its original industrial use, as most are not still in use as manufacturing facilities due to modern changes to Napa's economic base. An industrial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3, but since industrial buildings are often very pragmatically constructed, they tend to undergo alterations based on heavy wear or changes in needs to enhance productivity. It is possible for materials to be replaced without drastically diminishing integrity of design, as long as these alterations are subordinate to the overall character of the building. Changes that obscure the utilitarian nature of the building and give it more refined detail or finishes could compromise integrity (i.e. removal of large vehicular openings, alterations to an undivided interior space, or the addition or removal of loading platforms could obscure indications of the building's industrial function).

AGRICULTURAL PROPERTIES
In the early twentieth century, the City of Napa was still rural in nature. By World War II, though, agricultural properties were no longer operating within the city limit. Crops in the early twentieth century were similar to those in the Victorian era, and included primarily fruit and wine. Fruit—especially prunes—became the dominant crop during Prohibition and remained as Napa's primary agricultural product until the rebirth of the wine industry in the late twentieth century.

As in the Victorian era, the vestiges of small agricultural properties from the early twentieth century are located throughout the city and represent rural farmsteads that were gradually enveloped by urban growth. Many still tend to be located on the outskirts of the city, or in neighborhoods with a more rural character. Early twentieth century agricultural properties are a rare property type, but are known to exist in Browns Valley, Lone Oak, Spencer's Addition, Linda Vista, and Terrace Road.







Top Left: Barn on Lone Oak Road (circa 1900).
Top Right: Farmhouse on J.R. Birkson property (circa 1920), on Terrace Road. Although this property dates from just outside this period, it reflects these early twentieth century agricultural trends.
Bottom: Agricultural property, with house, stable and outbuildings on Terrace Road.
(Source: Page & Turnbull)

Architectural Description

Agricultural buildings from this era include anything originally associated with farming or ranching, such as barns, water towers, storage sheds, and other outbuildings. Cellars or other buildings associated with viticulture also qualify. These buildings are typically utilitarian in nature, and are designed in a simple, vernacular style. Early twentieth century agricultural buildings were of wood-frame construction, with rustic wood or corrugated metal siding. Most featured gable roofs, often covered in wood shingles or tin. Agricultural buildings from this era have small wood sash windows—if any—and typically lack ornamentation. Agricultural buildings are located on large parcels, and most were originally part of an agricultural complex with multiple such buildings; however, since these properties have been enveloped by later development and sometimes only a single agricultural building remains.

As described previously, residential buildings were also associated with agricultural uses (i.e. farmhouses and workers' cottages); the physical characteristics of these agricultural residences reflect typical residential architectural trends during the early twentieth century.

Character-Defining Features

Agricultural buildings constructed during the early twentieth century typically exhibit the following character-defining features:

- Associated with farming, ranching, or wine-making
- Location on agricultural complex (typically surrounded by twentieth century residential neighborhood as city limits expanded)
- Vernacular architectural style and form
- Wood-frame construction
- Gable roof, often with wood shingles or sheet metal
- Rustic wood or corrugated metal siding
- No ornamentation
- Associated farmhouse, designed in a typical early twentieth century residential architectural style (optional)

Significance

In order to be eligible for listing in the local, state, or national historic register, early twentieth century agricultural properties must be significant under at least one of the following criteria.

Criterion A/1 (Event)

An early twentieth century agricultural property is likely to be significant under Criterion A/1 (Event) as a representation of the theme of agriculture in Napa. Since this property type is relatively rare within the city limits (i.e. few agricultural properties were constructed in Napa after the 1920s), any property that was associated with one of Napa's early twentieth century crops would likely qualify. For example, a building from a former farm on Terrace Road may be significant under this criterion. Groups of agricultural buildings—including agriculture-related residences—that represent the theme of early twentieth century agricultural development may also be eligible as a district. An agricultural building from the early twentieth century may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, or ethnic and cultural diversity. For example, a property that was used to produce olives may have ties to Napa's early Italian community, who is credited with introducing the crop to the region.

Criterion B/2 (Person)

An agricultural property may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent farmer or vintner.

Criterion C/3 (Design/Construction)

An agricultural property may also be significant under Criterion C/3 (Design/Construction) for its architectural style. The property may represent a typical, vernacular construction method, or may have been purpose-built for a particular crop. An intact agricultural complex may be significant under this Criterion C/3 as an example of an early twentieth century farmstead as a district or a cultural landscape. Agricultural properties from this era are not likely to be significant as the work of a master architect or builder.

Integrity Considerations

A property must retain sufficient integrity to convey its significance as an agricultural property in the early twentieth century. An early twentieth century agricultural building that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type somewhat lowers the threshold required for the property to convey its connection to the theme of agriculture. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. It is unlikely that an early twentieth century agricultural

property or farmhouse will retain integrity of setting or association with its original agricultural use, as most have been converted from their original use and/or enveloped by dense mid- to late-twentieth-century residential development; while such a building no longer correctly references its original agricultural use, it does reflect of Napa's early growth and development. An agricultural property significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. Because of the relative rarity of this property type, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, major alterations that affect the building's utilitarian nature would significantly diminish its integrity; for example, a barn that has received a large addition and has been re-clad in stucco would not qualify.

Prohibition & Depression (1920-1939)

In the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.[139] This era saw steady construction of single-family homes and the establishment of more factories, but Prohibition and the Great Depression greatly curbed economic development in Napa.



Figure 47. Castle Rock Winery in 1920, just prior to Prohibition.
(Weber, *Napa*, 110)

PROHIBITION

Before World War I, prohibition of alcohol became an important political issue spearheaded by religious groups and the temperance movement. These groups advocated for legislation that restricted the production, sale, and transportation of alcoholic beverages for consumption, and Congress responded by drafting the Volstead Act in 1917. The Volstead Act was ratified as the 18th Amendment to the U.S. Constitution in 1919, taking effect in January 1920, and many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades, with millions of gallons of wine produced annually. Clearly, Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and while the city of Napa was more industrial in nature, it shared in the hard economic times of the Valley. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers. In any case, contemporary accounts suggest that Napans were quite creative about circumventing the rules. By the time Prohibition was repealed in 1933, most of Napa Valley's vineyards were in disrepair, or had been planted with hardy, "shipping tolerant" grapes such as Petite Sirah; for years after the repeal, Napa winemakers typically produced inexpensive red wines.[140]

[139] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).
[140] Heintz, 245-284. *Napa, the Valley of Legends,* 87-88.

INDUSTRY

The continued growth of heavy industry in the 1920s helped solidify Napa's character as a working-class community. The Basalt Rock Company was founded in 1924 by German immigrant A.G. Streblow. The company's quarry just south of town supplied rock for a number of large Bay Area construction projects (including the Golden Gate Bridge, Bay Bridge, and Hamilton Air Force Base), and soon became one of Napa's largest employers. The Sawyer Tannery continued to thrive, developing chromed tan leather used to make softball gloves, baseball gloves, and work gloves, and wooly linings that had become popular in coats. The Napa Paper Box Company at Pine and Ornduff streets in West Napa made jigsaw puzzles, and many of the fruit and lumber-related industries were still in business.[141] In 1934, the Napa Cooperative Dryer was organized as part of Sunsweet growers association; the company built its first automatic bulk packing line to process and package prunes, which at the time were Napa's most valuable crop.[142]

Mare Island Naval Shipyard near Vallejo, just 12 miles south of the Basalt quarry, was a major source of employment for many Napa residents, even during the Depression. Established in the mid-nineteenth century, Mare Island was engaged in major shipbuilding efforts during World War I, and became one of the Navy's favorite shipyards. By the 1930s, Mare Island was the largest single industrial plant in Northern California, employing men and women 24 hours a day. In 1932, Napa was home to more than 300 Mare Island workers, who built houses and patronized local banks and establishments.[143]

In 1936, Julian Weidler established the Rough Rider Clothing Factory on Soscol Avenue between the river and the train tracks. Originally located in San Francisco, Rough Rider offered unionized jobs that provided dramatic improvements in wages and working conditions. The company provided an important employment opportunity for young women, who did not have the same options at Mare Island and the Basalt Rock Company as their male counterparts. Napa High began offering industrial sewing classes to teach girls to operate power sewing machines, and eventually over 500 local women—all members of the International Ladies Garment Workers Union—were trained and employed at Rough Rider.[144]

GREAT DEPRESSION

When the stock market crashed in 1929, the nation's economy was in shambles. Two of California's chief products—tourism and specialty crops—made the state especially vulnerable to the effects of the Great Depression, and $400 million in agricultural revenues were lost between 1929 and 1932. Rural areas were particularly hard-hit, and in Napa, this was compounded by the decline of the wine industry during Prohibition. Many of those whose families lost their farms in the Valley searched for work in the city of Napa's factories. In her account of Depression-era Napa, Rita Bordwell remembered, "I will admit the local boys did try to keep their workers busy, Sawyer Tannery, the prune plants and fruit sheds…but the waiting room in the Labor Temple was filled with unemployed men and women…John Steinbeck, when he wrote *Grapes of Wrath*, must have met some who came to Napa in broken down machines wired together, and in trucks with undernourished and sick little children." [145] Agricultural problems around the country were improved somewhat with the New Deal, a series of Federal programs initiated by President Roosevelt in 1933 to provide unemployment relief, business reform, and economic recovery. While no specific examples of New Deal programs were noted in Napa, local organizations provided support during the Depression.

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[141] Coodley and Schmitt, 62. Weber, *Roots of the Present: 1900 to 1950,* 206-209.
[142] Coodley and Schmitt, 74. *Napa, the Valley of Legends*, 12.
[143] Weber, *Roots of the Present: 1900 to 1950*, 206. Coodley and Schmitt, 71. Weber, *Napa,* 102.
[144] Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006). Coodley and Schmitt, 67-69.
[145] Quoted in Coodley, "Depression Stories," *Napa Valley Marketplace* (February 2007). Coodley and Schmitt, 70.

The success of the city's industries, especially the Rough Rider plant and nearby Mare Island, spared Napa from some of the worst hardships of the Depression. For those who did not have jobs, there was a local unemployment relief committee run in part by service clubs. The committee sponsored four relief camps just outside the city in summer 1932 where men cut trees and sold firewood. The committee also sponsored donations and assistance with job searches. By 1932, the local relief program registered 1,665 unemployed people in Napa.[146] Under Mayor Charles Trower, the city government sponsored civic improvement projects to provide further unemployment relief. In 1932, the narrow Third Street Bridge was replaced with a modern concrete structure suitable for automobile traffic, and the city passed a law that men from Napa County would be the first laborers hired for its construction.[147] Many locals also remember being saved from economic disaster by the generosity of the Rough Rider Company, which extended credit to its retail customers.[148]

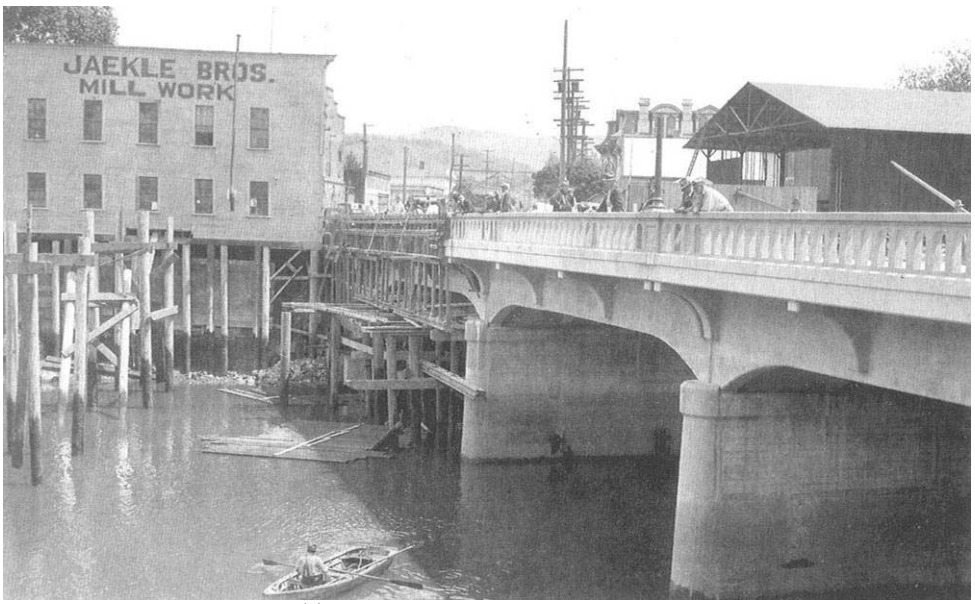


Figure 48. Third Street Bridge under construction in 1931.
(Coodley and Schmitt, 99)

URBAN DEVELOPMENT

A post-World War I building boom meant that residential construction continued during the Roaring Twenties, with the size, style, and layout of the houses beginning to reflect the California bungalow fashion and newer architectural trends. Houses from this period were clad in stucco instead of wood, became longer and lower, abandoned front porches, were increasingly oriented away from the street, and featured garages (often detached). Popular architectural styles included Colonial Revival, Spanish Eclectic, Mediterranean Revival, Tudor Revival, and later Art Deco.[149] The onset of the Great Depression and the end of interurban rail service along Jefferson Street in 1930 slowed building in some of the historically residential neighborhoods. New areas were developed and growth in Napa started to become less reliant on proximity to public transportation.

Throughout the 1920s and 1930s, building continued in Napa Abajo and Fuller Park, but was more concentrated in Spencer's Addition, West Napa, Alta Heights, and St. John's (all located near the

[146] Coodley and Schmitt, 71-72. Weber, *Roots of the Present: 1900 to 1950*, 207-209.
[147] Weber, *Roots of the Present: 1900 to 1950,* 208.
[148] Coodley and Schmitt, 71-72. Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006).
[149] Bloomfield, 13. Napoli, *Napa Abajo/Fuller Park Historic District*, 108.

interurban railroad line). In Alta Heights, there were two new churches by 1928, and by the 1930s residential development had pushed beyond East Avenue. A new neighborhood developed south of West Napa along Jefferson Street with a high concentration of homes from this period.[150] At the corner of Jefferson Street and Old Sonoma Road was Food City, Napa's first drive-in shopping center and one of the city's few Art Moderne buildings, which was developed in the late 1930s by Sam Gordon, Sr. Gordon would also play an important role in the commercial development of downtown and post-war suburban housing in the Gordon Subdivision.[151] School construction accompanied residential growth, and Napa's independent school districts consolidated in the 1920s.[152] Conversely, in Chinatown, only a few families remained by 1930 due to declining employment opportunities and frequent fires. All of them were relocated as part of a Napa River and China Beach cleanup project funded by the city in 1930.[153]

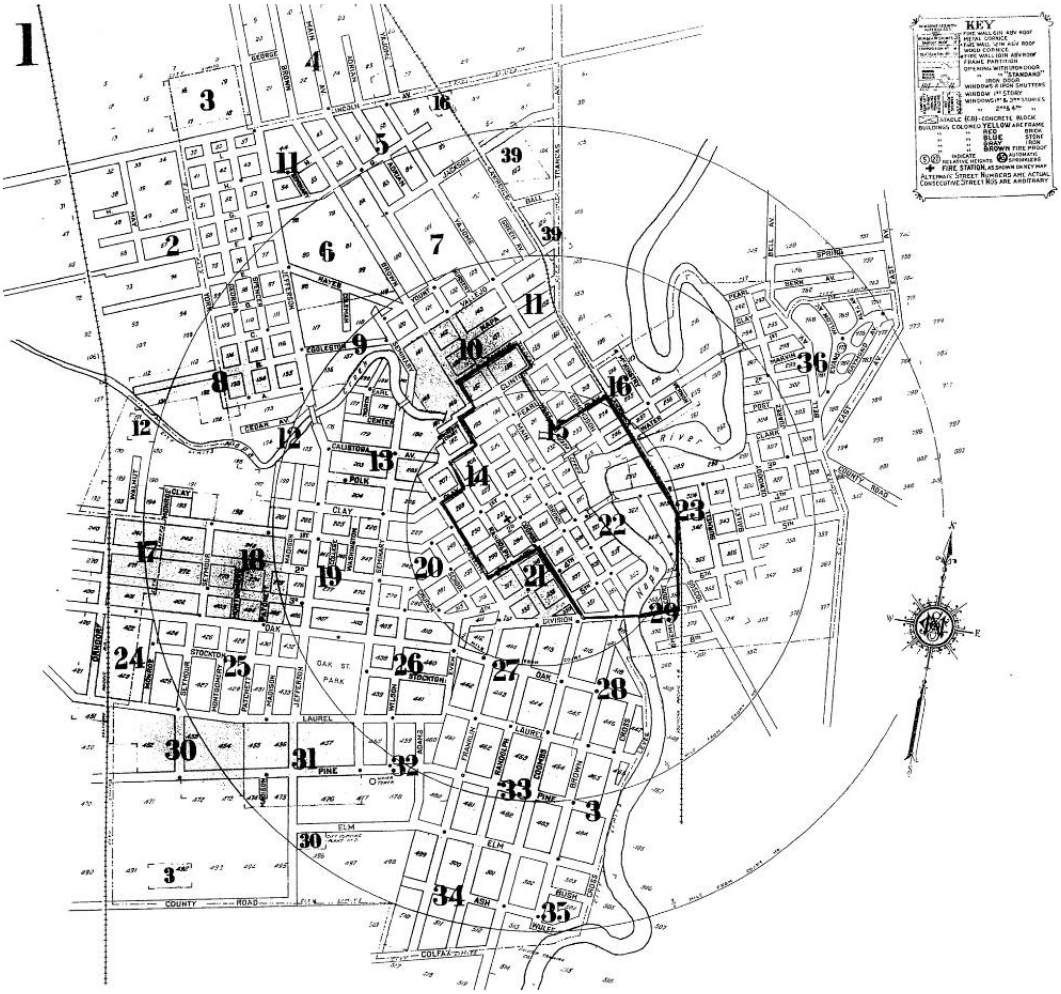


Figure 49. Sanborn Fire Insurance key map showing Napa in 1924.

New buildings were also constructed downtown: the 1920s Gordon Building and Merrill's Building, both constructed on First Street in the Renaissance Revival style; the new Beaux Arts style Bank of Napa (1923, now Wells Fargo); and the Art Deco style Oberon Bar at 902 Main Street (circa 1880s,

[150] Ibid.
[151] Kilgallin, 51.
[152] Ibid., 64.
[153] Coodley and Schmitt, 67. Weber, *Napa* 83-85.

remodeled in 1933).[154] The Franklin Station Post Office at 1351 Second Street (1932-33) was one of the many federal buildings across the country commissioned by the Works Progress Administration (WPA) to provide employment during the Depression. The building was designed by local architect William H. Corlett, and is the most prominent example of the Art Deco style in Napa.[155] As in most American towns, Napa also received its first movie palaces during this era. The 1,500-seat Hippodrome, which later became the Fox, was constructed in 1920 at First and Randolph streets, and the Uptown Theatre on Third Street opened in 1937, with 1,200 seats.[156]



Figure 50. Downtown Napa in the 1930s.
(Coodley and Schmitt, 99)

TRANSPORTATION CHANGES

The increased popularity of the automobile brought dramatic changes to Napa's transportation services and urban form, and by the end of the 1930s, buses and trucks had replaced the city's railroads and ferries. The construction of several bridges across the San Francisco Bay facilitated regional automobile transportation throughout the Bay Area, including Napa, and eliminated the need for traditional forms of public transportation. The development and improvement of Highway (State Route) 29 further enabled mobility through the Napa Valley.

As more commuters began driving cars after World War I, ferry lines modified their vessels to accommodate cars, trucks, and buses to offset any decrease in passengers and freight caused by automobiles. The Monticello Steamship Line's "Napa Valley" and "Asbury Park" were rebuilt and widened to carry autos in 1922, and other competitors followed suit.[157] Southern Pacific discontinued its steam passenger service to Napa in 1929, substituting a bus and truck service thereafter. The SFN&C interurban electric railroad also reduced its service (due to competition from Highway 29, which ran on a route parallel to the tracks), and by 1930 the line had re-routed all its trains through Napa over the Southern Pacific tracks and eliminated all street operation. In addition to the increased competition from automobiles, the SFN&C suffered a catastrophic setback in 1932

[154] Kilgallin, 10, 20.
[155] Ibid. 29.
[156] Coodley and Schmitt, 72-73.
[157] Swett, 483.

when a fire destroyed the company's Napa car barn, substation, and several cars, paralyzing service for months. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately profited from bus, not rail, transportation.

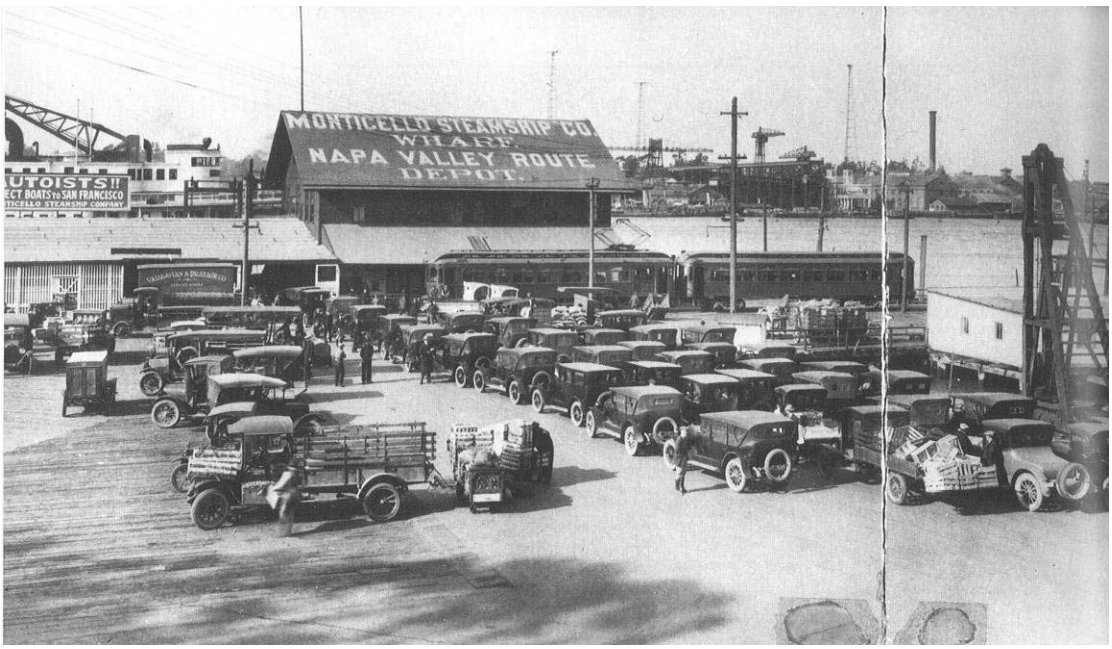


Figure 51. Cars waiting to board the Monticello Steamship Line ferry, circa 1930. (Swett, 500)

The Napa Valley Bus Company, owned by the SFN&C railroad, began operation in 1927. In 1930, Pacific Greyhound Lines purchased the area's largest bus company, California Transit Co., as well as all the Southern Pacific's Napa Valley buses, and was given universal operating rights in Napa Valley. Improvements to roads and bridges sealed the fate of the railroads and ferries, and made buses and automobiles a successful mode of transportation in Napa.

A major development was the improvement of the old Lawley Toll Road as the aforementioned Highway 29. The toll road had first been established by John Lawley in 1866 and provided a route through northern Napa Valley from Calistoga to Lake County over Mount St. Helena. In 1909, a section of the current Highway 29 was established through the means of a bond act and ran from approximately the location of current Route 12 to Route 121, just southwest of Napa. After the County's acquisition of the Lawley Toll Road in 1922, another lengthy section of the new Highway 29 was defined, running between Vallejo and Napa. The highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. In 1937, the segment connecting the southern end of Highway 29 (at Curtola Parkway in Vallejo) to Interstate 80 was made part of the route. About this time, the highway had reached its full extent and included a section running through the east side of Napa along the current route of Highway 221 and Soscol Avenue, crossing the river at Third Street and continuing through the downtown business district to Jefferson Street, where it then turned north and paralleled the SFN&C tracks before taking its current course again around the present-day intersection of the St. Helena Highway and Redwood Road. From there it continued up-valley to Yountville and beyond. This route remained intact until 1984, when the Napa River Bridge (now known as the George F. Butler Memorial Bridge and constructed in 1977) became the viaduct that rerouted Highway 29 to the west, bypassing downtown Napa and setting Highway 29 on its current course up the west side of the city to connect with the St. Helena Highway. This left Soscol Avenue, Third Street and Jefferson Street as surface streets

rather than highway routes, as they are today. The section of the St. Helena Highway, running from Napa to Calistoga, was not made an official part of the Highway 29 route until 1993.[158]

In addition to transportation routes through Napa, routes to Napa, including the Carquinez Bridge (1927), San Francisco-Oakland Bay Bridge (1936), and Golden Gate Bridge (1937) all played a critical role in serving the valley and the City of Napa. In 1937, the SF&NV was given permission to operate motor truck and bus service directly to San Francisco, and ran the first buses to San Francisco via Oakland in September of that year. The Southern Pacific-Golden Gate Ferries, who had purchased the Monticello Steamship Line, discontinued its Vallejo-San Francisco ferries in 1937. The interurban had its final passenger rail excursion from Vallejo to Napa and return in 1938, and by 1939 the SF&NV had removed the tracks from Napa to Calistoga and abandoned the track and yard in Napa. By the beginning of World War II, only the freight line servicing Mare Island remained.[159]

ASSOCIATED PROPERTY TYPES

RESIDENTIAL PROPERTIES

During the 1920s and early 1930s, residential development continued along the streetcar routes. A post-World War I building boom meant that a large number of Napa residences constructed at this time were designed in the size, style and layout of the California bungalow fashion and featured design trends of the Roaring Twenties. Corresponding religious, civic, and social institutions were also constructed as neighborhoods were built out. In the 1920s, modest neighborhoods developed that were shaped in response to the advent of automobiles, which had begun to drastically alter Napa's development patterns. The onset of the Great Depression and the termination of streetcar service along Jefferson Street in 1930 slowed construction in some of Napa's older neighborhoods, and prompted the development of new residential areas that were less reliant on public transportation.



Left: Mediterranean Revival style bungalow in Fuller South (1930s).
Right: Residence in West Napa (1930s).

[158] Napa County Geneaology. "Timeline of Napa County History." 15 December 2003. Excerpted from *From Golden Fields to Purple Harvest.* <http://www.cagenweb.com/napa/2napa_chron.htm> (accessed 17 October 2008). California Highways. State Route 29. < http://www.cahighways.Calfironorg/025-032.html#029> (accessed 3 March 2009). Weber, *Roots of the Present: 1900 to 1950,* 229-234.
[159] Swett, 390, 547-548. Coodley, "Listening For Trains," *Napa Valley Marketplace,* (October 2006). *Napa, the Valley of Legends,* 79-80.



Bottom: Modest Craftsman style house (1920s) adjacent to large Second Empire style Goodman Mansion (1872). (Source: Page & Turnbull)

During the 1920s and early 1930s, residential development continued along the streetcar routes as it had at the turn of the century. Building was concentrated in Spencer's Addition, West Napa, Alta Heights, and St. John's (all located near the interurban streetcar line). The construction of Napa Union High School at Lincoln and Jefferson streets further encouraged development in the Spencer's Addition, Pacific, and Central areas. During this era, larger homes were constructed in West Napa, while Alta Heights remained a lower middle-income enclave. Napa's oldest neighborhoods, including Napa Abajo, Fuller Park, and Calistoga Avenue, were largely built out by the beginning of World War I, but a number of homes were built in the 1920s as infill construction. 1920s neighborhoods catered to the middle class and were designed to accommodate automobiles. For example, Fuller South, Lone Oak, and Westwood South all appear to have developed more uniformly as middle-class neighborhoods with modest bungalows.

Architectural Description

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

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

Character-Defining Features

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

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

Significance

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

Criterion A/1 (Event)

A residence from this era, particularly located in a neighborhood that was developed during the 1920s and 1930s (i.e. Spencer's Addition, West Napa, or Fuller South) may be significant under Criterion A/1 (Event) as a representation of Prohibition-era residential development patterns. Properties may be significant as infill construction in a Victorian-era neighborhood, or as part of a new middle-class subdivision developed in the 1920s. Groups of houses that represent the theme of residential development patterns of this time may also be eligible as a district. A Prohibition-era residence may also be significant under Criteria A/1 if it is associated with other themes, such as industrial development, transportation, or ethnic and cultural diversity.

Criterion B/2 (Person)

A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

Criterion C/3 (Design/Construction)

A residence may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Craftsman, Colonial Revival, Spanish Eclectic, Mediterranean Revival, Tudor Revival, or Minimal Traditional); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Napa's residential architecture during this period. Larger homes are typically high-style examples of these architectural styles, and are potentially individually significant under this criterion. More modest homes may not qualify individually, but could be considered contributors to a historic district. A residence may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder.

Integrity Considerations

A property must retain sufficient integrity to convey its significance as a Prohibition-era residence A Prohibition-era residence that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting (i.e. a Prohibition-era residence

surrounded by a modern commercial development) will no longer reflect Prohibition-era residential development trends, or associations with streetcar development. For residential districts, cohesion among the buildings in the district is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Prohibition-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, if a property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

COMMERCIAL PROPERTIES

Downtown Napa remained the commercial center of the city through the 1920s. However, this was also an era of change, and new types of commercial buildings such as movie theatres and car dealerships were constructed for the first time during this era. As automobile ownership became widespread in Napa beginning in the late 1930s, commercial development patterns began to accommodate the increasingly mobile population. The city's first drive-in shopping center was the Art Moderne-style Food City complex, developed in the late 1930s at the corner of Jefferson Street and Old Sonoma Road. However, automobile-oriented commercial development did not fully develop until World War II and the postwar era.

Commercial properties dating to the mid-twentieth century such as the Bank of Napa (1923, now Wells Fargo), the Gordon Building on First Street (1920s), or the Art Deco-style Oberon Bar at 902 Main Street (1880s, remodeled 1933) infilled the downtown core,. Commercial properties are also dispersed through the outlying areas of the city, reflecting patterns of progressive growth and sprawl. They are common along thoroughfares like Jefferson Street and Soscol Avenue.



Left: Bank of Napa (1923, now Wells Fargo), on Second Street. (Source: http://93.189.157.74/Reisen/images/USA200709/530%20Downtown%20Napa%202007-09-26%2011-25-30.jpg)
Right: Merrill's Building (1920s) on First Street, n.d. (Source: Kilgallin 20).





Left: Uptown Theatre (1937) on Third Street.
(Source: http://farm1.static.flickr.com/112/364048290_0c970a9f35.jpg).
Right: Food City commercial complex on Old Sonoma Road (1935), Napa's first drive-in shopping center.
(Source: Page & Turnbull)

Architectural Description

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

Character-Defining Features

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

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

Significance

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

Criterion A/1 (Event)

A Prohibition-era building located in the downtown core may be significant under Criterion A/1 (Event) as an example of commercial development trends during this era (i.e. downtown commercial development or automobile-related commercial development). For example, Food City is an early example of automobile-related commercial development. A property associated with a prominent Prohibition-era business may also qualify under this criterion. Additionally, properties that demonstrate the effects of Prohibition or the Great Depression (i.e. a property used as a speakeasy) may qualify under this criterion. A Prohibition-era commercial property may also be significant

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

Criterion B/2 (Person)
A commercial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader.

Criterion C/3 (Design/Construction)
A commercial building may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Beaux-Arts, Renaissance Revival, Art Deco, or Art Moderne); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's Prohibition-era commercial architecture. Many Prohibition-era commercial buildings were architect-designed, and thus might also be significant under this criterion as the work of a master architect or builder.

Integrity Considerations
In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as a downtown commercial development or automobile-oriented development during the Prohibition era. A Prohibition-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. Location in the downtown core or along a major thoroughfare is essential, although redevelopment and recent infill construction in Napa's downtown have already altered the setting of some Prohibition-era commercial buildings. A commercial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Prohibition-era architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, if the property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES
As described previously, the neighborhoods developing during the 1920s and early 1930s were located near the interurban electric railroad, and included Spencer's Addition, Alta Heights, West Napa, and St. John's; therefore new civic and institutional resources were located primarily in these neighborhoods. For example, St. Mary's Episcopal Church was built at 1917 Third Street in West Napa in the 1930s; St. John's Catholic Church was rebuilt in 1927; and two new churches were constructed in Alta Heights by 1928. Government uses continued to cluster in the downtown core, although the Franklin Station Post Office appears to be the only example from this period of civic use in downtown. Constructed in 1933 by the Works Progress Administration to provide employment during the Depression, the post office is notable as a rare example of the Art Deco style in Napa.



Art Deco-style Franklin Station Post Office (1933), during the Depression built by the WPA. (Source: Kilgallin, 29)

Architectural Description

As in previous eras, construction of churches, schools, and social institutions to serve the community paralleled the city's overall development. Most Prohibition-era civic and institutional properties were of concrete or brick masonry construction, were architect-designed, and were monumental in form and detailing. Popular architectural styles for churches, schools, or government buildings included Gothic Revival, Neoclassical, Renaissance Revival, Beaux Arts, and Art Deco.

Character-Defining Features

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

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

Significance

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

Criterion A/1 (Event)

Prohibition-era civic and institutional buildings are particularly significant as resources that demonstrate the city's residential and commercial growth during this era. Specifically, a Prohibition-era civic or institutional building located in the downtown core or a historic residential neighborhood may be significant under Criterion A/1 (Event) as an example of the city's government or community development during this era. Additionally, a property constructed by the Works Progress Administration (i.e. the Franklin Station Post Office) would be significant under this criterion as an example of architecture designed during the Great Depression. A Prohibition-era civic or institutional property may also be significant under Criterion A/1 if it is associated with other themes, such as automobile-related development or ethnic and cultural diversity.

Criterion B/2 (Person)

A civic or institutional building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent civic or religious leader.

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

Integrity Considerations
In order to be eligible for listing in the local, state, or national historic register, a civic or institutional property must retain sufficient integrity to convey its significance. A Prohibition-era civic or institutional property that has sufficient integrity will retain a majority of the character-defining features listed above, especially its civic or institutional function. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because civic or institutional properties should retain a physical proximity to the community that they were intended to serve in order to convey their significance. A civic or institutional building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. For instance, alterations to the monumental scale, formal plan, or Art Deco detailing of the Franklin Station Post Office would greatly impact the building's ability to convey its architectural significance. If the property is significant under Criterion C/3 as an example of a Prohibition-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, in cases where the significance of the property is derived solely from its unique architecture or the property has distinctive features that link it to a master architect or builder, integrity of materials and workmanship are especially important.

INDUSTRIAL PROPERTIES
Unionization and the continued growth of heavy industry in the 1920s helped solidify Napa's character as a working-class community. Mare Island, the Basalt Rock Company (1924), and the Rough Rider Clothing Factory (1936) soon became the largest local employers, providing thousands of jobs for both men and women. Prohibition and the Great Depression greatly curbed economic development in Napa, but the success of the city's industries, especially the Rough Rider plant and nearby Mare Island, spared Napa from some of the worst hardships of the Depression.

Most of the heavy industry was located outside the city limits, and workers from Napa commuted to their jobs as transportation continued to improve. Within the city limits, though, the Rough Rider clothing factory was prominently located on Soscol Avenue, but was demolished after the facility closed in the 1970s. Some smaller light industrial operations and automotive repair shops were established during this time along Soscol Avenue in East Napa. The area north of downtown centered on Yajome Street also developed light industrial uses during this era.







Top Left: PG&E Substation on Soscol Avenue (1920s).
Top Right: The Sunsweet facility on Jackson Street was associated with Napa's prune industry.
Bottom: Industrial buildings on Jackson Street (circa 1930).
(Source: Page & Turnbull)

Architectural Description

Prohibition-era industrial buildings were typically utilitarian concrete or steel frame buildings capped by a truss roof, often with a parapet. Prohibition-era industrial buildings were typically clad in corrugated metal or stucco, with facades divided into symmetrical structural bays containing large expanses of multi-light, industrial-sash windows and large vehicular service entrances or loading docks. Some featured lean-to additions or attached sheds or canopies. Ornamentation on Prohibition-era industrial buildings was usually restrained and consisted of concrete or sheet metal string course moldings, shaped parapets, corbelling, and occasionally a simple cornice. Inside, most had open floor plans for manufacturing uses and were roughly finished. Industrial buildings from this era were not typically architect-designed.

Character-Defining Features

Industrial buildings constructed during the Prohibition era typically exhibit the following character-defining features:

- Used for manufacturing or storage of goods
- Location on Soscol Avenue in East Napa, or near Yajome Street
- Location on large lot near railroad tracks or main thoroughfare
- One to two stories
- Concrete or steel frame construction
- Simple, utilitarian design

- Corrugated metal or stucco cladding
- Multi-light, industrial-sash windows
- Large vehicular entrances and/or railroad loading dock
- Open, flexible floor plan

Significance

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

Criterion A/1 (Event)
Few Prohibition-era industrial buildings remain in Napa today, making them particularly significant as resources that demonstrate the city's industrial character during this era. Any industrial property that produced goods important to Napa's economy might qualify under Criterion A/1 (Event) as an example of the city's industrial development during this period (i.e. the Sunsweet fruit drying plant, which is associated with fruit growing and processing in the Napa Valley). A Prohibition-era industrial property may also be significant under Criterion A/1 if it is associated with other themes, such as agriculture or transportation.

Criterion B/2 (Person)
An industrial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or industrialist.

Criterion C/3 (Design/Construction)
An industrial building from this era may be significant under Criterion C/3 (Design/Construction) as an example of a type or period of industrial building construction. Since Napa was once more industrial in character than it is today, it is possible that some extant industrial resources from this era might exhibit character-defining features particular to a type of industry that once existed in Napa. However, a Prohibition-era industrial building is not likely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance with the theme of early twentieth century industry & manufacturing. A Prohibition-era industrial property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. For instance, a property's location near a railroad line or major thoroughfare is critical to convey its connection to Prohibition-era industrial development trends. It is unlikely that a Prohibition-era industrial building will retain a high degree of integrity of setting; for example, the removal of the Rough Rider plant and others along Soscol Avenue has affected the original industrial character of the area. An industrial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3, but since industrial buildings are often very pragmatically constructed, they tend to undergo alterations based on heavy wear or changes in needs to enhance productivity. It is possible for materials to be replaced without drastically diminishing integrity of design, as long as these alterations are subordinate to the overall character of the building. Changes that obscure the utilitarian nature of the building and give it more refined detail or finishes could compromise integrity (i.e. removal of large vehicular openings, unbroken interior space, or loading platforms could obscure indications of the building's industrial function).

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

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater. For instance, Contra Costa County alone produced 3.5 percent of all war products manufactured in the entire nation, and the city of Richmond hosted 55 major war industries, including Kaiser's four gigantic shipyards that employed 100,000 workers. Nearly half a million people from all over the country flocked to the Bay Area for employment, and local communities experienced housing shortages and major demographic shifts. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.[160] In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.[161] Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era. Up until that time, the city had grown in an organic piecemeal fashion, but with such a boom in population and physical growth, the first zoning ordinance was instituted in 1945. Since then, zoning regulations have controlled how and where the city expands.

WARTIME INDUSTRIES

Major war industries did not settle in the city of Napa, but the Basalt Rock Company and nearby Mare Island Naval Shipyard provided employment for many Napans and made a great contribution to the war effort. Twenty percent of the 25,000 workers at Mare Island lived in Napa and commuted to the shipyard daily.[162] Defense workers in other Bay Area industries also settled in Napa, boosting the town's economy. Wartime industries were especially important for American women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt and Mare Island.

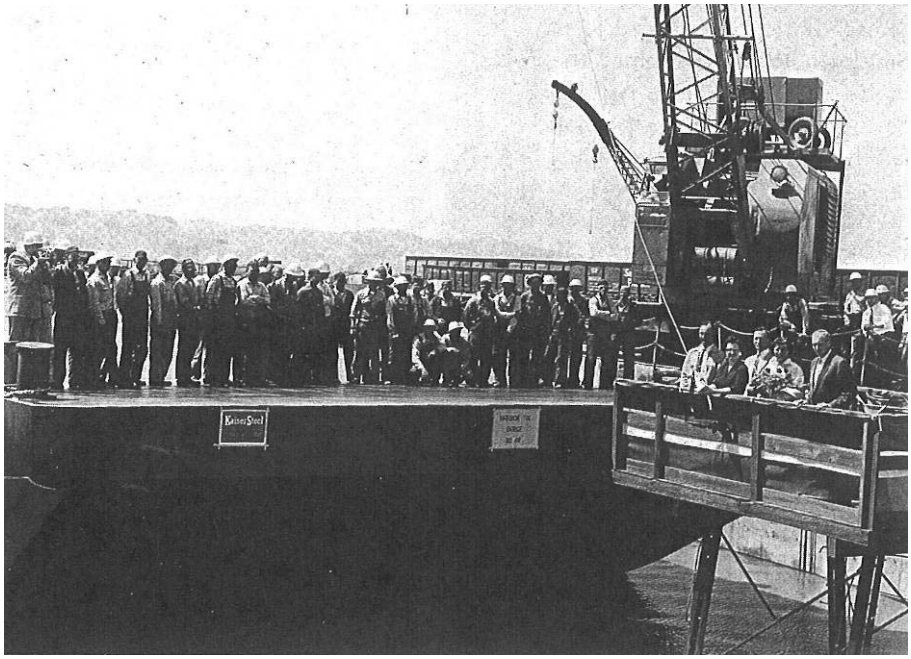


Figure 52. A Basalt Rock Company barge during World War II.
(Verardo, 143)

[160] Bloomfield, 9-10
[161] Coodley and Schmitt, 128.
[162] Ibid., 126

BASALT ROCK COMPANY

In the late 1930s, the Basalt Rock Company had begun designing and constructing its own steel barges to haul large quantities of rock down the Napa River. In 1940, the company built its first barge for the Navy as part of defense build-up. During World War II, Basalt built a complete shipyard on its property, with a 1,000-foot concrete seawall and four dry docks. It launched the USS *Crownblock* and USS *Whipstock* onto the Napa River and repaired numerous other vessels. It also won the Army-Navy "E" Award in 1942 in recognition of the company's outstanding production record, and was one of the first local firms to do so.[163] At peak production during the war, the shipyard employed nearly 3,000 people.[164]

The postwar years saw Basalt transition to peacetime production, namely steel pipe production and plate fabrication. The company designed and built the necessary machinery and equipment, and the first line pipe for transmitting water, oil, and gas was completed by Basalt in 1948. In 1955, Kaiser Steel Corporation acquired Basalt's Napa steel manufacturing facilities and further expanded the operation. Basalt-Kaiser would ultimately employ 1,500 workers to produce pipes and steel structures, and many of its employees started with Basalt, retired with Kaiser, and never knew any other employer.[165]



Figure 53. Woman operating drill press at the Basalt Rock Company sheet metal shop during World War II. (Weber, *Napa*, 101)

[163] Ibid., 124-125. Weber, *Napa*, 102. Verardo, 142-143.
[164] *Napa, the Valley of Legends*, 12.
[165] Ibid. Verardo, 143. Coodley and Schmitt, 139.

AGRICULTURE & OTHER INDUSTRIES

The huge demand for workers in the defense industry left agricultural work untended across California. To address the labor shortage in the agricultural industry, growers in Napa brought Mexican workers to fill the gap through California's "guest worker"—or *bracero*—program sponsored by the federal government. A few Mexican workers had already begun to settle in Napa Valley in the 1920s, but even with the *bracero* program, the Mexican population was small and scattered until the 1960s. After the war, many of these workers were offered permanent employment, and began to organize clubs and businesses that celebrated Mexican traditions and culture.[166]

During and after the war, the Napa State Hospital, Rough Rider Clothing, and Sawyer Tannery remained important employers in Napa. Women working blue-collar jobs faced a difficult transition after the war; the women at Mare Island were all laid off when the male workers returned from the front, and were forced to seek employment elsewhere. Many women found jobs as nurses at the Napa State Hospital, which had 4,000 patients in 1941.[167] The imposing original brick asylum building, also known as the Castle, was demolished in 1949 to make way for a more modern facility, although a few of the historic doctors' cottages and outbuildings remain today. Other industries employed both men and women after the war, but faced increasing international competition as shipping and transportation improved. While Napa's manufacturing had historically been based on its agricultural roots, the new, more mobile workforce made the economy of postwar Napa increasingly dependent on the industries and trends of the greater Bay Area.



Figure 54. Nurses at the Napa State Hospital, circa 1950s.
(Napa Valley Marketplace Magazine)

The Napa Valley Airport was established just south of the city of Napa during the war as an emergency landing facility for military planes; ownership of the facility was transferred to the county in 1946, and it has since continued to serve businesses, residents, and visitors as the Napa County Municipal Airport.[168]

[166] *Napa, the Valley of Legends*, 43-44. Coodley and Schmitt, 125.
[167] Coodley and Schmitt, 127.
[168] *Napa, the Valley of Legends,* 80.

SUBURBAN DEVELOPMENT

Because of the sudden influx of wartime workers, the existing communities where the defense plants were located could not supply enough housing, and new arrivals looked to the surrounding cities for homes. Some people regularly commuted three to five hours daily for shipbuilding and other wartime jobs, and thousands of wartime workers, mostly employed at Mare Island, lived in Napa. Napa was declared a "defense housing area," which meant that people could buy homes with only a 0 to 5% downpayment.[169] Quality and quantity of housing in Napa changed with the war, and Napans were asked to make living space available to workers arriving from across the country. Old houses, empty stores, and warehouses were pressed into service as wartime housing. Workers often rented a room in a stranger's house; lived in "hot beds" shared by those who worked different shifts; camped at the Napa fairgrounds; or lived in one of many new trailer homes. Temporary government wartime housing projects were constructed, usually with inferior materials to expedite construction and conserve resources needed for the war.[170] Some lived in small cottages—often prefabricated and developed as tracts—which quickly filled empty lots and new subdivisions. Little defense houses typically had two bedrooms, one bathroom, a big living room with a fireplace, a kitchen and dinette, and a garage.[171]

During this period, Napa retained its previous character as a blue-collar community, and whereas Richmond and Oakland received an influx of African-American workers, Napa was home to many of the area's white defense workers. Under orders of the Western Defense Command, 54 Japanese Americans in Napa were forced from their homes and sent to internment camps, and anti-German and anti-Italian sentiments ran strong. In town, everything west of Jefferson and south of Third Street was zoned "A-1," and Japanese, German, and Italian people were banned from the neighborhood.[172]

SHIPYARD ACRES

The Napa Housing Authority developed Shipyard Acres in 1943 adjacent to the Basalt plant to relieve the wartime housing shortage.[173] The low-cost housing development was built by the military for workers at Basalt and Mare Island on a portion of the Napa State Hospital grounds roughly bounded by present-day Basalt Road, Kaiser Road, and the Napa-Vallejo Highway. Shipyard Acres hosted nearly 400 one-story, three-bedroom, single-family homes that rented for $38 per month, and was a self-contained community with its own school, grocery store, post office, and recreation facilities. Former residents remember life in Shipyard Acres fondly, although buildings were torn down beginning in 1956. Shipyard Acres has since been entirely demolished to make way for industrial development and is now occupied by a cemetery and industrial park.[174]

[169] Weber, *Roots of the Present: 1900 to 1950,* 252.
[170] Bloomfield, 10. Coodley and Schmitt, 124.
[171] Weber, *Roots of the Present: 1900 to 1950,* 252.
[172] Coodley and Schmitt, 24.
[173] Weber, *Napa,* 103.
[174] Coodley and Schmitt, 128. Pat Stanley, "Napa, American Canyon grew up with communities of Mare Island Workers," *Napa Valley Register* (1 April 2006). Hanrahan, 15.



Figure 55. Aerial view of Shipyard Acres, n.d.
(Weber, *Napa*, 103)

WESTWOOD

Westwood (1943) was developed at the same time as Shipyard Acres and still stands today. Located on the west side of Highway 29 and roughly bounded by Kilburn Avenue, First Street, and Laurel Street, Westwood featured a new street grid that ran diagonal to the downtown street pattern. The homes in the neighborhood were modest and similar in size to other houses constructed during this period. A three-bedroom home in the Westwood neighborhood originally sold for about $3,400. Westwood Elementary (now Napa Valley Language Academy) was located adjacent to the tract, and other amenities were nearby.[175]

OTHER SUBDIVISIONS

Another wartime housing tract was the Lincoln Park Subdivision adjacent to Napa Union High School (centered on Pacific Street and bounded by Marin, Lincoln, Sonoma and Central streets). The neighborhood was built as a single housing tract with about 75 homes, most of which were constructed circa 1941.[176] Throughout the 1940s, a high concentration of new houses were built in the area south of Fuller Park on Ash, Sycamore, and Spruce streets, where there were once open fields.[177] Alta Heights also experienced growth during this time, especially east of East Avenue; while most of the buildings in the neighborhood were constructed individually, there are groups of buildings that exhibit evidence of master tract planning. A number of homes from the 1940s are also found in West Napa and St. John's.[178]

POST-WAR HOUSING

The growth of Napa in the postwar era paralleled that of many California cities, both in population and land area. Workers who came to Napa to work in the defense industry made their new homes permanent, and soldiers who had passed through the Bay Area on their way to the Pacific returned after the war. The construction of seventy-one new subdivisions were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city

[175] Ibid.
[176] Bloomfield, 32-34.
[177] Coodley, "The Flight of Features: Researching Napa Birds," *Napa Valley Marketplace* (January 2006).
[178] Bloomfield, 42.

council to incorporate these new developments.[179] In the 1950s and 1960s, new houses were built north of Lincoln Street on what had been farms; on the north side of Trancas Street in an area named Bel Aire; and in Browns' Valley, where prune orchards and dairy cows had formerly dominated the landscape.[180] Homes were also constructed at the south end of the city, around Imola Avenue west of the river. A number of these postwar neighborhoods appear to have been formally developed as subdivisions with identical houses: notably, Glenwood Garden in Spencer's Addition was built as a 53-home subdivision circa 1950, and Devita was developed just south of Westwood in 1950.[181]

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

EDUCATION

Population growth and the Baby Boom created a heightened need for education in Napa. New facilities were constructed to accommodate this change, and many of Napa's existing schools were expanded to include auditoriums, gymnasiums, and additional classroom space. After the war, California also established the community college system to educate returning veterans. Napa Junior College (now Napa Valley College) was created in 1942, and was located on Jefferson Street until it moved to its present site on Highway 121 in 1965. The students were typically veterans, as was the first generation of Napa College instructors.[182]

[179] Weber, *Roots of the Present: 1900 to 1950,* 252.
[180] Coodley, "The Flight of Features: Researching Napa Birds," *Napa Valley Marketplace* (January 2006)
[181] Bloomfield, 34-35.
[182] Coodley and Schmitt, 128. *Napa, the Valley of Legends,* 23-24. Napa Valley College, www.napavalley.edu (accessed 26 December 2008).

ASSOCIATED PROPERTY TYPES

RESIDENTIAL PROPERTIES

During World War II and the post-war era, suburban development was the main force shaping Napa's built environment. The sudden influx of wartime workers created a huge demand for housing in Napa during World War II for thousands of workers who commuted to Basalt Rock Company and Mare Island. Homes had to be built quickly and cheaply to meet the demand; temporary government wartime housing projects were constructed, usually with inferior-quality materials to expedite construction and conserve resources needed for the war. Small defense cottages—often prefabricated and developed in tracts—filled empty lots and new subdivisions throughout the city. Besides the high volume of low-cost housing throughout Napa, self-contained communities such as Westwood and Shipyard Acres were also developed to serve wartime workers.

Westwood was developed in 1943 to relieve the wartime housing shortage, and is largely intact today on the west side of Highway 29. Other large wartime housing tracts included the 1941 Lincoln Park Subdivision adjacent to the high school (centered on Pacific Street and bounded by Marin, Lincoln, Sonoma, and Central streets), still extant in the Pacific neighborhood, and the Fairview Tract near the intersection of Coombsville Road and Silverado Trail. High concentrations of homes from the 1940s are also found in Fuller South, Alta Heights (primarily east of East Avenue), St. John's, West Park/Euclid, and to a lesser extent West Napa, Lone Oak, and Westwood South. While most of the buildings in these neighborhoods were constructed individually, there are groups of residences that exhibit evidence of master tract planning.



Top Left: Typical World War II-era cottage in Lincoln Park Subdivision (circa 1941).
Top Right: Typical Minimal Traditional style cottage in Central neighborhood (1940s).
Bottom: Typical streetscape in Westwood neighborhood (circa 1943).
(Source: Page & Turnbull)

In the postwar era, the growth of Napa—both in population and land area—led to further changes in residential development patterns that expanded on the trends established during World War II. The construction of seventy-one new subdivisions was recorded from 1946 through 1951, comprising nearly 2,000 lots.[183] A number of these postwar neighborhoods appear to have been formally developed as subdivisions with identical houses. Homes were constructed quickly and cheaply, and featured mid-century architectural styles. Some apartment buildings were developed in the 1950s, but most of the new subdivisions were still in the single-family tradition that had characterized Napa since the Victorian era. The availability of land and affordability of cars and gasoline did not create the need for increased density, so the city expanded farther from downtown. The drastic shift in the approach to residential development in the postwar era also led to corresponding changes in Napa's commercial development patterns.

In the 1950s and 1960s, the city began to expand farther from downtown. New houses were built north of Lincoln Street on what had been farms; on the north side of Trancas Street in an area named Bel Aire; in Browns' Valley, where prune orchards and dairy cows had formerly dominated the landscape; on the steep hills behind Alta Heights; and at the south end of the city, around Imola Avenue west of the river. Most of these postwar neighborhoods were formally developed as subdivisions with identical houses: notably, Glenwood Garden in Spencer's Addition was built as a 53-home subdivision circa 1950, and Devita was developed just south of Westwood in 1950.







Top Left: Typical mid-century house in the Bel Aire subdivision (circa 1960).
Top Right: A mid-century apartment building at 505 Franklin Street (1950s).
Bottom: A series of tract houses, each of a different design, in the vicinity of Foster Road (1950s).
(Source: Page & Turnbull)

[183] Weber, *Roots of the Present: 1900 to 1950,* 252.

Architectural Description

Following Napa's earlier residential development trends, defense cottages constructed during World War II were one-story, wood-frame single-family residences, clad in either wood or stucco. Many defense cottages were prefabricated and developed in tracts. These cottages typically had two bedrooms, one bathroom, a large living room with a fireplace, a kitchen and dinette, and a garage. Because they were built quickly and cheaply, wartime housing typically lacked architectural distinction; many were constructed in the Minimal Traditional or a simple vernacular style. Single-family homes from World War II are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than older residences were. Wartime residential designs almost always included integral garages, with vehicular entrances more prominently situated on the primary façade of the house.

In the postwar era, homes were one-story, wood-frame single-family residences, clad in either wood or stucco. Houses had become longer and lower, included integral garages with vehicular entrances more prominently situated on the primary façade, abandoned front porches, featured large rear yards, and were increasingly oriented away from the street. Houses in post-war subdivisions were typically designed in popular mid-century architectural styles, including Minimal Traditional, Ranch (including both Contemporary Ranch and Traditional Ranch), and Modern styles. Postwar homes are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than older residences were. Many post-war neighborhoods are the result of the wholesale development of a large area, often by a single developer or builder, who constructed numerous houses of the same general scale and style, resulting in homogenous neighborhoods with identical houses arranged along curvilinear streets and cul-de-sacs.

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

Character-Defining Features

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

- Single-family home (or apartment building)
- Location away from city center, typically in a formally developed tract
- Location on curvilinear street or cul-de-sac
- Small setback from lot line, with large rear yard
- Mid-century style and form (postwar homes) or simple/prefabricated vernacular style (World War II defense cottages)
- One story in height
- Wood-frame construction
- Gable or hipped roof

- Stucco or wood cladding
- Little or no ornamentation
- Aluminum-sash windows (typically fixed or casement)
- Integral garage on primary façade

Significance

In order to be eligible for listing in the local, state, or national historic register, residential properties constructed during World War II or the postwar era must be significant under at least one of the following criteria.

Criterion A/1 (Event)

A residence from this era, particularly located in a neighborhood that was developed during World War II (i.e. Westwood or Lincoln Park) or the postwar era (i.e. Devita, Bel Aire, or Glenwood Gardens) may be significant under Criterion A/1 (Event) as a representation of suburban development patterns in Napa. Houses are unlikely to be individually significant under this criterion, but groups of houses that were all formally developed as a tract may be eligible as a district. A defense cottage may also be significant under this criterion as evidence of World War II's impact on Napa.

Criterion B/2 (Person)

A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence. A residence or tract could also be significant under this criterion for its association with a prominent real estate developer.

Criterion C/3 (Design/Construction)

A residence may be significant under Criterion C/3 (Design/Construction) as an example of one of the popular mid-century architectural styles (i.e. Minimal Traditional, Ranch, Contemporary, or Modern); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Napa's residential architecture during this period. Because the theme of suburban development is best exemplified by homogenous housing tracts, many homes from this era would be significant under this criterion as contributors to a district, rather than individual resources. A residence or district may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder.

Integrity Considerations

A property must retain sufficient integrity to convey its significance as part of World War II or postwar residential development themes. A residence from this era that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting will no longer correctly reference suburban tract development trends. For example, a defense cottage moved into a semi-rural area characterized by farmhouses and agricultural outbuildings will no longer be connected to the wartime tract development trend that prompted its construction, or a house built as part of a postwar suburban housing development might lose its integrity of setting if the identical neighboring houses on the block are demolished to make way for new construction. For residential districts significant under Criterion A/1—as many residential resources from this era are—cohesion among the buildings is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's

connection to a significant person is critical. Integrity of design, materials, workmanship and feeling are the key aspects for a property to convey its significance under Criterion C/3. Major alterations, such as the addition of a second story to a small defense cottage or one-story Ranch house, would diminish a property's integrity of design. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, if a property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship. For residential districts significant under Criterion C/3, integrity of setting is also necessary, as a residence will not correctly reference tract development patterns without intact neighboring buildings.

COMMERCIAL PROPERTIES

As automobile ownership became widespread in Napa, commercial development patterns adjusted to accommodate the increasingly mobile population. As mentioned previously, the city's first drive-in shopping center was the Art Moderne-style Food City complex, developed in the late 1930s at the corner of Jefferson Street and Old Sonoma Road. Soscol Avenue grew as the city's "Auto Row," and was lined with automotive uses and car-oriented businesses. Post-war suburbanization further impacted this trend, and new commercial development—in the form of shopping centers and strip malls—was found on major thoroughfares and in outlying areas, not in the downtown area. By the 1950s, everything from architecture to leisure activities revolved around cars, and Napa saw a shift toward lower density residential and commercial development surrounded by acres of surface parking.

Commercial properties from this era are commonly dispersed through the outlying areas of the city, reflecting patterns of progressive growth and sprawl. Most are located along thoroughfares like Jefferson Street and Soscol Avenue. Post-war suburbanization influenced the construction of shopping centers and strip malls within otherwise residential areas.





Left: Contemporary style commercial building on Jefferson Street (circa 1960).
Right: A Googie style car dealership on Soscol Avenue (circa 1960s).
(Source: Page & Turnbull)

Architectural Description

As automobile ownership became widespread in Napa, commercial development patterns adjusted to accommodate the increasingly mobile population. Commercial properties are often surrounded by surface parking and consist of a series of attached retail spaces, one to two stories high, with prominent storefronts and a generally homogenous design. They may exhibit architectural styles like Art Moderne or Streamline Moderne, Googie, or derivations of Spanish Colonial or Ranch styles.

Interestingly, the horizontality of strip mall and shopping center design—with multiple units arranged in a row—tends to lend itself to many of these styles, particularly Art Moderne, Spanish Colonial and Ranch. The latter two styles were effective in expressing a California regional aesthetic.

Character-Defining Features

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

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

Significance

In order to be eligible for listing in the local, state, or national historic register, commercial properties from World War II and the postwar era must be significant under at least one of the following criteria.

Criterion A/1 (Event)

A commercial building from this era located in the downtown core may be significant under Criterion A/1 (Event) as an example of automobile-related commercial development trends and the accompanying cultural shift towards cars. For example, a car dealership on Soscol Avenue would exemplify the development of Napa's "Auto Row." A property associated with a prominent postwar business may also qualify under this criterion. A commercial property from this era may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development or suburban residential development.

Criterion B/2 (Person)

A commercial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader.

Criterion C/3 (Design/Construction)

A commercial building may also be significant under Criterion C/3 (Design/Construction) as an example of one of the popular mid-century architectural styles (i.e. Art Moderne or Streamline Moderne, Googie, or derivations of Spanish Colonial Revival or Ranch); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's World War II and postwar era commercial architecture. A commercial building from this era might also be significant under this criterion as the work of a master architect or builder if it was architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the automobile-related commercial development theme during World War II or the postwar era. A commercial property from this era that has sufficient integrity will retain a majority of the character-defining features listed above. A

property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because a property that is moved from its location along a major thoroughfare or loses its historic setting (i.e. car dealership on Soscol Avenue suddenly surrounded by modern residential development) may no longer be able to convey its connection to automobiles or car culture. A commercial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, if the property is significant under Criterion C/3 as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES

Population growth and the Baby Boom also created a heightened need for education in Napa during this era. Facilities were constructed in the new subdivisions to accommodate this change, and many of Napa's existing schools were expanded to include auditoriums, gymnasiums, and additional classroom spaces. As described previously, large areas of land were developed into newer neighborhoods to the north and west of downtown, which also provided opportunity to construct new churches and other civic uses. Many neighborhoods that were planned as tract developments also included civic services—especially public schools—as part of their master planning.







Top Left: St. John's Evangelical Lutheran Church (circa 1950).
Top Right: Northwood Elementary School, exemplifying post-war development trends.
Bottom: Salvador Elementary School, part of a mid-twentieth century tract development on Salvador Avenue.
(Source: Page & Turnbull)

Architectural Description

Following Napa's earlier development trends, construction of civic and social functions continued to accompany residential development during World War II and the postwar era. The majority of historic schools in Napa date to the mid-twentieth century and their establishment was a direct result of World War II-era population growth in the Bay Area. This growth was caused by families relocating for war-time employment and, later, the post-war Baby Boom. These schools were primarily designed in Modernist and Contemporary styles with multiple single-story buildings (often attached or linked by covered walkways) forming sprawling complexes surrounded by playground areas. Churches from this era, like St. John's Evangelical Lutheran Church (1796 Elm Street) and the Church of Christ (2610 First Street), exhibit mid-century aesthetics in the Contemporary style.

Character-Defining Features

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

- Civic or public use
- Location in residential neighborhood (sometimes included as part of master tract planning)
- Mid-century architectural style and form
- One to two stories
- Concrete construction
- Stucco, wood, or other contemporary cladding (such as pebbledash or formstone)
- Multiple buildings linked by covered walkways (especially schools)

Significance

In order to be eligible for listing in the local, state, or national historic register, civic or institutional properties constructed during World War II or the postwar era must be significant under at least one of the following criteria.

Criterion A/1 (Event)

A World War II or postwar civic or institutional building located a historic residential neighborhood may be significant under Criterion A/1 (Event) as an example of the community growth and master planning which accompanied the theme of postwar suburban development. This may be as an individual property, or as part of a larger residential district. For example, a school planned as part of the Westwood subdivision may be significant under this criterion. A World War II or postwar civic or institutional property may also be significant under Criterion A/1 if it is associated with other themes, such as automobile-related development.

Criterion B/2 (Person)

A World War II or postwar civic or institutional building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent civic or religious leader.

Criterion C/3 (Design/Construction)

A World War II or postwar civic or institutional building is likely to be significant under Criterion C/3 (Design/Construction) as a high-style example of one of the popular mid-century architectural styles (i.e. Modern or Contemporary); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's wartime or postwar century civic or institutional architecture. An architect-designed civic or institutional building from this era might also be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a civic or institutional property must retain sufficient integrity to convey its significance. A wartime or postwar civic or institutional property that has sufficient integrity will retain a majority of the character-defining features listed above, especially its civic or institutional function. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because civic or institutional properties should retain a physical proximity to the community that they were intended to serve in order to convey their significance. For example, Salvador Elementary School's surrounding residential neighborhood needs to be intact for the school to convey its connection to the postwar suburban development theme. A civic or institutional building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. However, in cases where the significance of the property is derived solely from its unique architecture or the property has distinctive features that link it to a master architect or builder, integrity of materials and workmanship are especially important.

INDUSTRIAL PROPERTIES

Major war industries did not settle in the city of Napa, but the Basalt Rock Company and nearby Mare Island Naval Shipyard provided employment for many Napans and made a great contribution to the war effort. The Basalt Rock Company was the city's biggest wartime industry, and built ships and barges for the Navy at its facilities located just outside the city limits on Highway 121. Wartime industries were especially important for women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt and Mare Island. A handful of industrial resources constructed during World War II are present in Napa, but none appear to be associated with the war effort.

While Napa's manufacturing had historically been based on its agricultural roots, a new, more mobile workforce made postwar Napa increasingly dependent on the industries and trends of the greater Bay Area. Rough Rider, Basalt (which became Kaiser Steel in 1955), and the Sawyer Tannery were still the city's largest employers, and many residents continued to commute to Mare Island. Automotive repair shops sprang up in the city, but no large factories were built in Napa during this period. Industries nationwide faced increasing international competition as shipping and transportation improved, and by the end of the postwar era, manufacturing in Napa had begun to decline.

Soscol Avenue has long featured an industrial character, and automotive repair shops and other light industrial uses from the postwar era combined with the street's numerous automobile-related commercial uses to reinforce this character. Postwar industrial resources are also scattered in the city's other historically industrial areas.





Left: Bell Sheet Metal, established 1945 by a former Mare Island worker.
Right: Auto repair shop on Soscol Avenue (circa 1950).
(Source: Page & Turnbull)

Architectural Description

No large factories were built in Napa during this period, but a number of light industrial resources—especially automotive repair shops—were constructed. Industrial buildings from the postwar era ranged in size from small Quonset huts to larger industrial complexes, but were typically utilitarian steel frame or concrete buildings capped by a truss roof. Industrial buildings were typically clad in corrugated metal or stucco, and featured multi-light, industrial-sash windows and large vehicular service entrances. Ornamentation on postwar industrial buildings was restrained, consisting for the most part of concrete or sheet metal string course moldings and shaped parapets. Inside, most had open floor space for manufacturing uses and were roughly finished. Additionally, because of the prevalence of the automobile, industrial buildings from this era no longer depended on the river or the railroad to facilitate transportation of their goods, and their designs reflected this shift.

Character-Defining Features

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

- Used for manufacturing or storage of goods
- Location on Soscol Avenue in East Napa, or near Yajome Street
- Location on large lot near main automobile thoroughfare
- One to two stories
- Concrete or steel frame construction
- Simple, utilitarian design
- Corrugated metal or stucco cladding
- Multi-light, industrial-sash windows
- Large vehicular entrances and/or truck loading dock
- Open, flexible floor plan

Significance

In order to be eligible for listing in the local, state, or national historic register, World War II or postwar industrial properties must be significant under at least one of the following criteria.

Criterion A/1 (Event)

Few industrial buildings from this period were constructed in Napa, although any industrial property that produced goods important to Napa's economy might qualify under Criterion A/1 (Event) as an example of the city's industrial development. A property associated with the war effort may also be significant under this criterion as an example of the effects of World War II, although most such

properties were located outside the city limits (i.e. Basalt Rock Company). A World War II or postwar industrial property may also be significant under Criterion A/1 if it is associated with other themes, such as agriculture or transportation.

Criterion B/2 (Person)
An industrial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or industrialist.

Criterion C/3 (Design/Construction)
An industrial building from this era may be significant under Criterion C/3 (Design/Construction) as an example of a type or period of industrial building construction. For example, an auto repair shop on Soscol Avenue might exhibit character-defining features particular to that type of industry. However, an industrial building from World War II or the postwar era is not likely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance with the theme of wartime or postwar industry & manufacturing. An industrial property from World War II or the postwar era that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because a property that is moved from its original location or has lost its historic setting (i.e. a repair shop moved away from Soscol Avenue) will no longer correctly reference industrial development trends during this period. An industrial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3, but since industrial buildings are often very pragmatically constructed, they tend to undergo alterations based on heavy wear or changes in needs to enhance productivity. It is possible for materials to be replaced without drastically diminishing integrity of design, as long as these alterations are subordinate to the overall character of the building. Changes that obscure the utilitarian nature of the building and give it more refined detail or finishes could compromise integrity (i.e. removal of large vehicular openings, unbroken interior space, or loading platforms could obscure indications of the building's industrial function).

Modern Napa (1965-Present)

The City of Napa is still the Valley's population center, but is a very different place than it was in the nineteenth and early twentieth centuries. The city continued to grow throughout the postwar era, reaching a population of 37,000 by 1970. However, the decline of manufacturing, redevelopment, and the rebirth of the wine industry were the major forces that have impacted modern Napa. As local historian Lauren Coodley writes, "In a very brief time, Napa lost its notoriety as home to the mental hospital, and became inseparable from an image of luxury and easy living. Housing prices shot up, as the downtown was "revitalized" and vestiges of blue-collar life were removed."[184]

DECLINE OF INDUSTRY

Napa's factories had always been a mainstay of the town's economy, but as corporations adopted free trade policies and moved their operations overseas, local factories shut down one by one. Sawyer Tannery was making baseball gloves, but when Japanese factories took over that business in 1955, the tannery switched to producing shoe leather. In 1980, half the country's shoes were being produced overseas, and by the end of the decade all shoes were imported, and American tanneries were a relic of the past. Rough Rider closed its doors in 1976, Kaiser Steel in 1983, and Sawyer Tannery gave its employees final notice in 1990.[185] Years later, the Rough Rider factory had been leveled, and the Sawyer Tannery complex was converted into artists' studios.[186]

Napa's economy was further shaken at the end of the Cold War when the Base Realignment and Closure (BRAC) process of 1993 shut down Mare Island Naval Shipyard and five other bases in the Bay Area. Mare Island was officially closed in 1996, and no longer provided employment for Napa residents.[187] The growth of the wine industry somewhat offset the decline in manufacturing, but without the draw of solid union jobs, Napa began to transition away from blue-collar work.

REDEVELOPMENT & PRESERVATION

In most American cities, the desire to modernize, renew blighted areas, and accommodate growing post-war populations led to the urban renewal and redevelopment programs of the 1960s and 1970s, initially sponsored by the federal government. In 1962, the Napa City Council took steps to establish a redevelopment agency charged with the responsibility to negotiate with the Federal Urban Renewal Agency to undertake an urban renewal plan in Napa. By 1968, City Council prepared and submitted the Central Business Study to the federal Housing and Urban Development Awards Program, for which it received approval. In 1969, the City Council established a separate redevelopment agency, with its own bylaws and appointed officers. Some citizens were displeased with the Agency and its Urban Redevelopment Plan for the Parkway Plaza Redevelopment Project (adopted December 15, 1969), so they filed a referendum petition which ultimately did not get enough signatures and failed. [188]

In 1970, the City of Napa's application for the Neighborhood Development Program was approved and funded by the U.S. Department of Urban Development, setting the wheels in motion for the first major phase of redevelopment, which included the First Street beautification project, Brown Street Mall, another new downtown shopping mall, parking garages, new department stores (Mervyns

[184] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace*(October 2007)
[185] Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006)
[186] Coodley and Schmitt, 177.
[187] Ibid., 166.
[188] Napa Community Redevelopment Agency

and Carithers), and a one-time public art program. This effort led to the demise of some historic downtown commercial buildings, including the construction of a controversial clock tower and plaza on First Street to replace the Migliavacca Building (1905, demolished 1973), and the demolition of the Behlow Building (1900, demolished 1977) to make way for a new parking garage.



Figure 55. Migliavacca Building, constructed 1905, razed 1973.
(Kernberger, *Mark Strong's Napa Valley,* 24)

In Napa and nationwide, a growing preservation movement went hand-in-hand with, and as a direct response to, urban renewal efforts. The city's urban renewal programs were not universally supported, and many community members led fights to save historic buildings, with one case going all the way to the California Supreme Court. Local preservation groups called "Citizens Against the Destruction of Napa" and "Neighbor" were formed, as well as Napa Landmarks, which undertook the first Napa City Historic Resources Inventory in 1976-1978 and later became a county-wide advocacy group.[189]

Another result of urban renewal activities was growing awareness of urban sprawl, which resulted in the 1973 formation of a Rural Urban Limit (RUL) line. The RUL contained urban growth within a set boundary and limited population size and density. It subsequently promoted the maintenance and preservation of downtown as the city's commercial center and lead to the preservation of rural and agricultural areas outside of the RUL. In 1976, the Land Trust of Napa County was formed to further the goal of preserving the open space around the city and later, in 1980, Measure A achieved limitations on residential growth in the unincorporated areas around Napa.

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

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



Figure 56. Plaza and clock tower created by Redevelopment.
(Coodley and Schmitt, 111)

Today, redevelopment and historic preservation are no longer mutually exclusive. Beginning in the latter part of the twentieth century, the Napa Community Redevelopment Agency has been instrumental in the preservation of numerous downtown properties, including the A. Hatt Building, Kyser-Lui-Williams block, Winship Building, Napa Valley Opera House, Labor Temple Building, and others. The Agency continues to be proactive by offering incentives for seismic retrofitting of buildings on the unreinforced masonry list. In the early twenty first century, the Agency applied for and received preservation grants and oversaw the seismic retrofit of the historic Goodman Library and Borreo Building, both now owned by the City of Napa. In 2007, the Soscol Gateway Redevelopment Project Area was formed, and the Agency's first order of business in the new project area is to conduct an intensive-level historic survey in the area.[190]

1986 FLOOD

In 1986, a massive flood—called by the *Napa Register* "the most devastating flood since the winter of 1896"—hit the city, destroying 250 homes, damaging 2,500 others, killing three people, evacuating 7,000, and ultimately costing $140 million in damage. Two thirds of downtown businesses were damaged by the floodwaters, and the buildings were covered in mud. The flood spurred the county of Napa to undertake a flood-control project to minimize damage from future floods, which has further changed the face of the city, especially downtown.[191]

As a result of the devastation caused by the 1986 flood and subsequent floods in 1995 and 1997, Napa County began instituting stricter flood control and safety measures. In 1998, Measure A was passed, which created the Napa Valley Water Shed Authority and instituted a sales tax to finance flood control projects in each city or town and in the unincorporated areas of the county. [192] Additionally, a Floodplain Management Overlay District is now defined in the City of Napa Zoning Ordinance, which, among other things, requires flood-resistant construction and limits the number

[190] Napa Community Redevelopment Agency
[191] Coodley and Schmitt, 162-163. Weber, *Napa,* 81.
[192] Napa Flood and Water Conservation District. About Measure A.
<http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=6&LID=1690> (accessed 3 March 2009).

of units in multiple-family residential buildings. This has resulted in the limitation of high-density development in certain areas of the city.[193]

Most importantly the floods catalyzed community action, bringing together residents, local businesses, government agencies, environmental organizations, and the US Army Corps of Engineers to form the Community Coalition for Napa Flood Management. Their restorative approach to flood control has resulted in the Napa River Flood Management Plan, which restores tidal wetlands, sustains wildlife systems, and subsequently protects homes, businesses and other properties from flood damage.[194]

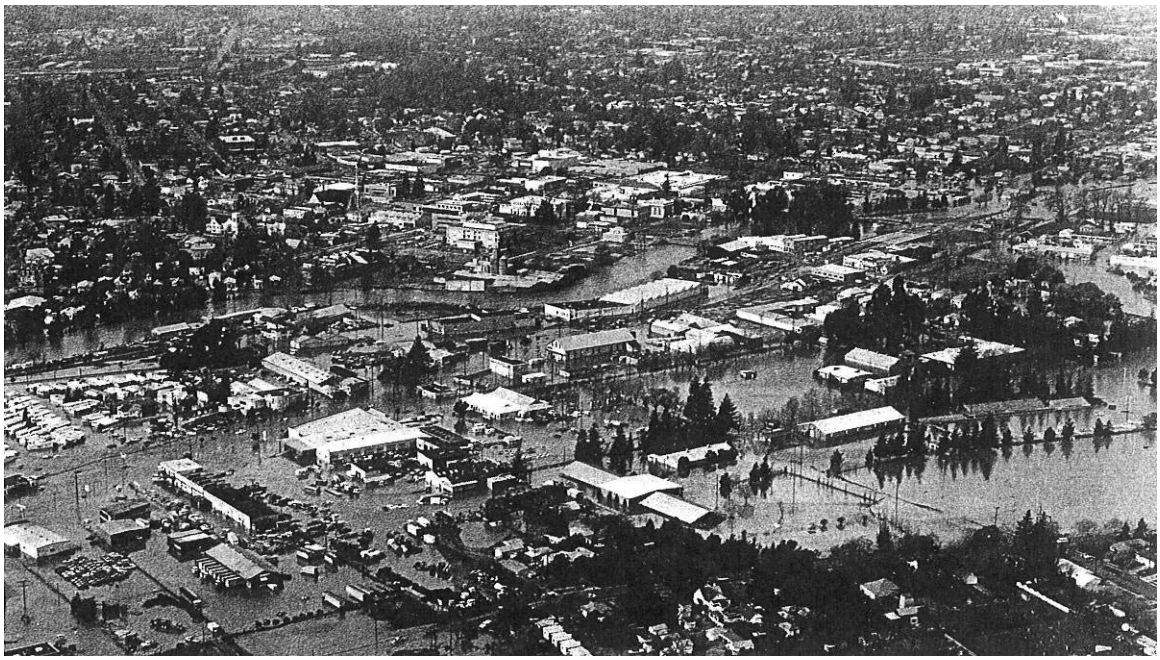


Figure 57. Napa inundated by the 1986 flood.
(Verardo, 101)

REBIRTH OF WINE INDUSTRY

Between 1965 and 1980, America underwent a wine revolution, regaining its taste for fine wine. Napa responded to this demand by planting more acres with more varieties of grapes and establishing new wineries. Subsequently, Napa Valley regained its pre-Prohibition status as a major producer of high-quality California wine. Innovations in the way wine was made and marketed also helped publicize Napa wines, and Charles Krug, Beaulieu, Inglenook, and Beringer wineries and the Martini, Davies, and Mondavi families, among others, had become household names. Napa got national attention in 1976, when a blind tasting by French experts was held in Paris and two Napa wines beat France's best wines.[195] Napa wine has since become famous worldwide, and wine continues to dominate the economy and draw entrepreneurs and tourists to the city and surrounds today.

The renewed success of the wine industry affected the other Napa Valley crops, especially prunes; grapes, not prunes, were now the valley's most important commodity. By the late 1970s, Sunsweet

[193] City of Napa Municipal Code. Title 17: Zoning. Chapter 17.38 Floodplain Management Overlay District.
[194] Napa Flood and Water Conservation District.
[195] Heintz, 340. *Napa, the Valley of Legends*, 88.

had abandoned its packing and shipping facilities on Jackson Street, and many prune orchards had been replanted with vineyards.[196] As part of this transition and to maximize agricultural profit, growers stopped picking their own crops and increasingly relied on immigrant labor. Migrant workers from Mexico arrived in large numbers beginning in the 1970s, and soon became the fastest-growing immigrant group in Napa. Many of these laborers lived—and continue to live—in the city of Napa. Community programs and cultural activities were also established to serve the city's growing Latino population.[197]



Figure 58. Migrant Mexican vineyard workers, n.d.
(Weber, *Napa*, 112)

AGRICULTURAL PRESERVE

In an effort to contain urban growth and preserve the agricultural history and character of county, Napa Valley landowners and officials in the mid-1960s joined together to create an agricultural preserve that would provide legal protection for productive farmland. Napa County Assessor George Abate was a key player in the effort, realizing that Assembly Bill 80, which dictated that county assessors must value land based on comparable nearby property sales, would threaten Napa. The bill meant that the sale of a few acres of farmland at a high price for housing development might be used to reassess all property values, effectively forcing small farmers to also sell their property in order to pay the increased taxes. The California Land Conservation Act of 1965 enabled local governments to enter into contracts with private landowners to restrict specific parcels to agricultural or related uses, and allowed the county assessor to consider the income potential of agriculture as a basis for taxation. Some farmers signed contracts not to develop their land for ten years, but assessments and taxes still increased.[198]

Abate and some of the region's prominent winemakers realized that Napa needed to take a stronger stand to preserve open space and prevent future over-development, and in 1967 they began to push for the creation of the nation's first Agricultural Preserve. The Agricultural Preserve was a zoning

[196] Coodley and Schmitt, 152.
[197] Ibid., 146. Weber, *Napa,* 112.
[198] James Conaway, *Napa: The Story of an American Eden* (Boston: Houghton Mifflin, 1990), 82-92. L. Pierce. Carson, "How Napa's Ag Preserve beat the odds, and saved the valley," *Napa Valley Register* (20 April 2008).

ordinance that established agriculture as the "highest and best use" for the land, and included 23,000 acres of land from Napa to Calistoga. The initial proposal originally called for a forty-acre minimum parcel size, but was ultimately reduced to twenty acres. The opposition—many of whom wanted flexibility to sell their land in tough economic times or were unsure that grapes would be a long-term success—claimed that Agricultural Preserve zoning would destroy land values and would prevent them from dividing up lands as inheritances for the next generation. The Napa County Board of Supervisors voted in favor of the preserve in 1968, and it has proved to be an extremely important ordinance; today more than 30,000 acres are included in the preserve, and it has inspired other development-related legislation.[199]

Besides curbing suburban sprawl, the creation of the Agricultural Preserve provided winemakers with the security needed to make the wine industry a major economic force in Napa. The Agricultural Preserve also spurred the growth of the local Latino community, as more migrant workers from Mexico were hired to harvest grapes.[200] Furthermore, the strict zoning rules on county land concentrated development in Napa city itself, forcing smarter growth policies in recent years.

TOURISM

The increased popularity of the wine industry made tourism a dominant force in the local economy. Tours, hotels, restaurants, and wine-related businesses thrive in Napa, and have multiplied rapidly since the 1980s. For example, the Napa Valley Wine Train was established on the remnants of the Napa Valley Railroad after Southern Pacific abandoned its tracks. The Napa Valley Wine Train purchased the rail line from Southern Pacific in 1987 and restored vintage turn-of-the-century Pullman rail cars. The Wine Train depot is located just off Soscol Avenue, and the train includes gourmet food service and winery stops for tourists.[201] The Napa Valley Conference and Visitors Bureau was founded in 1991 to manage and promote tourism in the city, and in 1996, hospitality and tourism was the second-largest industry in the county.[202] Many Napa residents have transitioned away from blue-collar jobs to working up-valley or in town at the wineries, restaurants, and resorts. Additional jobs in vineyards and bottling plants have drawn Latino immigrants to the area, although many have struggled to make ends meet as real estate prices and cost of living have recently skyrocketed.[203]

Since its initial growth in the Gold Rush and Victorian eras, Napa has been transformed from a blue-collar town into a service-based, majority-crop community. With a population of 74,000 in 2003 and an area of 18.34 square miles, the city's economy today remains keyed to wine and tourism, but many residents are nostalgic for old Napa.

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[199] Ibid., Napa Chamber of Commerce, http://napachamber.com/agpreserve.html (accessed 19 December 2008).
[200] Coodley and Schmitt, 146.
[201] Napa Valley Wine Train, "About Our Train," http://winetrain.com/about-train.php (accessed 26 December 2008)
[202] *Napa, the Valley of Legends*, 32.
[203] Coodley and Schmitt, 169-170.

V. RECOMMENDATIONS

Sub-Area Prioritization

In conjunction with the historic context statement, a windshield-level City-Wide Historic Resources Survey was conducted as part of the Heritage Napa Project. The survey resulted in the identification of 33 neighborhoods, or sub-areas, in Napa that contain notable concentrations of historic properties (built prior to 1964 and thus older than 45 years). The sub-areas were identified to prioritize them for future continued survey and documentation, and to encourage preservation of these historic resources. The sub-areas were defined by historic properties of a particular age, concentration, general integrity, historic context, previous documentation, and known development pressures. This Recommendations section regarding the sub-areas was prepared in consultation with City Staff from the Napa Planning and Redevelopment departments and members of the Napa Cultural Heritage Commission (CHC) to ensure that future survey work and designation of historic resources are in line with the intentions and expectations of local government and preservation organizations.

Please note that the recommendations presented in this section are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

DEFINITION OF TERMS

The following terms are used throughout the Recommendations section, and are defined here for reference:

Windshield / Sidewalk Survey – A visual or predictive survey of a large area that records the physical attributes of historic properties, but does not include property-specific historic research. Survey work is typically conducted by car or on foot, and only those features visible from the windshield of a car or from the sidewalk are recorded. This type of survey does not include the examination of building interiors and usually precludes detailed investigation of secondary facades, auxiliary buildings, and other elements unless they are visually accessible from the public right-of-way. Deliverables may include a survey report or recommendation memorandum that synthesizes the findings.

Reconnaissance Survey – A basic level of documentation that concerns only the physical attributes of a historic property, with a preliminary evaluation based solely on architectural qualities. For the most part, reconnaissance-level documentation is produced based purely on visual observation and information collected in the field. Some additional information garnered from city data may also be included, but property-specific historic research is not typically included. Deliverables may include a list or database recording the findings, as well as individual inventory forms (DPR 523 A forms in California).

Intensive Level Survey – A detailed study of an area which includes an architectural survey, historic research, and an evaluation of significance for each property. In addition to DPR 523A forms, deliverables can include individual inventory forms and district records (DPR 523 B and D forms) and a historic context statement documenting existing conditions and historical background.

Design Guidelines – Preservation tool put in place to protect the historic character of a neighborhood by regulating height, bulk, and character of alterations and infill development. Design Guidelines could be completed in conjunction with or following an intensive-level survey or some other type of area character appraisal, giving property owners, architects, and city officials guidance on how new construction should complement historic fabric. Currently in Napa, the "Napa Abajo/Fuller Park

Design Guidelines" are applied to all the city's historic districts, but in the future such guidelines should be tailored to the needs of each individual neighborhood.

Historic District – Defined by the National Park Service as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Districts must be a definable entity (with distinct boundaries or characteristics), and can contain both contributing and non-contributing elements. A historic district can be designated at the local, state, or national level, depending on the significance and integrity of the resources.

RANKING SYSTEM

A four-tiered ranking system was utilized to indicate the importance of each individual sub-area and prioritize future survey efforts in Napa. "Priority 1" indicated the highest priority for survey and documentation and "Priority 4" indicated the lowest. The higher the priority levels were assigned to sub-areas with exemplary resources or because of eminent risk to the historic fabric of that sub-area. Lower priority levels were assigned to sub-areas with a less critical need for survey, either because the sub-area generally lacked notable historic resources or because prior documentation work was already complete. The following list outlines the five levels of priority and explains why it might be assigned to a particular sub-area.

Priority 1 – Indicates a prime sub-area to be studied. A Priority 1 sub-area has been previously surveyed, but has an exceptional concentration of historic resources that may warrant additional intensive-level survey to ascertain its potential for historic designation. Additional documentation may also need to be completed in order to obtain official designation. Additionally, a Priority 1 sub-area is a prime candidate for design guidelines or other protective measures, regardless of whether it has been officially designated as a historic district at the local, state, or national level.

Priority 2 – Indicates a good sub-area for study. A Priority 2 sub-area can be further categorized as either Priority 2A or Priority 2B, depending on why it was selected as a good candidate for future work and whether or nor it is threatened by imminent development projects:

A Priority 2A sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains many resources with apparent significance and integrity. It may also be a sub-area that has the potential to be affected by proposed projects and therefore warrants high priority for evaluation. While a Priority 2A sub-area is generally suitable for intensive-level survey, please note that some Priority 2A areas have other overriding planning considerations, and thus may not be candidates for survey at this time.

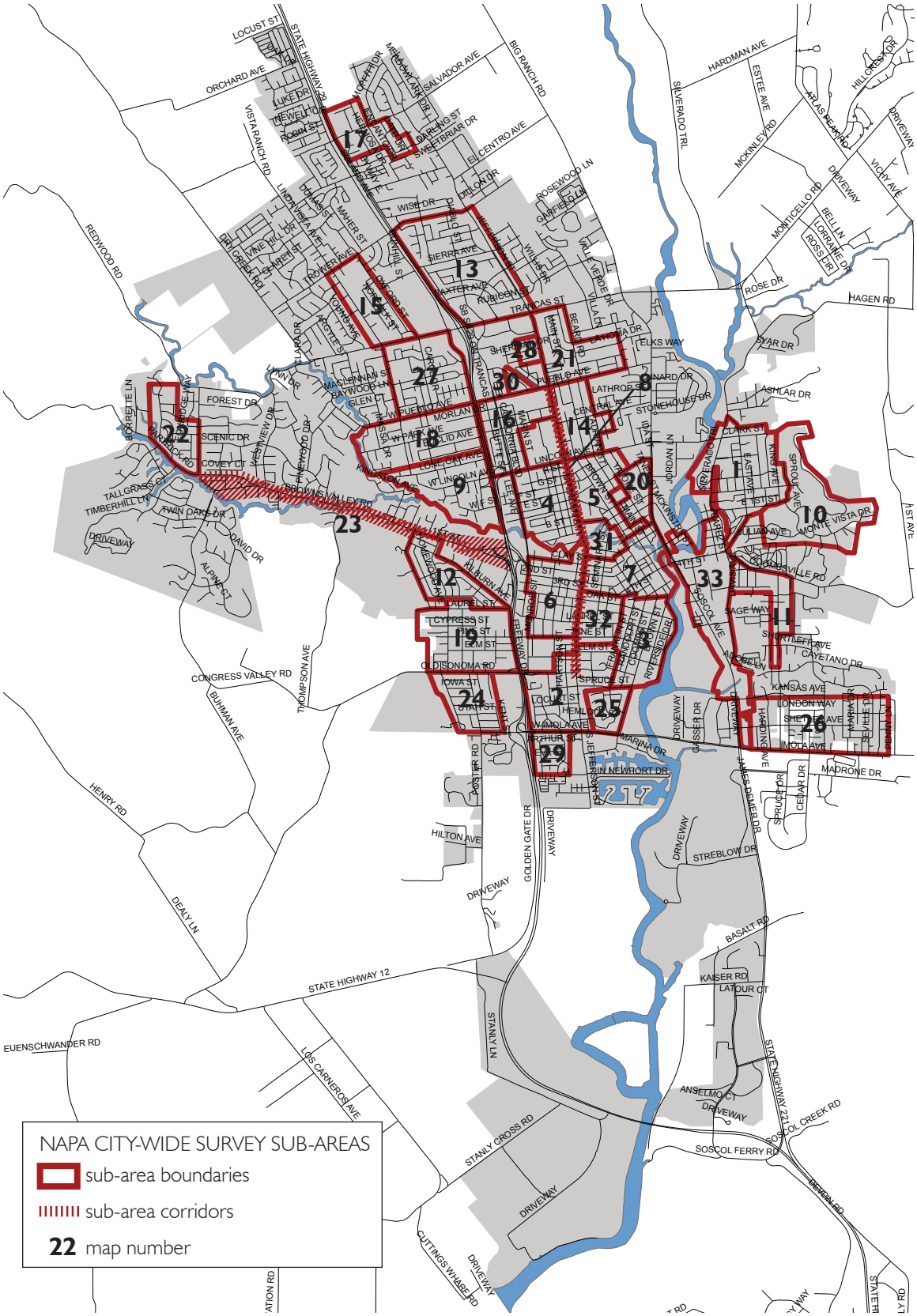
A Priority 2B sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains a fair number of resources with apparent significance and integrity, but may exhibit a smaller ratio of such properties or those with a greater loss of integrity than in a Priority 2A sub-area. A Priority 2B sub-area may qualify for an intensive-level survey using updated methodology, or may instead benefit from alternative measures such as design guidelines to provide protection for its resources.

Priority 3 – Indicates a sub-area that has no pressing need to be surveyed. It is either ineligible at this time due to age or may be otherwise unfit for surveying based on lack of concentration, or loss of integrity among its resources. Some sub-areas were assigned a Priority 3 ranking—despite containing a high concentration of age-eligible properties—because they do not

appear to be under threat of development in the foreseeable future. This priority level may be reassessed when more resources within the sub-area reach the 45 year threshold, or if funds become available to conduct survey undertakings in lower priority neighborhoods.

Priority 4 – Indicates a sub-area that has been previously surveyed at the intensive level and/or designated as a historic district. There should be no need to address the area further, except in cases where future opportunities to update existing surveys may arise.

SUB-AREA KEY MAP



SUB-AREAS IDENTIFIED FOR FUTURE SURVEY

The following table and adjacent map summarize the findings of the city-wide survey. The sub-areas are organized alphabetically within each priority level, with the intention that the City of Napa should select sub-areas within each group to survey based on available resources and overall planning priorities. Additional larger maps can be found at the end of this document.

PRIORITY LEVEL	SUB-AREA	MAP NUMBER	PAGE NUMBER
1	Alta Heights	1	10-11
1	Fuller South	2	12-13
1	Napa Abajo	3	14-15
1	Spencer's Addition	4	16-17
1	St. John's	5	18-19
1	West Napa	6	20-21
2A	Downtown	7	24-25
2A	Jefferson Street Corridor	8	26-27
2A	Lone Oak	9	28-29
2A	Montecito	10	30-31
2A	Terrace Road	11	32-33
2A	Westwood	12	34-35
2B	Bel Aire	13	38-39
2B	Central	14	40-41
2B	Linda Vista	15	42-43
2B	Pacific	16	44-45
2B	Salvador Avenue	17	46-47
2B	West Park/Euclid	18	48-49
2B	Westwood South	19	50-51
2B	Yajome	20	52-53
3	Beard Road	21	60-61
3	Browns Valley	22	56-57
3	Browns Valley Rd Corridor	23	56-57
3	Foster Road	24	58-59
3	Hemlock	25	58-59
3	Imola East	26	62-63
3	Pueblo North	27	56-57
3	Sheridan	28	60-61
3	South Minahen	29	58-59
3	Stadium	30	60-61
4	Calistoga Avenue	31	66-67
4	Fuller Park	32	68-69
4	Soscol Gateway/East Napa	33	70-71

Priority 1

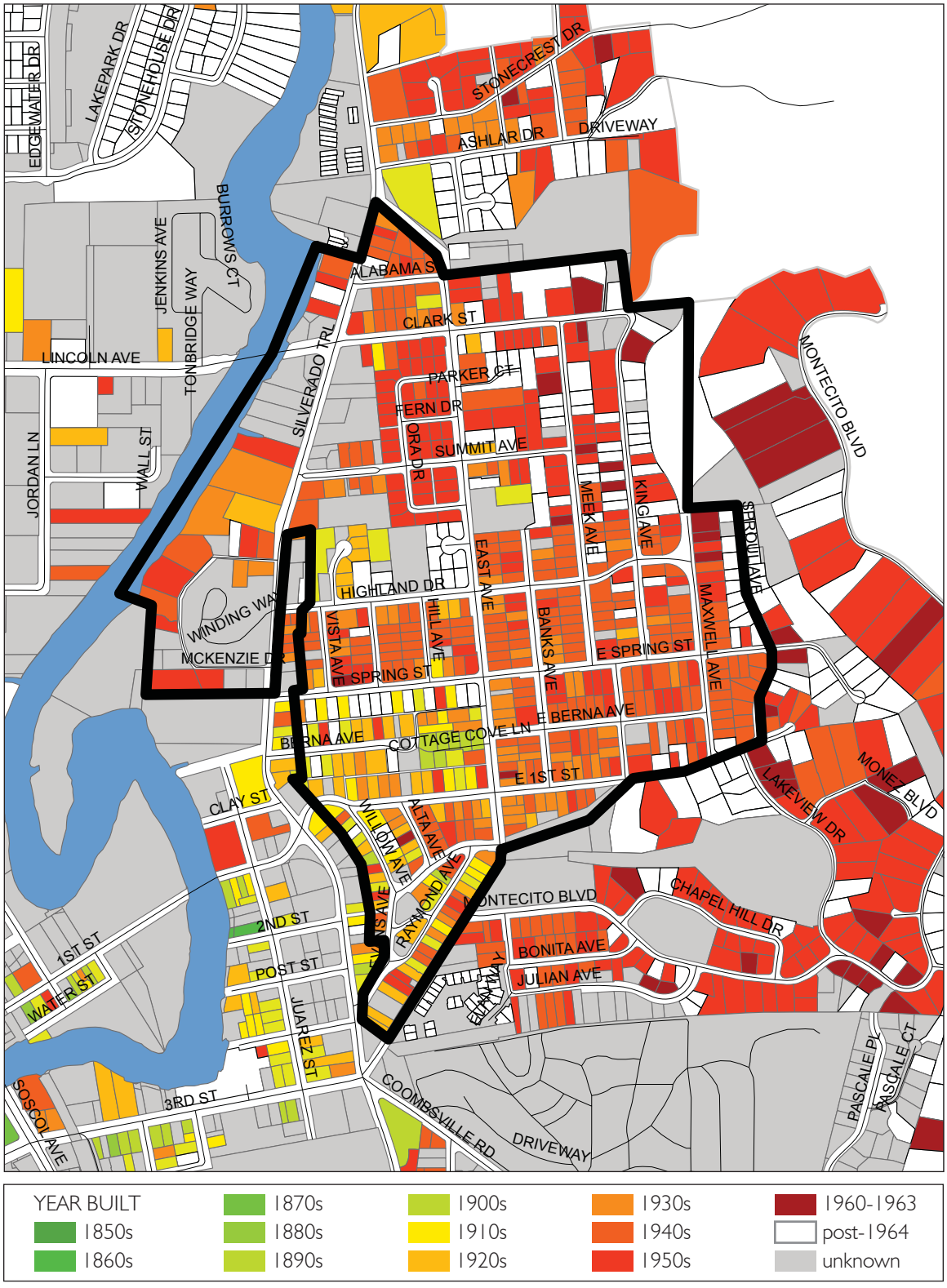


Priority 1 – Indicates a prime sub-area to be studied. A Priority 1 sub-area has been previously surveyed, but has an exceptional concentration of historic resources that may warrant additional intensive-level survey to ascertain its potential for historic designation. Additional documentation may also need to be completed in order to obtain official designation. Additionally, a Priority 1 sub-area is a prime candidate for design guidelines or other protective measures, whether or not it is officially designated as a historic district at the local, state, or national level.

Priority 1 sub-areas include:

- Alta Heights
- Fuller South
- Napa Abajo
- Spencer's Addition
- West Napa

ALTA HEIGHTS (MAP 1)



YEAR BUILT				
1850s	1870s	1900s	1930s	1960-1963
1860s	1880s	1910s	1940s	post-1964
	1890s	1920s	1950s	unknown

Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

ALTA HEIGHTS

DESCRIPTION

Alta Heights is located east of the Napa River, and is roughly bounded by Silverado Trail to the west, Clark Street to the north, King Avenue and Maxwell Avenue to the east, and East Avenue and First Street to the south. The Alta Heights Addition was platted in 1906 and the neighborhood features single-family homes, churches, and schools. It developed later in the city's history because it was across the river and relatively distant from Downtown. The western half of Alta Heights (west of East Street) was developed first, and primarily contains residential resources built between 1890 and 1939. The eastern half was developed later, and contains resources from the 1930s, 1940s, and 1950s. Architectural styles found in Alta Heights include Craftsman, Colonial Revival, Classical Revival, Mediterranean Revival, Tudor Revival, Ranch, and others. The area appears to be primarily associated with themes of residential development from the early twentieth century through the post-war era, and transportation. The western half of Alta Heights was included in both the 1978 and 1995 historic resource surveys, and some of the buildings are listed in the HRI.



View of homes along Willow Avenue in western half of Alta Heights



Minimal Traditional cottage in eastern half of Alta Heights (circa 1920s)

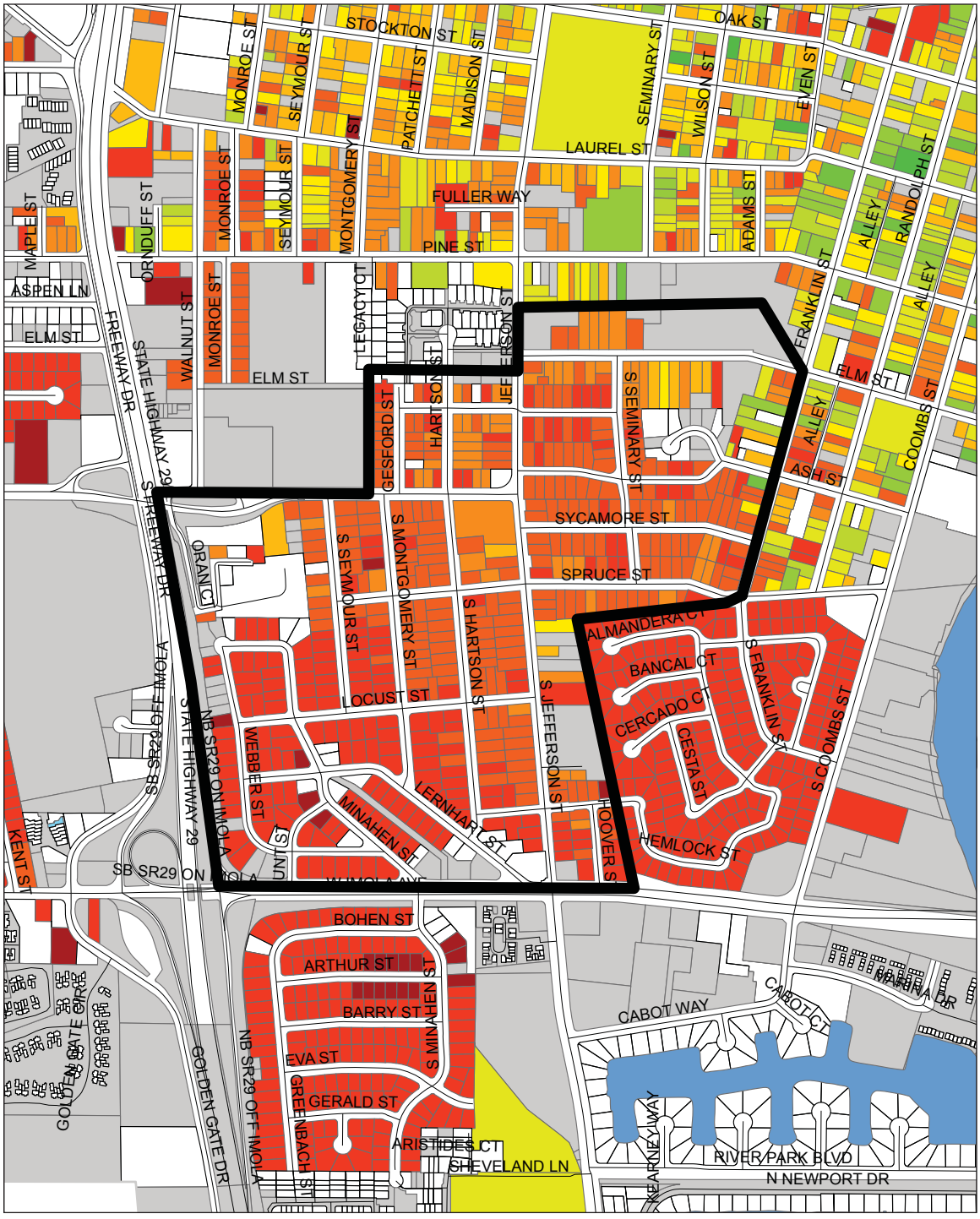


Typical Ranch home in eastern half of Alta Heights (circa 1950)

RECOMMENDATIONS

Priority 1: Alta Heights, specifically the eastern half, has been included in previous reconnaissance-level surveys. However, the quality and concentration of its resources may make Alta Heights eligible for historic designation, and indicate that the neighborhood warrants additional survey. In addition to survey work, Alta Heights may also benefit from design guidelines to protect its historic character.

FULLER SOUTH (MAP 2)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

FULLER SOUTH

DESCRIPTION

The Fuller South area is located just south of Fuller Park, and is roughly bounded by Elm Street to the north, Franklin Street to the east, West Imola Avenue to the south, and Highway 29 to the west. The neighborhood primarily contains single-family homes constructed between 1920 and 1959. Architectural styles commonly found in Fuller South include Craftsman, Colonial Revival, Mediterranean Revival, Spanish Colonial Revival, World War II-era cottages, Ranch, and others. The area appears to be primarily associated with themes of Prohibition-era residential development, wartime residential development, and post-war suburban development. The Fuller South area was included in the 1995 historic resource survey, and some of the buildings are listed in the HRI.

RECOMMENDATIONS

Priority 1: Fuller South has been included in previous reconnaissance-level surveys, and was identified as a significant area. The quality and concentration of its resources may make Fuller South potentially eligible for historic designation, and indicate that the neighborhood warrants additional survey. In addition to survey work, Fuller South may also benefit from design guidelines to protect its historic character.



Mediterranean Revival style residence (1930s)

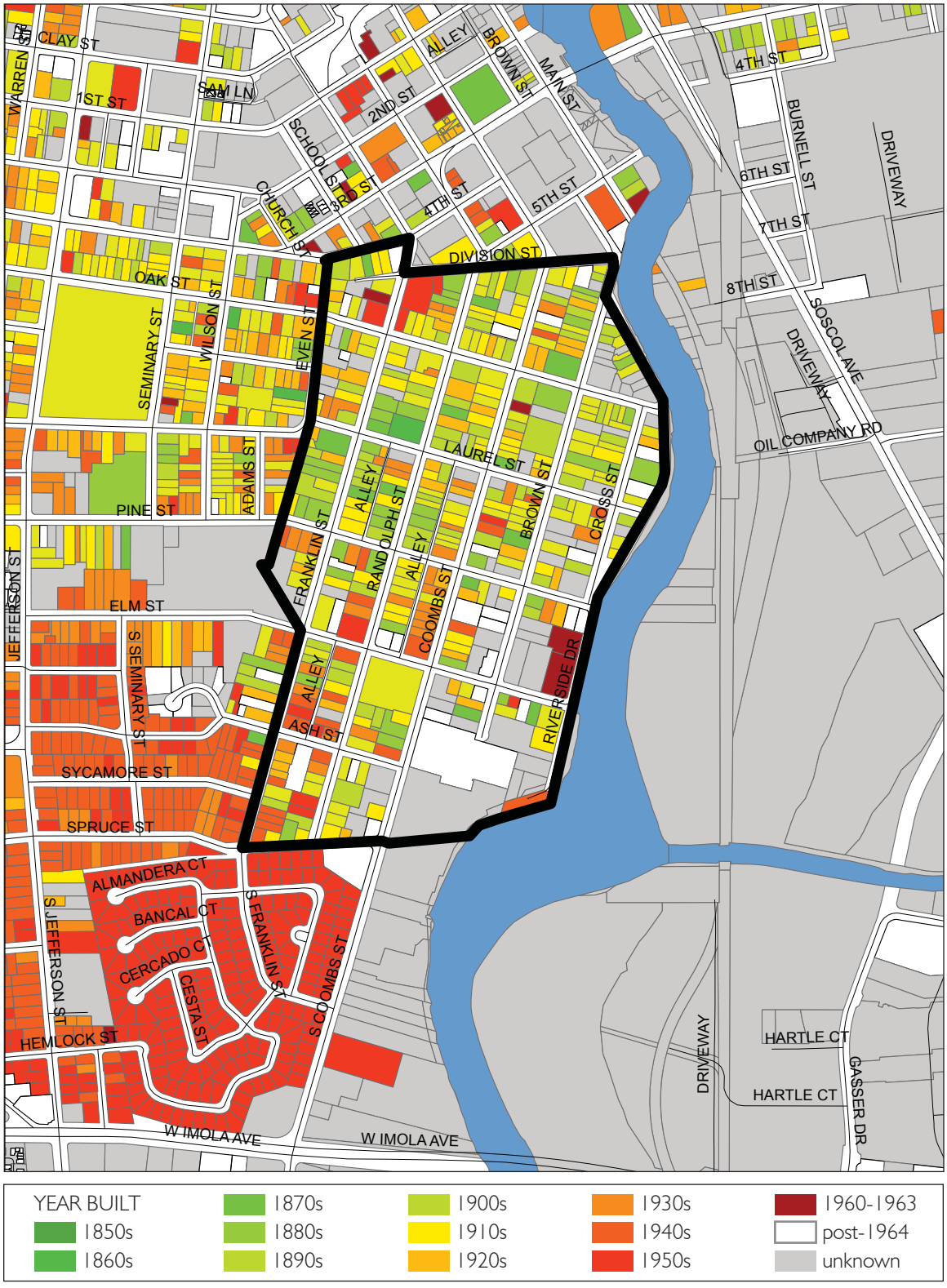


Minimal Traditional style house (1930s), Locust Street



Ranch style house (1950s)

NAPA ABAJO (MAP 3)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

NAPA ABAJO

DESCRIPTION

Napa Abajo is located just south of downtown on the west bank of the Napa River, and is roughly bounded by Division Street to the north, the Napa River to the east, Spruce Street to the south, and Franklin Street to the west. Napa Abajo was platted by Joseph Thompson in 1853, and developed as a popular residential area in the nineteenth century because of its proximity to downtown. The street grid runs at an angle to that of downtown, and the parcels are not uniform in size. Napa Abajo features residential and civic/institutional resources dating largely from 1860 to 1941, and homes from all eras are intermixed throughout the neighborhood. Architectural styles found in Napa Abajo include Italianate, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, Craftsman, Spanish Colonial Revival, Mediterranean Revival, and others. The area appears to be primarily associated with themes of residential development from the Victorian era through Prohibition, and local architects & builders. Napa Abajo was included in both the 1978 and 1995 historic resource surveys, and most of the buildings are listed in the HRI. The northern portion of Napa Abajo was listed in the National Register of Historic Places as the "Napa Abajo/Fuller Park Historic District" in 1997.



Andrew Sampson House on Division Street at Coombs Street (circa 1900)



Victorian-era cottages (1890s), Oak Street at Coombs Street

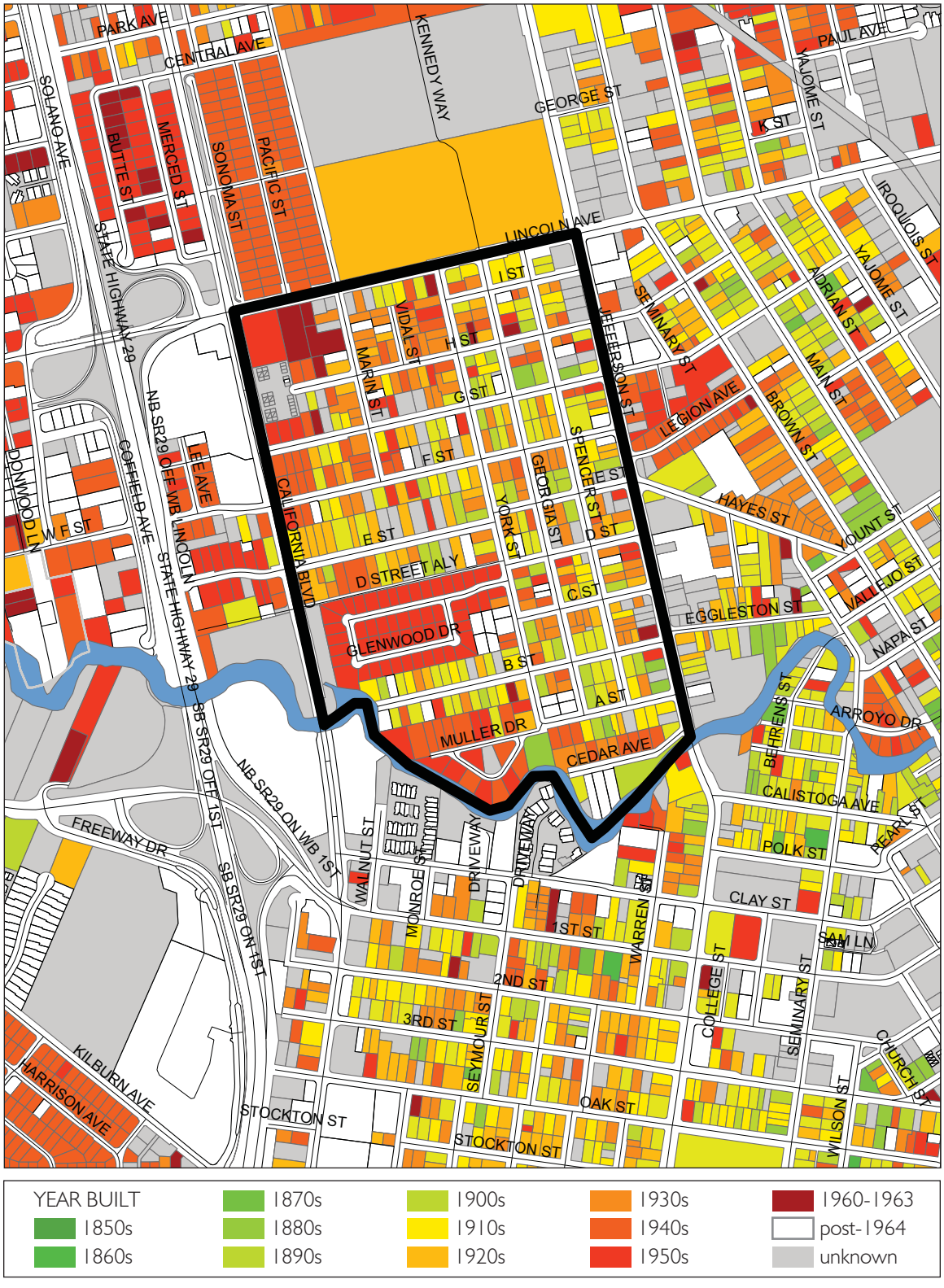


Modest Craftsman style house (1920s) adjacent to large Second Empire style Goodman Mansion (1872)

RECOMMENDATIONS

Priority 1: Napa Abajo has been included in previous reconnaissance-level surveys, and the northern portion is listed in the National Register as part of the "Napa Abajo/Fuller Park" Historic District. However, while it was not included in the National Register district, the southern portion of Napa Abajo also contains historic resources of a high quality and concentration that may warrant additional survey. The southern portion of Napa Abajo may also benefit from design guidelines to protect its historic character.

SPENCER'S ADDITION (MAP 4)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

SPENCER'S ADDITION

DESCRIPTION

Spencer's Addition is located near the center of the city, just south of Napa Union High School, and is roughly bounded by Lincoln Avenue to the north, Jefferson Street to the east, Napa Creek to the south, and California Boulevard to the west. While the neighborhood was added to the city limits in 1872, the development of Spencer's Addition as a residential area was influenced by the construction of the high school and the interurban electric railroad, and most buildings were constructed between 1890 and 1930. Architectural styles commonly found in Spencer's Addition include Queen Anne, Classical Revival, Craftsman, Tudor Revival, Mediterranean Revival, simple vernacular, and others. Additionally, the Glenwood Garden subdivision was developed within Spencer's Addition in 1950, and features Ranch style homes. The area appears to be primarily associated with themes of residential development from the early twentieth century through the post-war era, and transportation. Spencer's Addition was included in both the 1978 and 1995 historic resource surveys, and many of the buildings are listed in the HRI.



Typical Stick/Eastlake style house (circa 1890s)



Typical Craftsman Bungalow (circa 1920s)

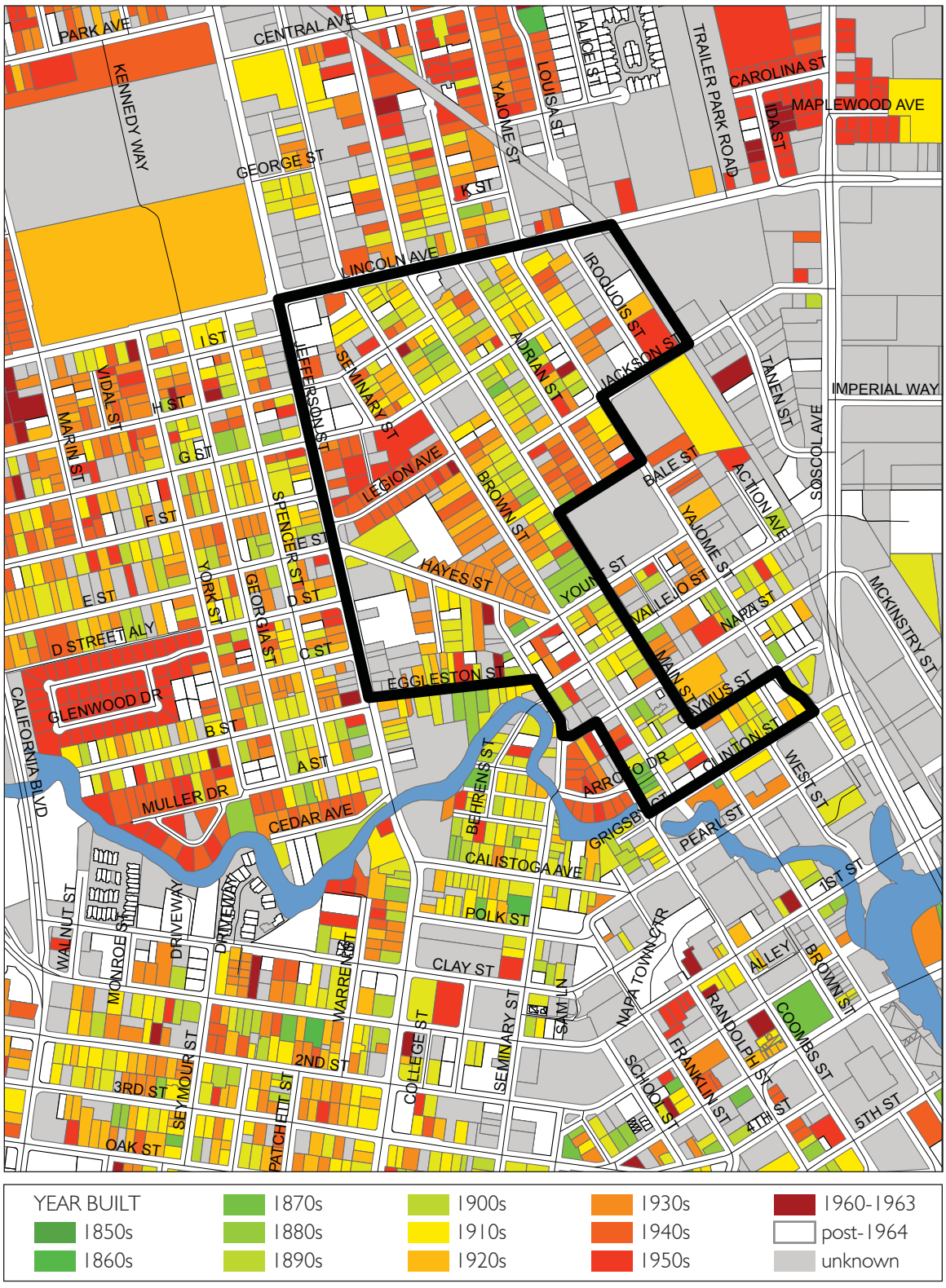
RECOMMENDATIONS

Priority 1: Spencer's Addition has been included in previous reconnaissance-level surveys, and many parcels are listed in the HRI. However, the quality and concentration of its resources make Spencer's Addition appear potentially eligible for historic designation, and thus the neighborhood is assigned a top priority for additional survey and local protection. In addition to survey work, Spencer's Addition may also benefit from design guidelines to protect its historic character.



Typical Craftsman style house (circa 1920s)

ST. JOHN'S (MAP 5)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

ST. JOHN'S

DESCRIPTION

St. John's is located north of downtown, and is roughly bounded by Jefferson and Hayes streets to the west, Lincoln Avenue to the north, Yajome Street to the east, and Clinton Street to the south. St. John's was historically a working-class neighborhood with modest single-family cottages; it also developed as an enclave of Italian immigrants because it was centered on St. John's Catholic Church, and its proximity to industrial uses made it a logical place to construct housing for industrial workers. The neighborhood primarily contains residential and civic/institutional resources constructed between 1880 and 1950. Architectural styles commonly found in St. John's include Italianate, Stick/Eastlake, Queen Anne, Classical Revival, Craftsman, Spanish Colonial Revival, Tudor Revival, Ranch, and others. The area appears to be primarily associated with themes of residential development from the Victorian-era through the post-war era, and ethnic & cultural diversity. St. John's was included in both the 1978 and 1995 historic resource surveys, and many of the buildings are listed in the HRI. An intensive-level survey of St. John's was also completed in 1995 by Don Napoli, which found the neighborhood to be potentially eligible for listing in the National Register as a historic district.



Typical streetscape, St. John's neighborhood



Row of cottages (early 1900s), Main Street

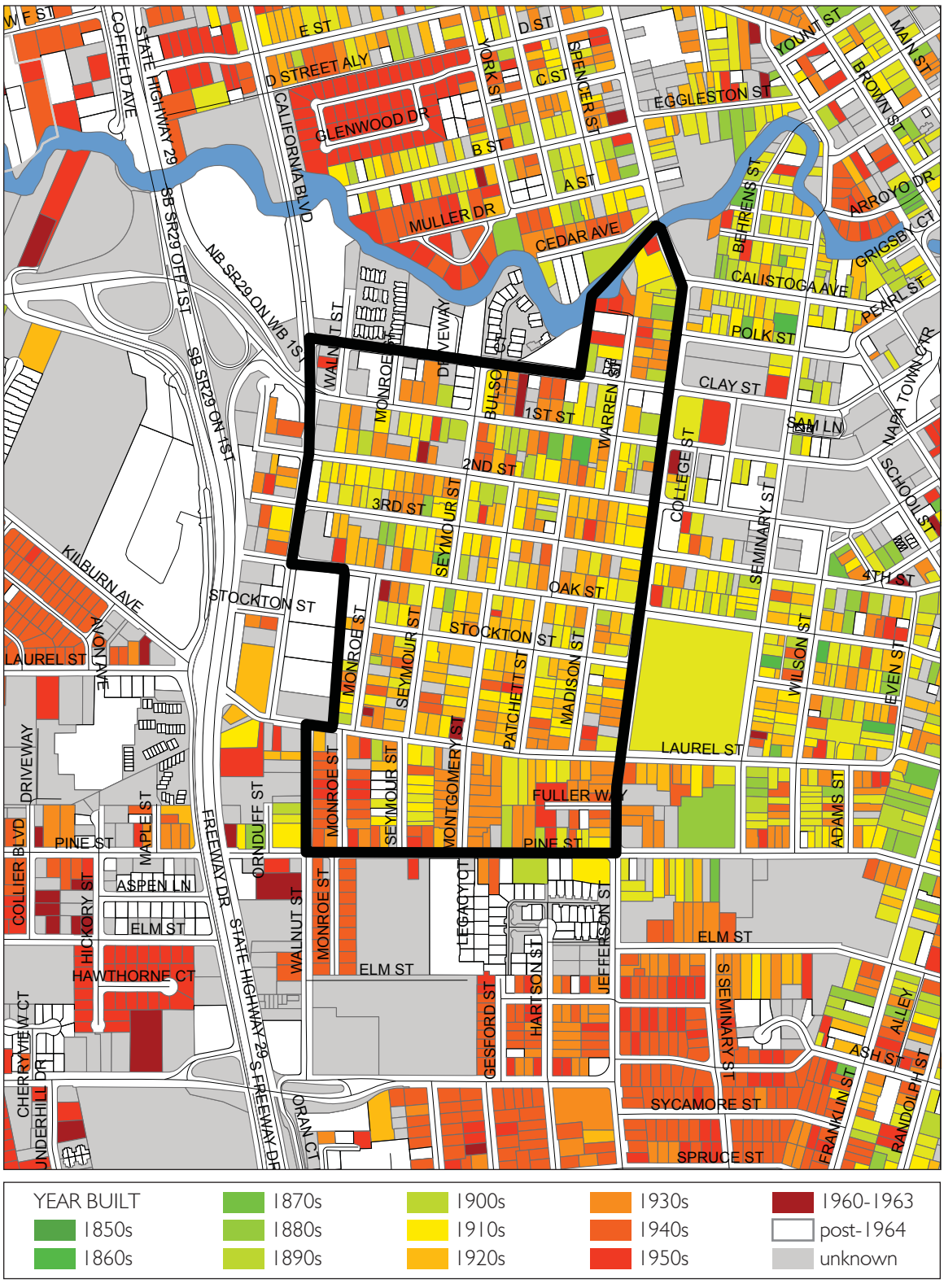


Italianate house (1890s), Vallejo Street

RECOMMENDATIONS

Priority 1: St. John's has been included in previous reconnaissance-level and intensive level surveys. However, the quality and concentration of its resources make St. John's appear potentially eligible for historic designation, and thus the neighborhood may warrant additional study in advance of such a designation. St. John's would also benefit from design guidelines to protect its historic character, especially in the interim while official historic designation is being pursued.

WEST NAPA (MAP 6)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

PRIORITY 1

WEST NAPA

DESCRIPTION

West Napa is located just west of downtown, and is roughly bounded by Jefferson Street to the east, Pine Street to the south, California Boulevard to the west, and Napa Creek and Clay Street to the north. Originally the westernmost neighborhood within the city limits, development in West Napa accelerated around the turn of the century as a result of population growth and the introduction of the interurban electric railroad. Wealthy merchants and professionals established homes along First Street and Jefferson Street, while more modest middle-class residences were constructed throughout the rest of the neighborhood. West Napa contains single-family homes and civic/institutional resources from a variety of eras, with most constructed between 1890 and 1941. Architectural styles found in West Napa primarily include Queen Anne, Colonial Revival, Classical Revival, Craftsman, Tudor Revival, Mediterranean Revival, and Spanish Colonial Revival. The area appears to be primarily associated with themes of Victorian-era residential development, early twentieth century residential development, Prohibition-era residential development, transportation, and local architects & builders. West Napa was included in both the 1978 and 1995 historic resource surveys, and many of the buildings are listed in the HRI.



Typical houses (1890s), Second Street



Tudor Revival style house (1930s), Oak Street



Craftsman style house (1920s), Montgomery Street

RECOMMENDATIONS

Priority 1: West Napa has been included in previous reconnaissance-level surveys, and many parcels are listed in the HRI. However, the quality and concentration of its resources make West Napa appear potentially eligible for historic designation, and thus the neighborhood is a top priority for additional survey and local protection. West Napa would also benefit from design guidelines to protect its historic character.

Priority 2A

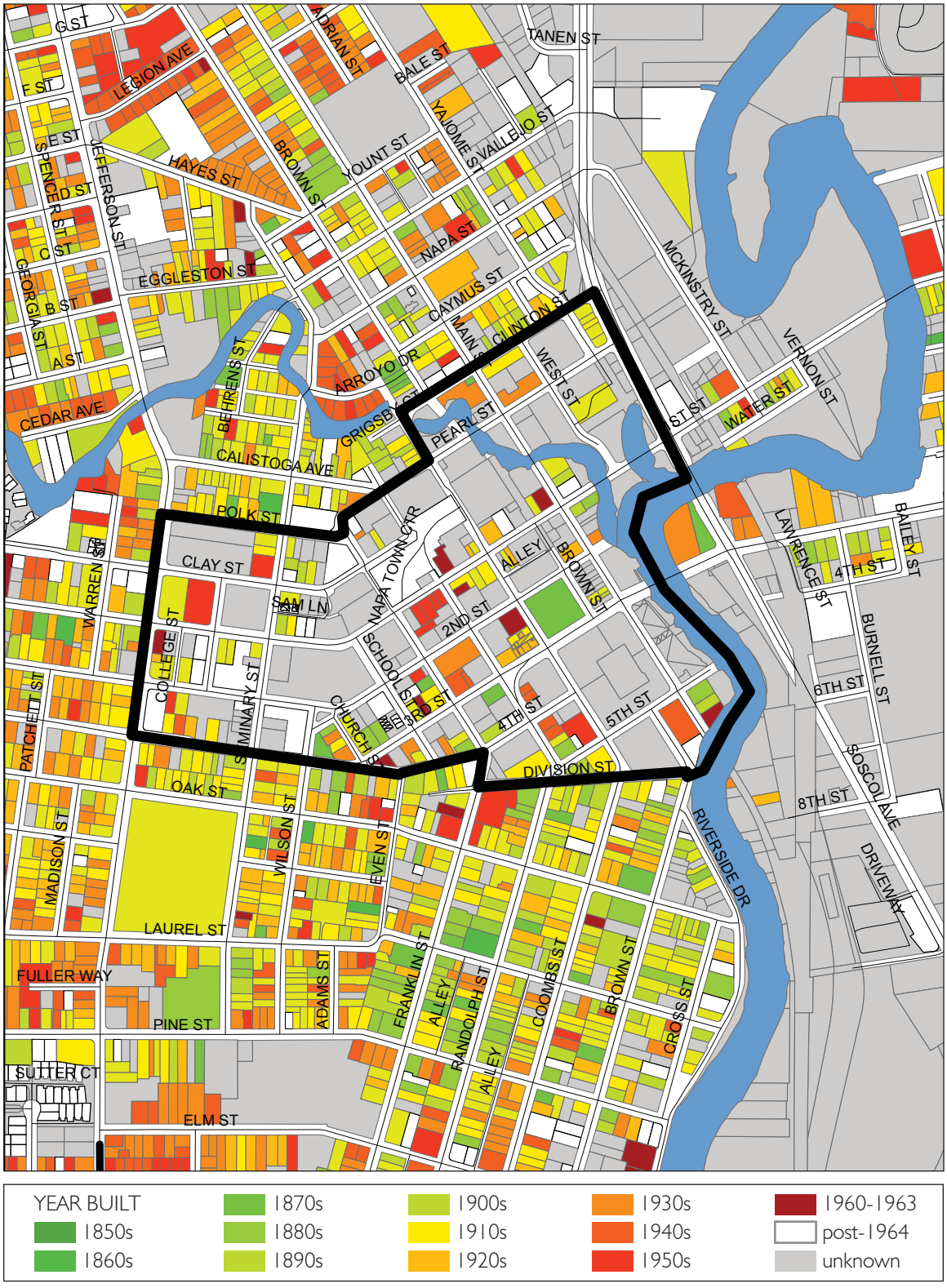


Priority 2A – Indicates a good sub-area for study. A Priority 2A sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains many resources with apparent significance and integrity. It may also be a sub-area that has the potential to be affected by proposed projects and therefore warrants high priority for evaluation. While a Priority 2A sub-area is generally suitable for intensive-level survey, please note that some Priority 2A areas have other overriding planning considerations, and thus may not be candidates for survey at this time.

Priority 2A sub-areas include:

- Downtown
- Jefferson Street Corridor
- Lone Oak
- Montecito
- Terrace Road
- Westwood

DOWNTOWN (MAP 7)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

DOWNTOWN

DESCRIPTION

Napa's Downtown is located at the city center on the west bank of the Napa River. Downtown is roughly bounded by the Napa River to the east, Division and Third streets to the south, Jefferson Street to the west, and Clay, Pearl, and Clinton streets to the north. This area has developed since the Gold Rush as the commercial center of Napa, and features brick, stone and wood-frame commercial buildings from the 1880s to the 1920s, with infill construction dating from the 1970s to the present. Residential resources are located west of where the numbered streets curve at School Street. Architectural styles found in the Downtown include Italianate, Stick/Eastlake, Twentieth Century Commercial, Renaissance Revival, Art Deco, and others. The area appears to be primarily associated with themes of commercial development in the Victorian era and early twentieth century. Downtown Napa was included in both the 1978 and 1995 historic resource surveys, and some of the buildings are listed in the HRI.



Winship Building (1888), corner of First and Main streets



Commercial building (circa 1909), Main Street at Third Street



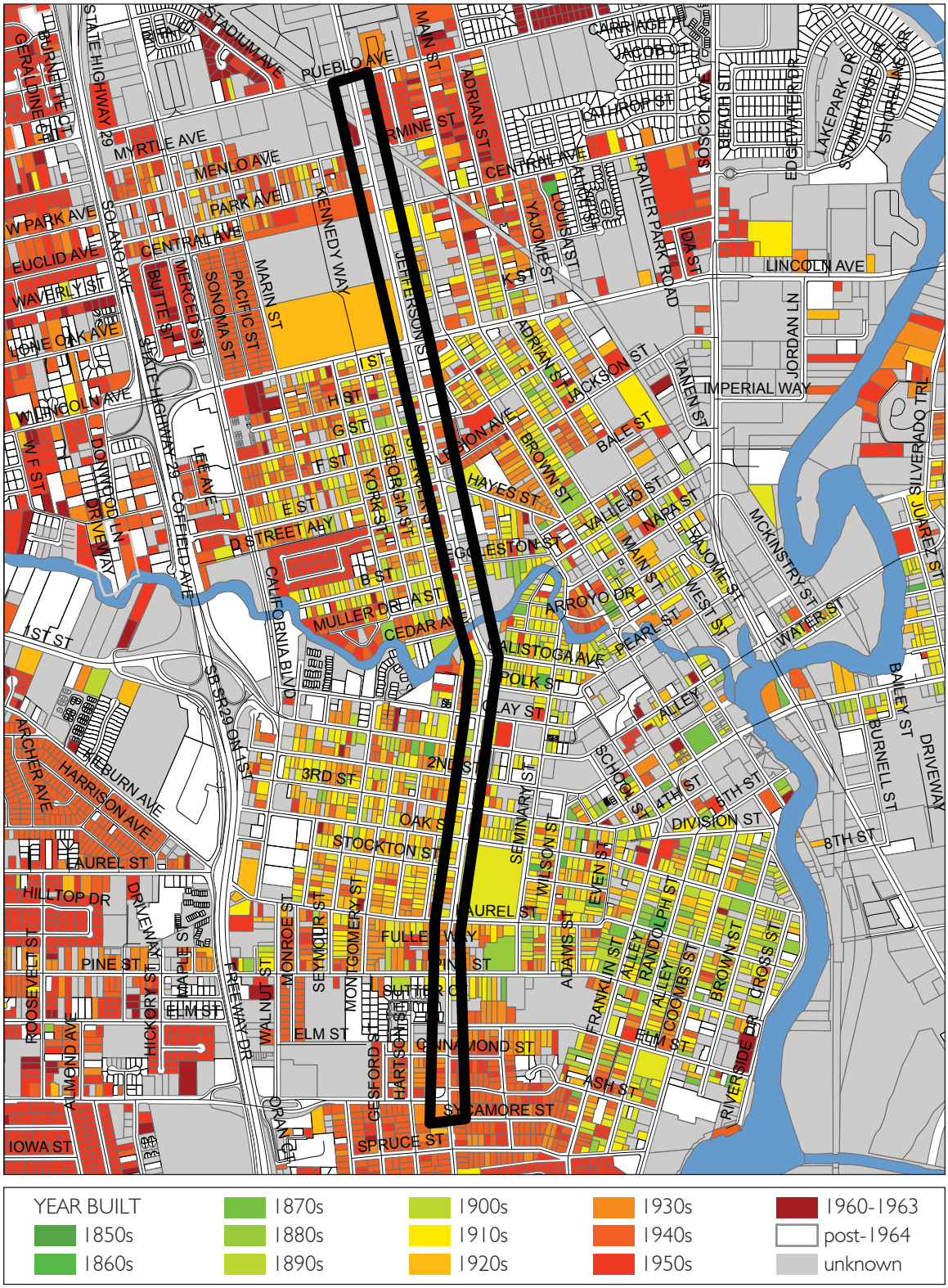
Kyser-Lui Williams Block (1886), Main Street at Pearl Street

RECOMMENDATIONS

Priority 2A: Napa's Downtown has some of the city's highest-quality historic resources, although infill development over the years has somewhat diminished the area's integrity. While some Downtown resources have been evaluated and listed in the HRI, the neighborhood as a whole has not been previously surveyed at the intensive level. Downtown also has great potential to be affected by proposed development projects, and therefore warrants high priority for evaluation. However, the City of Napa is currently sponsoring a Downtown Specific Plan to map out development priorities in this area, and a windshield survey of Downtown is underway as part of this effort. The Downtown Specific Plan and windshield survey should be completed before additional surveys in this area are considered.

PRIORITY 2A

JEFFERSON STREET CORRIDOR (MAP 8)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

JEFFERSON STREET CORRIDOR

DESCRIPTION

The Jefferson Street Corridor is one of the main commercial corridors in Napa, and runs north to south through the center of the city. For the purposes of this survey, the Jefferson Street Corridor is defined as the area between Pueblo Avenue and Old Sonoma Road, as this section of Jefferson Street has the highest concentration of historic resources and commercial use. Development along Jefferson Street (originally named Calistoga Avenue) has historically been focused around transportation, as the steam railroad and interurban electric railroad routes ran along it. The area contains a combination of residential and commercial resources built between 1890 and 1950. A combination of freestanding commercial buildings and strip malls abounds, although residential buildings converted to commercial use are also common on Jefferson Street. Architectural styles typically found along Jefferson Street include Craftsman, Art Deco, Streamline Moderne, and others. The area appears to be primarily associated with themes of residential development from the early twentieth century through Prohibition, automotive-related commercial development, and transportation. Some properties on Jefferson Street are listed in the HRI.



Food City complex (1935), Jefferson Street at Old Sonoma Road



Napa Builders Supply, a long-standing Jefferson Street business

RECOMMENDATIONS

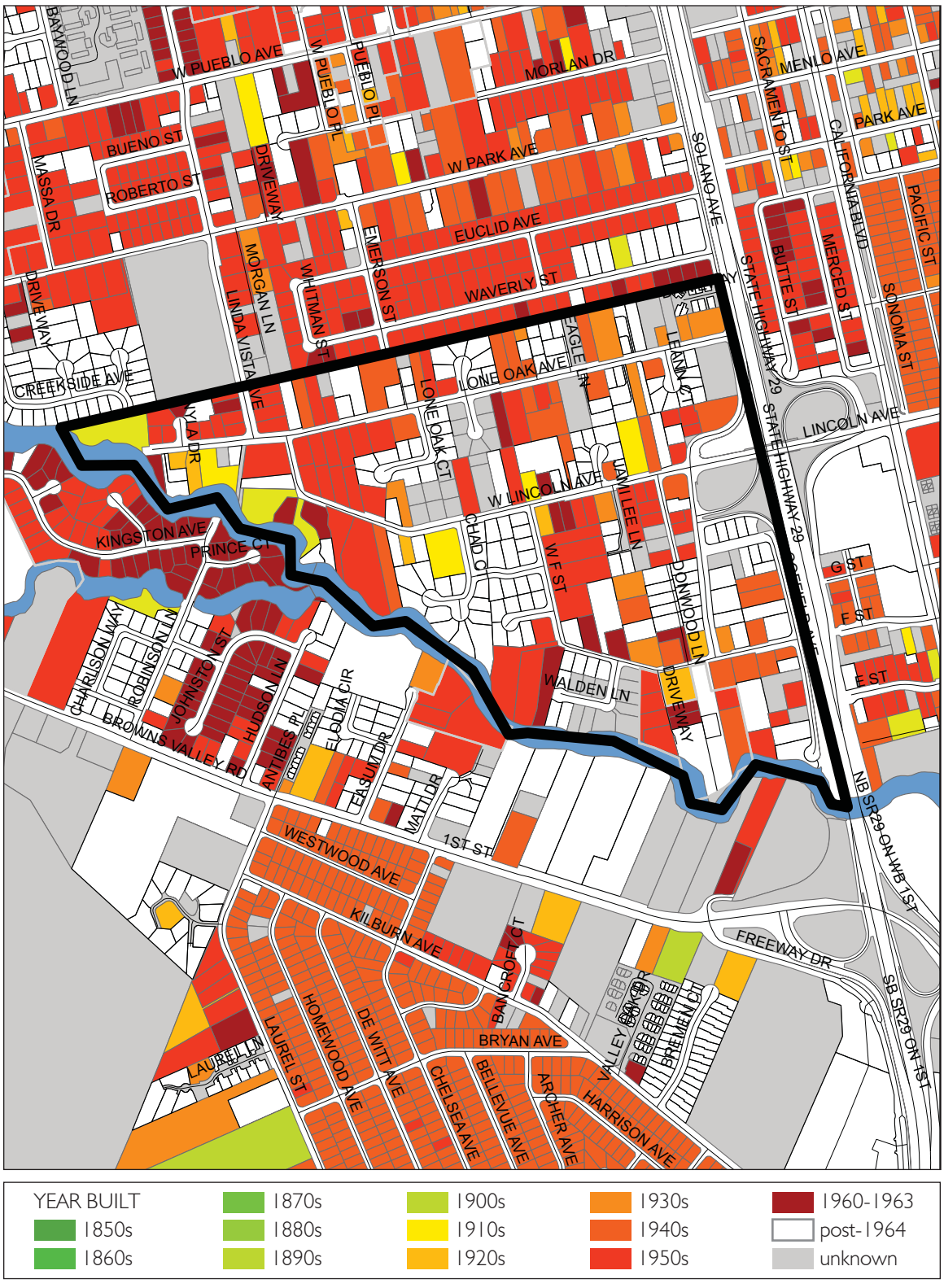
Priority 2A: As one of the city's main commercial corridors, Jefferson Street has an interesting combination of resources from a variety of eras, although infill development over the years has somewhat diminished the area's integrity. While some resources on Jefferson Street have been evaluated and listed in the HRI, the corridor as a whole has not yet been studied. The Jefferson Street Corridor also has some potential to be affected by proposed development projects, and therefore warrants high priority for evaluation.



Typical residential building converted to commercial use

PRIORITY 2A

LONE OAK (MAP 9)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

LONE OAK

DESCRIPTION

Located north of Napa Creek, this neighborhood is centered on Lone Oak Avenue, and is roughly bounded by Napa Creek to the southwest, Waverly Street to the north, and Highway 29 to the east. The area is characterized by single-family residences rendered in an eclectic mix of architectural styles. Some agricultural building types are also present. Most buildings were constructed between 1900 and 1950. Architectural styles found in the area include Classical Revival, Craftsman, Minimal Traditional, Ranch, simple vernacular, and others. The area appears to be primarily associated with themes of early twentieth century residential development, Prohibition-era residential development, wartime residential development, and post-war suburban development, and agriculture. The Lone Oak Avenue area was within the boundaries of the 1995 historic resource survey, and several buildings are listed in the HRI.

RECOMMENDATIONS

Priority 2A: The Lone Oak Avenue sub-area contains a unique assortment of resources, and has not been previously documented. While a few resources in the area have been evaluated and listed in the HRI, the neighborhood as a whole has not yet been studied. The Lone Oak Avenue area therefore warrants high priority for evaluation. However, survey priorities in this area would have to be coordinated with current planning efforts, as it has also been identified in the General Plan as an opportunity area for development of higher-density housing.



Typical residence (1930s), Lone Oak Avenue



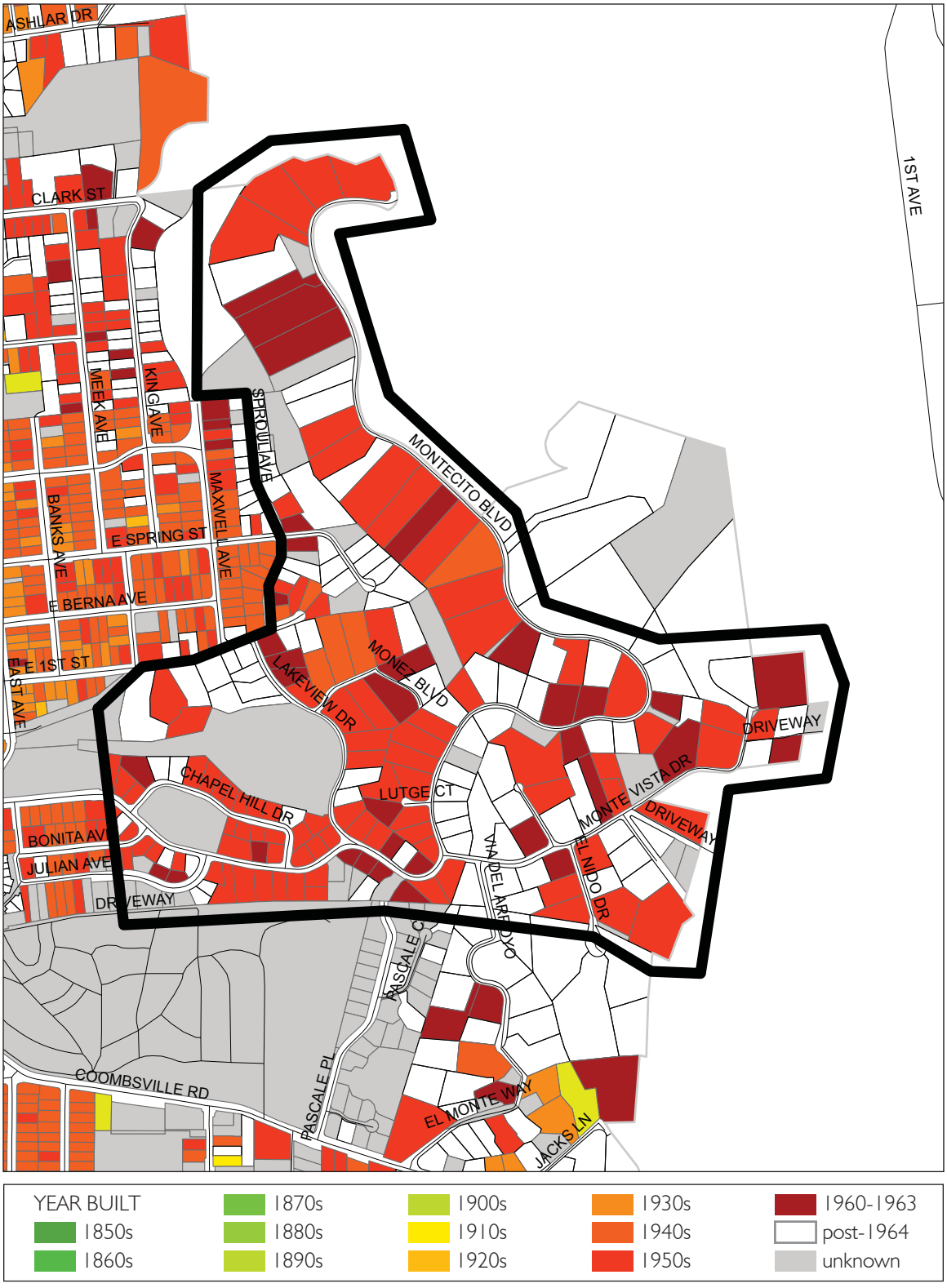
Typical cottage (circa 1900), Lone Oak Avenue



Water tower, West F Street

PRIORITY 2A

MONTECITO (MAP 10)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

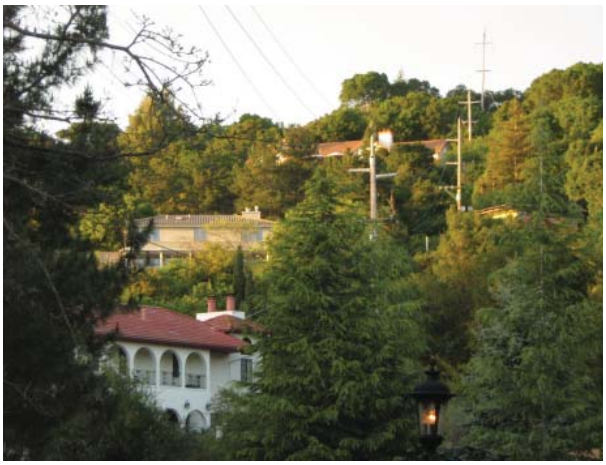
MONTECITO

DESCRIPTION

Located on the extreme eastern edge of the city, east of Alta Heights, the Montecito sub-area is situated in hilly terrain and has steep, winding streets. Properties are mainly located along Montecito Boulevard, Monte Vista Drive, and Lakeview Drive. Due to distance from the city center and difficult building sites, this area was not developed until later in Napa's history and most properties date to the 1950s and 1960s. They are characterized by Modern and Contemporary styles on large lots, often designed with forms that conform to the topography. The area appears to be associated with the theme of post-war suburban development, although it does not appear to be developed as a tract.

RECOMMENDATIONS

Priority 2A: The Montecito sub-area has not been previously surveyed and contains mid-century suburban housing tracts with apparent significance and integrity. None of the properties appear to be listed in the HRI. The Montecito area has potential to be affected by proposed development projects, as many demolition permit applications have already been filed for homes in the Montecito area. The area therefore warrants high priority for evaluation, and an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the Montecito area may also benefit from design guidelines to protect its historic character, as resources in the neighborhood are susceptible to inappropriate renovations, demolition, and infill construction.



Typical streetscape, Montecito area



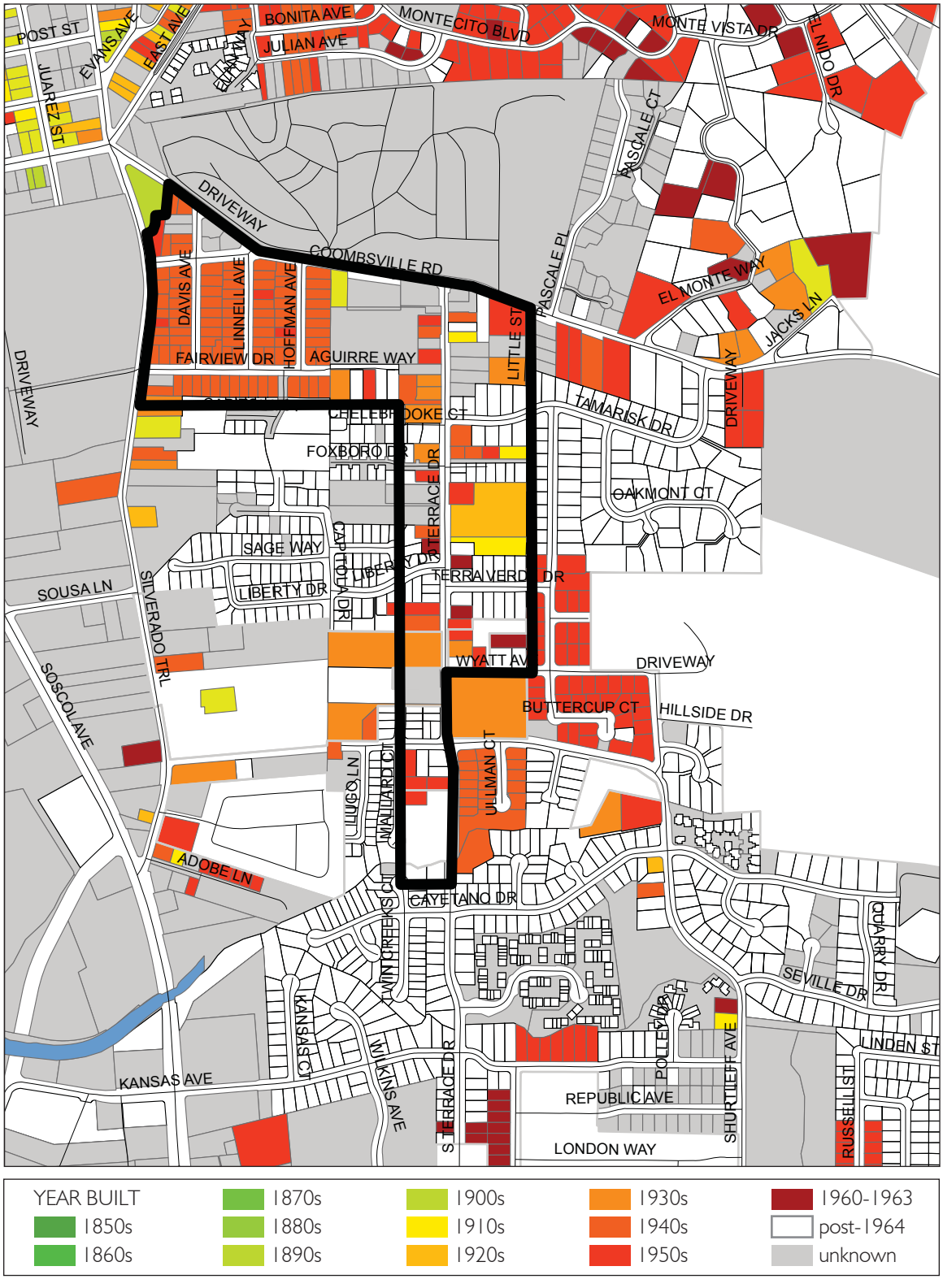
Typical Ranch house (1950s), Montecito Boulevard



Typical Contemporary style house (1960s), Montecito Boulevard

PRIORITY 2A

TERRACE ROAD (MAP 11)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

TERRACE ROAD

DESCRIPTION

Located just south of Tulocay Cemetery, this area includes resources along Terrace Road from Coombsville Road to Shurtleff Avenue and Cayetano Drive. Terrace Road features residential and agricultural building types, such as those at the J.R. Birkson/ Dewey Anderson farm. The area also includes a mid-century tract development to the east of Terrace Road between Fairview Drive and Coombsville Road. Most buildings appear to date from 1900 to 1949, and are designed in a simple vernacular or Minimal Traditional style. The area appears to be primarily associated with themes of agriculture, wartime residential development, and post-war suburban development. While small, this area contains a rare concentration of agricultural resources and is susceptible to development pressures that could greatly impact its character. No properties in this area appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2A: Terrace Road has a number of resources with unique agricultural character, and is one of the few remnants of this context remaining within the city limits. None of the resources on Terrace Road have been evaluated and listed in the HRI. Terrace Road also has some potential to be affected by proposed development projects—the J.R. Birkson farm, noted above, has already been subdivided for residential tract development—and therefore warrants high priority for evaluation. However, survey priorities in this area would have to be coordinated with current planning efforts, as it has also been identified in the General Plan as an opportunity area for development of higher-density housing.



Agricultural properties along Terrace Road (1930s)



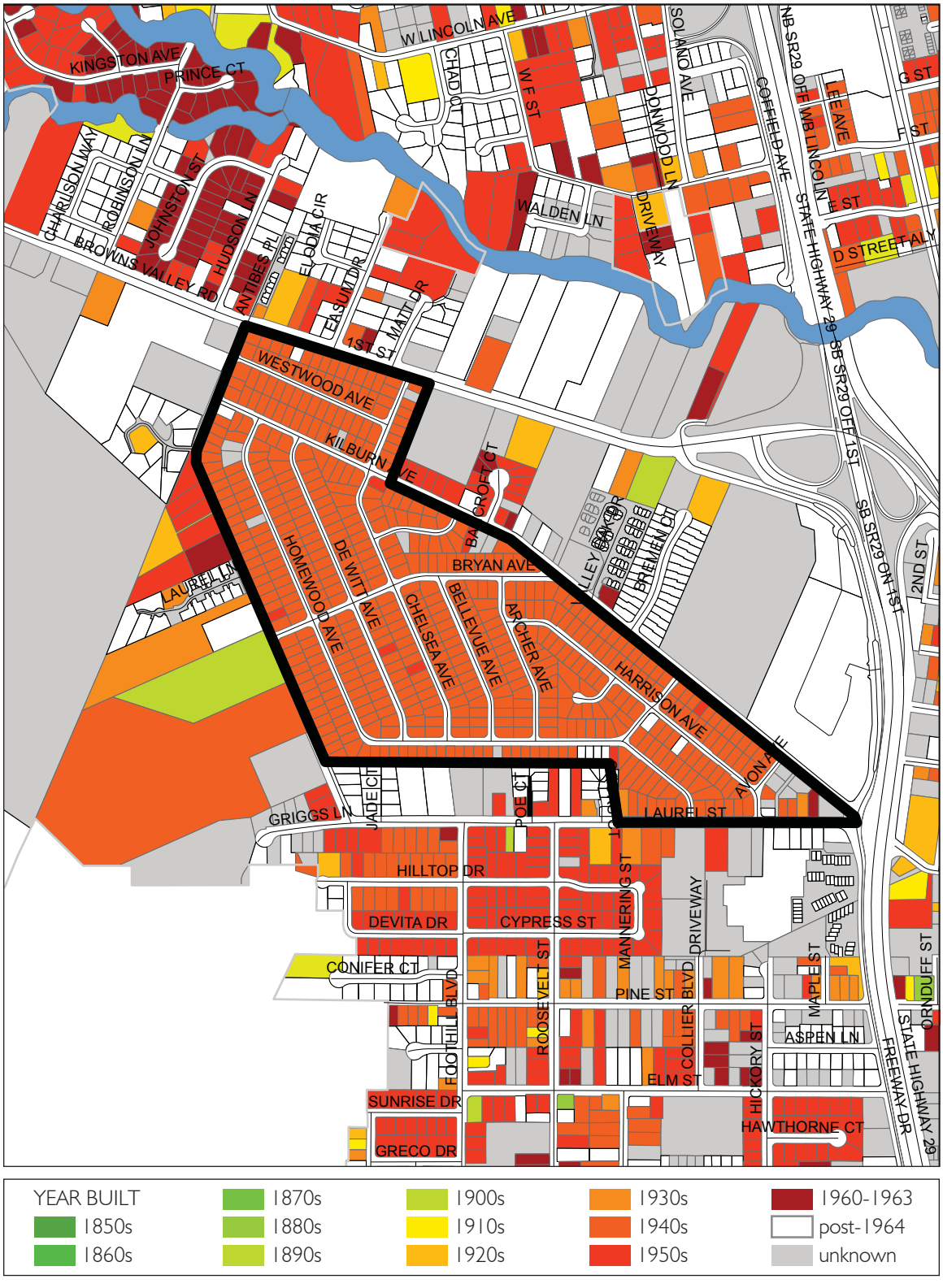
Entrance to J.R. Birkson property (circa 1920s)



Farm worker's cottage on J.R. Birkson property

PRIORITY 2A

WESTWOOD (MAP 12)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

WESTWOOD

DESCRIPTION

Westwood is located at the eastern edge of the city, and is roughly bounded by First Street, Kilburn Avenue, and Laurel Street. Developed circa 1943 in response to a wartime housing shortage for workers at the local Basalt Rock Company and Mare Island Naval Shipyard, Westwood features simple, modest World War II-era cottages and a street grid that runs diagonal to the downtown pattern. The houses each feature one of five or six common layouts, and are designed in either a Minimal Traditional or simple vernacular style. The area appears to be associated with the theme of wartime residential development. Westwood was outside the boundaries of the 1995 historic resource survey, and no properties in the neighborhood appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2A: Westwood played an important role in Napa's World War II context, but has not been previously studied. The area contains a high concentration of resources which exemplify housing trends developed for wartime workers, and appears to retain integrity as a World War II-era subdivision. Westwood also has some potential to be affected by proposed development projects, and therefore warrants high priority for evaluation. In addition to survey work, Westwood may also benefit from design guidelines to protect its historic character, as resources in the neighborhood are susceptible to inappropriate renovations.



Typical streetscape in Westwood neighborhood



Westwood residence (1943), one of several typical configurations



Westwood residence (1943), one of several typical configurations

PRIORITY 2A

Priority 2B

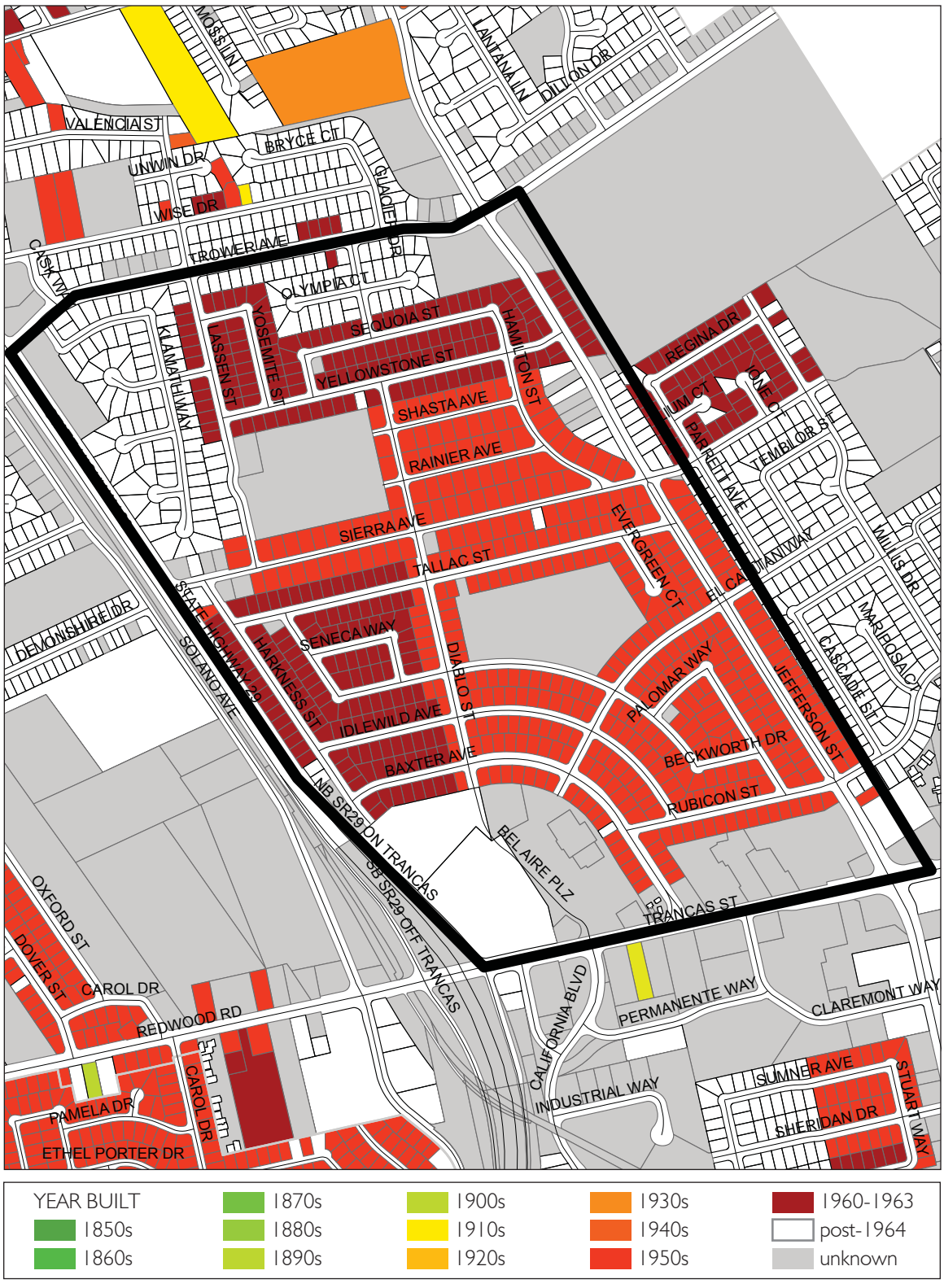


Priority 2B – Indicates a good sub-area for study. A Priority 2B sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains a fair number of resources with apparent significance and integrity, but may exhibit a smaller ratio of such properties or those with a greater loss of integrity than in a Priority 2A sub-area. A Priority 2B sub-area may qualify for an intensive-level survey using updated methodology, or may instead benefit from alternative measures such as design guidelines to provide protection for its resources.

Priority 2B sub-areas include:

- Bel Aire
- Central
- Linda Vista
- Pacific
- Salvador Avenue
- West Park/Euclid
- Westwood South
- Yajome

BEL AIRE (MAP 13)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

BEL AIRE

DESCRIPTION

Located near the intersection of Highway 29 and Trancas Street and centered along Sierra Avenue and Diablo Street, this neighborhood is roughly bounded by Highway 29 to the west, Trower Street to the north, Jefferson Street to the east, and Trancas Street and Baxter Avenue to the south. Built as a series of housing tracts, this area features mid-century residential and civic/institutional resources arranged along curving streets. Houses were built in the 1950s or 1960s primarily in the Ranch style, with some flat-roofed Contemporary style houses near the intersection of Sierra Avenue and Hamilton Street. The area appears to be associated with the theme of post-war suburban development. The Bel Aire area was outside the boundaries of the 1995 historic resource survey, and no properties appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2B: The Bel Aire sub-area has not been previously surveyed and contains mid-century suburban housing tracts with apparent significance and integrity. The Bel Aire area does not appear to be immediately threatened by development projects, but an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the Bel Aire area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood are susceptible to inappropriate renovations.



Typical streetscape in Sierra Avenue neighborhood



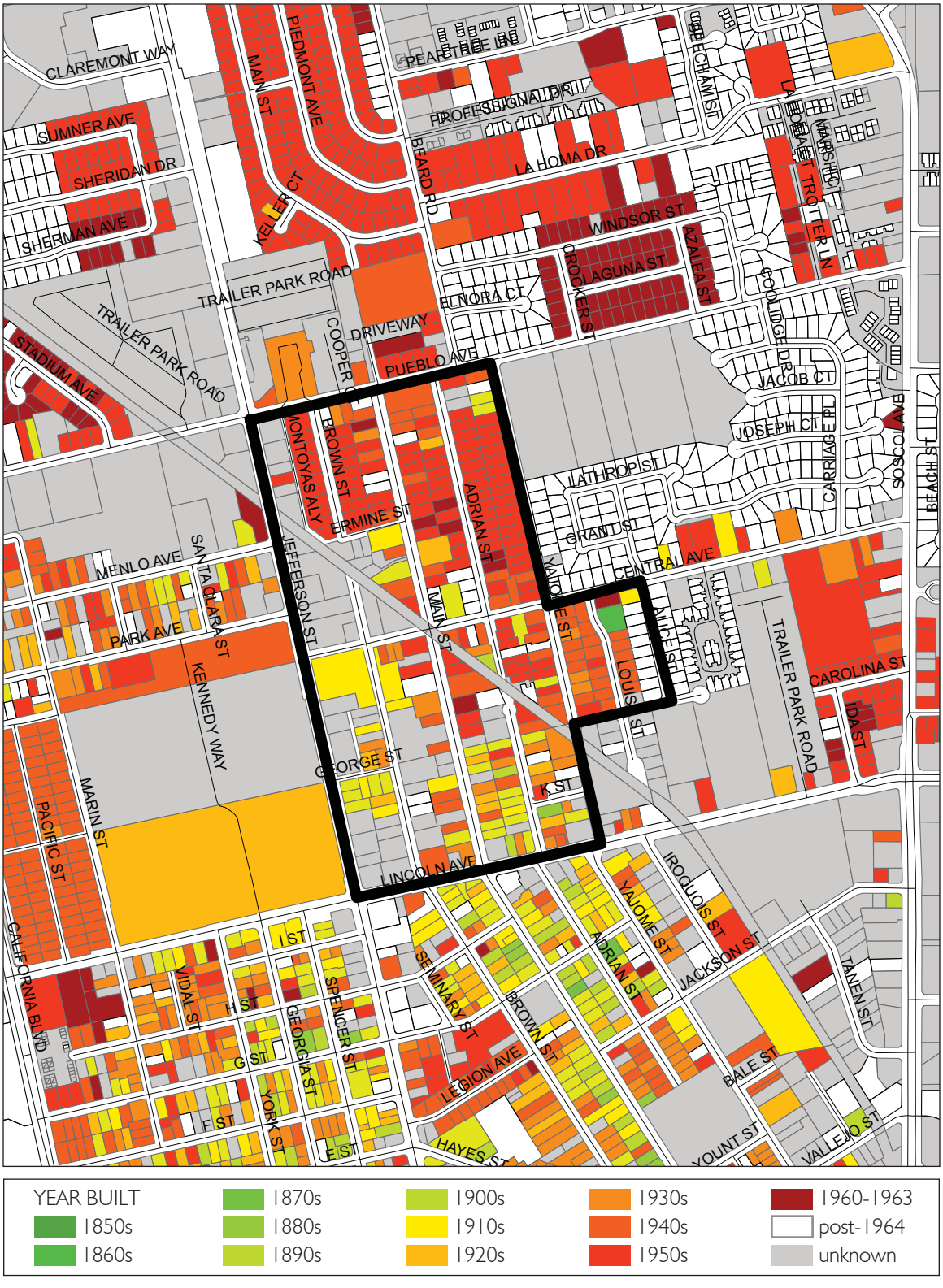
Typical Ranch house (circa 1960), Lassen Street



Typical house (circa 1960), Yellowstone Street

PRIORITY 2B

CENTRAL (MAP 14)



YEAR BUILT					
1850s	1870s	1900s	1930s	1960-1963
1860s	1880s	1910s	1940s	post-1964
	1890s	1920s	1950s	unknown

Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

CENTRAL

DESCRIPTION

Located opposite Napa Union High School, this neighborhood is centered on Central Avenue, and is roughly bounded by Jefferson Street to the west, Pueblo Street to the north, Yajome Street to the east, and Lincoln Avenue to the south. The area is characterized by modest single-family homes and civic/institutional resources constructed between 1890 and 1959, with a high concentration of mid-century resources northeast of the railroad right-of-way. The area appears to be primarily associated with themes of early twentieth century residential development, Prohibition-era residential development, and post-war suburban development. Architectural styles found in the Central Avenue area include Queen Anne, Colonial Revival, Craftsman, Mediterranean Revival, Ranch, World War II-era cottages, and others. The Central Avenue area was within the boundaries of the 1995 historic resource survey, and some of the buildings are also listed in the HRI.



Craftsman style house, Main Street



First Bay Region style house, Main Street



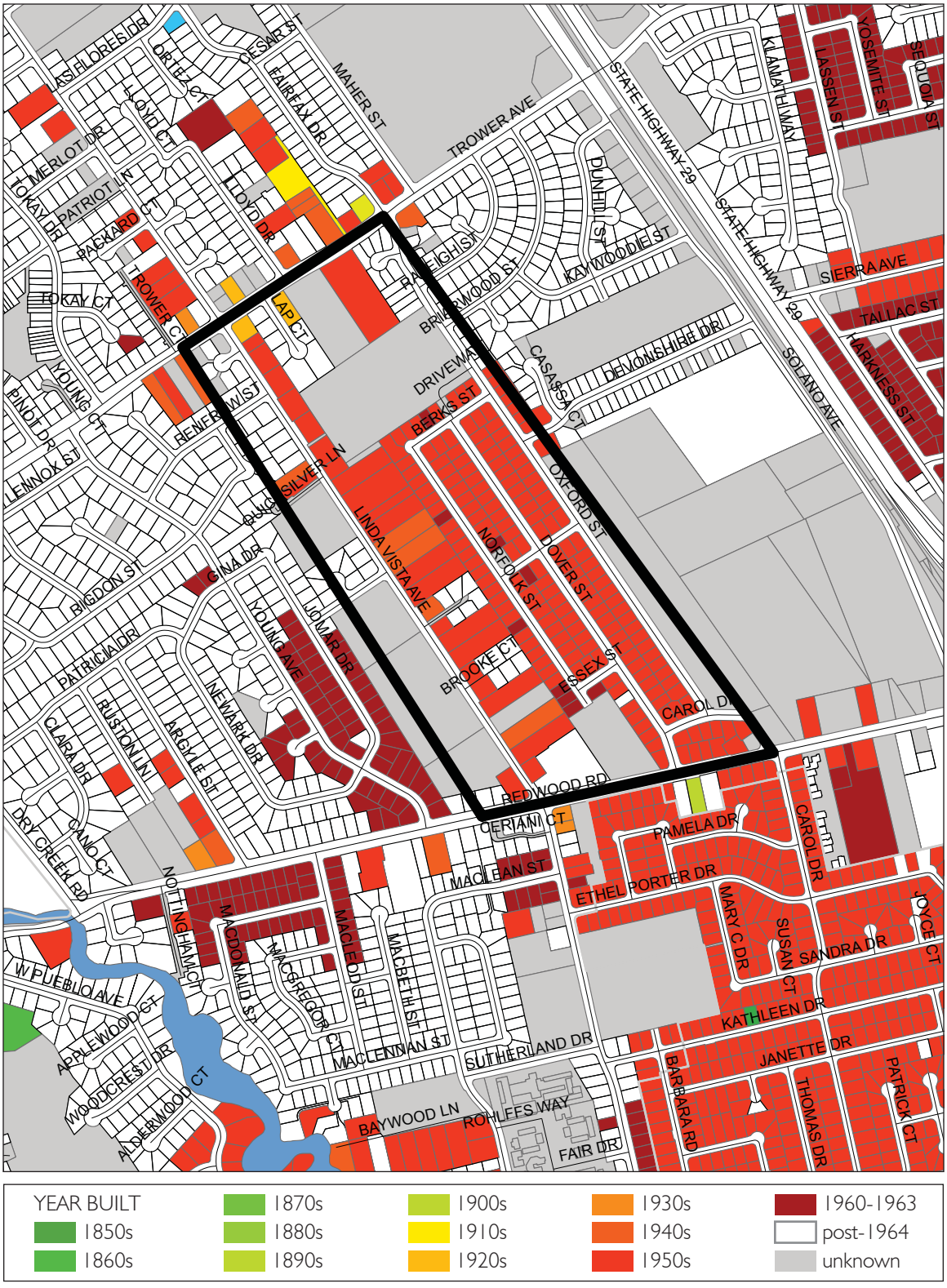
Traditional Ranch house (1940s), Adrian Street

RECOMMENDATIONS

Priority 2B: The Central Avenue sub-area contains a fair number of resources from a variety of eras with apparent significance and integrity, especially in the southwest corner, but it has not been comprehensively documented. While some resources in the area have been evaluated and listed in the HRI, the neighborhood as a whole has not yet been studied. The Central Avenue area does not appear to be immediately threatened by development projects, but an intensive-level survey should be completed to inventory the area's historic resources. As an alternative to survey work, the Central Avenue area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood may be susceptible to inappropriate renovations.

PRIORITY 2B

LINDA VISTA (MAP 15)



YEAR BUILT				
1850s	1870s	1900s	1930s	1960-1963
1860s	1880s	1910s	1940s	post-1964
	1890s	1920s	1950s	unknown

Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

LINDA VISTA

DESCRIPTION

Located near the northwest corner of the city, this neighborhood is centered on Linda Vista Avenue, and is roughly bounded by Trancas Street to the south, Linda Vista Avenue to the west, Trower Avenue to the north, and Oxford Street to the east. Linda Vista Avenue contains residential resources on large semi-agricultural lots, as well as a tract of homes developed in the 1950s. The area appears to be primarily associated with themes of wartime residential development, post-war suburban development, and agriculture. Architectural styles include World War II-era cottages and Ranch style houses. No properties in this area appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2B: The Linda Vista Avenue sub-area has not been previously surveyed and contains a fair number of resources from a variety of eras with apparent significance and integrity, as well as lots that appear to be semi-agricultural and suggest interesting patterns in city development. The Linda Vista Avenue area does not appear to be immediately threatened by development projects, but an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the Linda Vista Avenue area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood may be susceptible to inappropriate renovations or demolition. However, survey priorities in this area would have to be coordinated with current planning efforts, as it has also been identified in the General Plan as an opportunity area for development of higher-density housing.



Ranch style house, Linda Vista Avenue



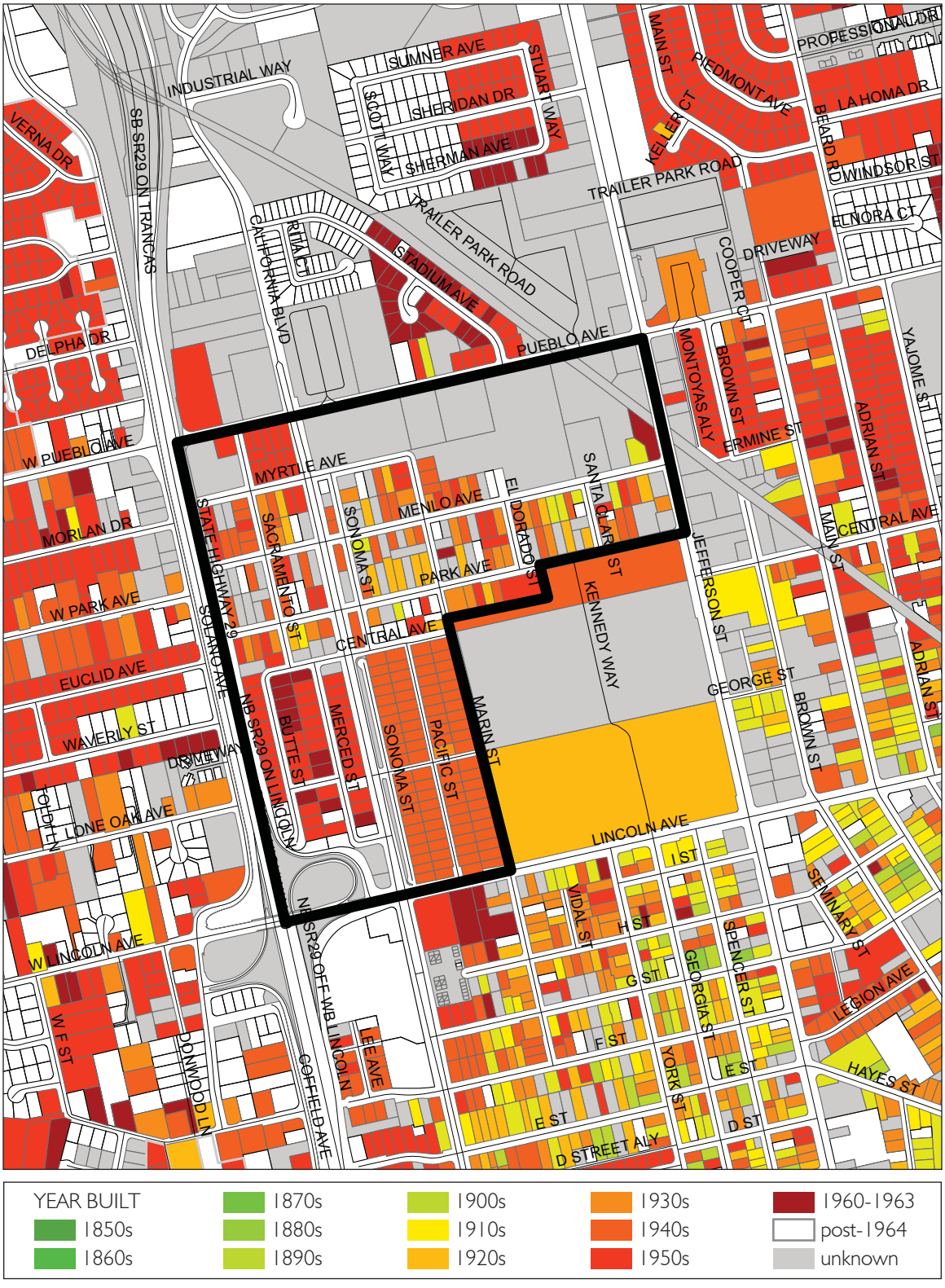
Ranch style house, Linda Vista Avenue



Example of large lot with agricultural ancillary buildings at rear

PRIORITY 2B

PACIFIC (MAP 16)



YEAR BUILT					
1850s	1870s	1900s	1930s	1960-1963
1860s	1880s	1910s	1940s	post-1964
	1890s	1920s	1950s	unknown

Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

PACIFIC

DESCRIPTION

Located west of Napa Union High School, this neighborhood is centered on the Pacific Tract, and is roughly bounded by Highway 29 to the west, Pueblo Avenue to the north, Jefferson Street to the east, and Lincoln Avenue to the south. The neighborhood features residential buildings constructed between 1900 and 1960, with a high concentration of mid-century resources. The Pacific Tract—centered on Pacific Street between Lincoln Avenue and Central Avenue—was developed as a single housing tract with World War II-era cottages dating to circa 1941. The area appears to be primarily associated with themes of residential development from the early twentieth century through the post-war era. Architectural styles found in this neighborhood include Craftsman, Minimal Traditional, Ranch, and others. The Pacific neighborhood was within the boundaries of the 1995 historic resource survey, and many of the buildings in the area are listed in the HRI.

RECOMMENDATIONS

Priority 2B: The Pacific Avenue sub-area contains a fair number of resources from a variety of eras with apparent significance and integrity, and the Pacific Tract is an important example of homogenous housing tract development. The Pacific Avenue area has not been comprehensively documented. While some resources in the area have been evaluated and listed in the HRI, the neighborhood as a whole has not yet been studied. The Pacific Avenue area does not appear to be immediately threatened by development projects, but an intensive-level survey using updated methodology could be completed to inventory the area's historic resources, especially in relation to World War II contexts. As an alternative to survey work, the Pacific Avenue area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood may be susceptible to inappropriate renovations.



Typical Minimal Traditional cottage (1920s), Park Avenue



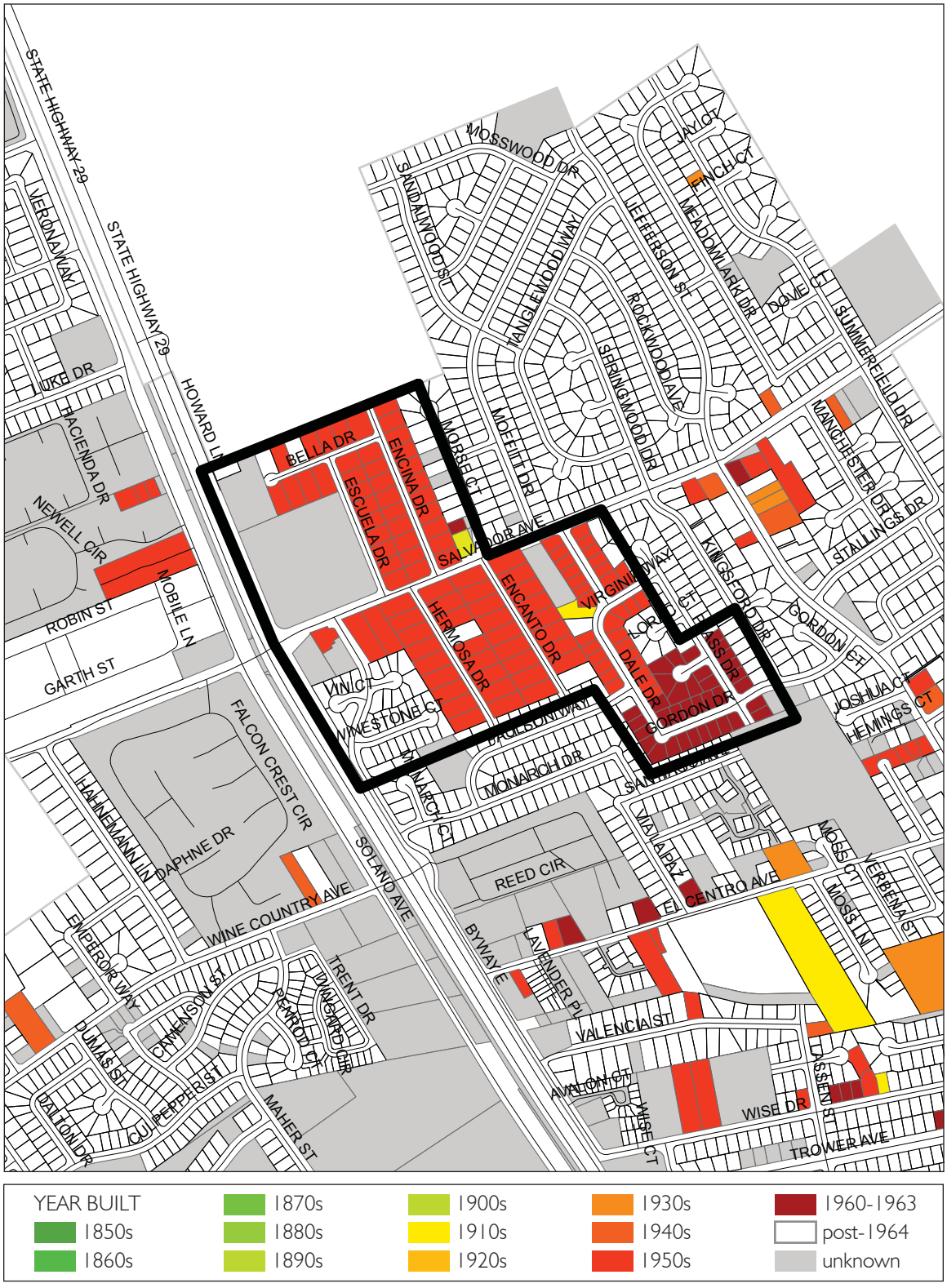
Typical Ranch house (1950s), Butte Street



Typical World War II-era cottage in Pacific Tract (1940s)

PRIORITY 2B

SALVADOR AVENUE (MAP 17)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

SALVADOR AVENUE

DESCRIPTION

Located at the far north end of the city and centered on Salvador Avenue, this neighborhood is roughly bounded by Highway 29 to the west, Bella Avenue to the north, Encanto Drive to the east, and Paulson Avenue to the south. The neighborhood appears to be a mid-century housing tract with flat-roofed Contemporary style houses of similar design dating from the 1950s and 1960s. The area appears to be primarily associated with the theme of post-war suburban development. Architectural styles found in the area include Modern, Minimal Traditional, and Ranch. No properties in the Salvador Avenue area appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2B: The Salvador Avenue sub-area has not been previously surveyed and contains a fair number of mid-century residential and civic/institutional resources with apparent significance and integrity. The Salvador Avenue area does not appear to be immediately threatened by development projects, but an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the Salvador Avenue area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood are susceptible to inappropriate renovations.



Typical flat-roofed Contemporary style house (1950s), Encina Drive



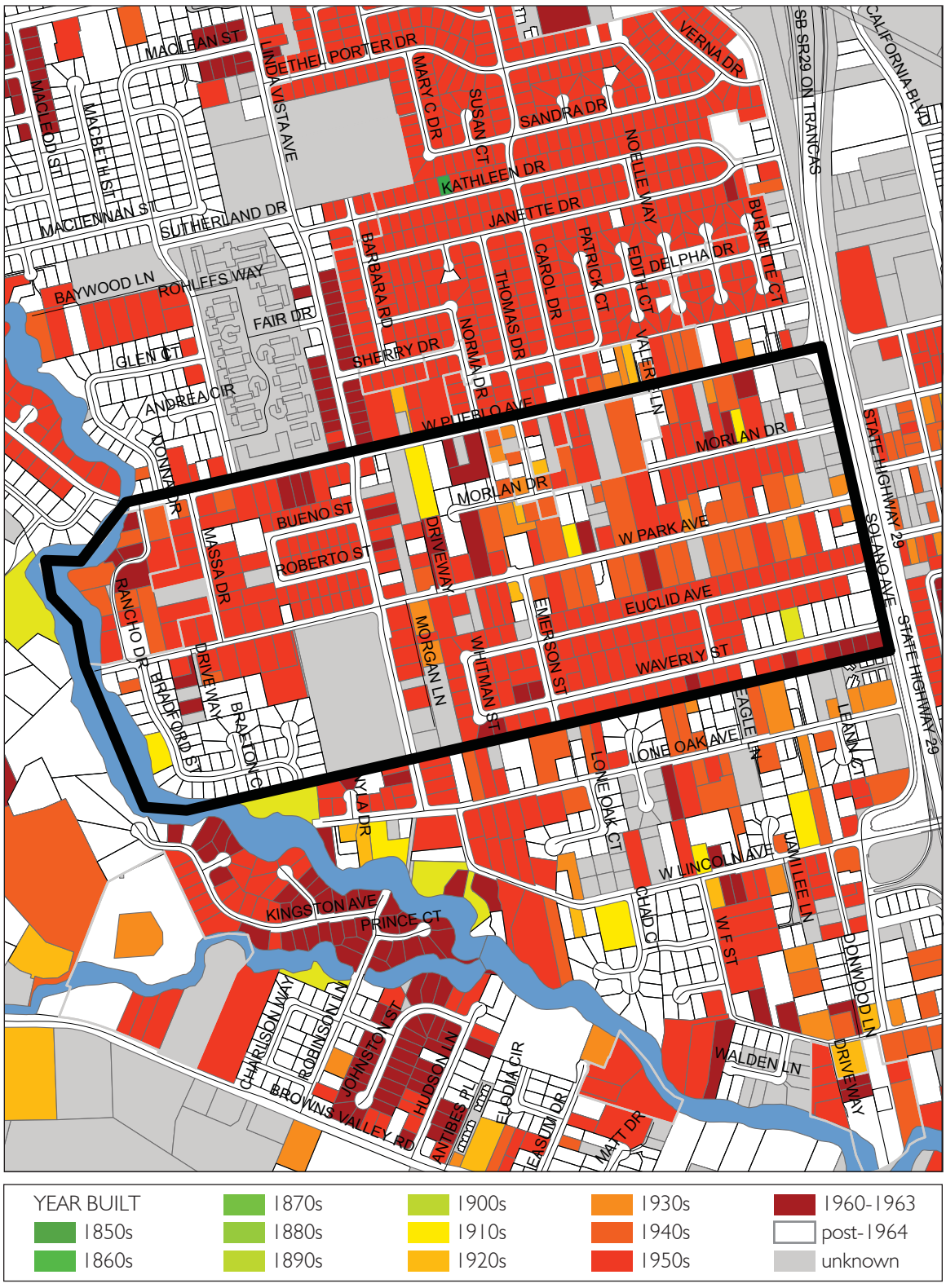
Residence (1950s) at southwest corner of Bella and Encina drives



Salvador Avenue School, Escuela Drive

PRIORITY 2B

WEST PARK / EUCLID (MAP 18)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

WEST PARK / EUCLID

DESCRIPTION

Located just west of Highway 29, the West Park/Euclid area is roughly bounded by Pueblo Avenue to the north, Highway 29 to the east, Waverly Avenue to the south, and Napa Creek to the east. Larger parcels with residences of mixed ages are located along West Park Avenue, while Euclid and Waverly avenues were developed as a cohesive housing tract in the 1950s. Residential resources in the West Park/Euclid area were constructed from the 1890s to the 1960s, with a majority dating from the mid-twentieth century. Architectural styles in this neighborhood include Craftsman, Minimal Traditional, Modern, and Ranch, among others. The area appears to be primarily associated with themes of residential development from the early twentieth century through the post-war era. The West Park/Euclid area was within the boundaries of the 1995 historic resource survey, and a few buildings are listed in the HRI.



Typical Modern house (1950s), Euclid Avenue



Typical Ranch style house (1950s), Waverly Street



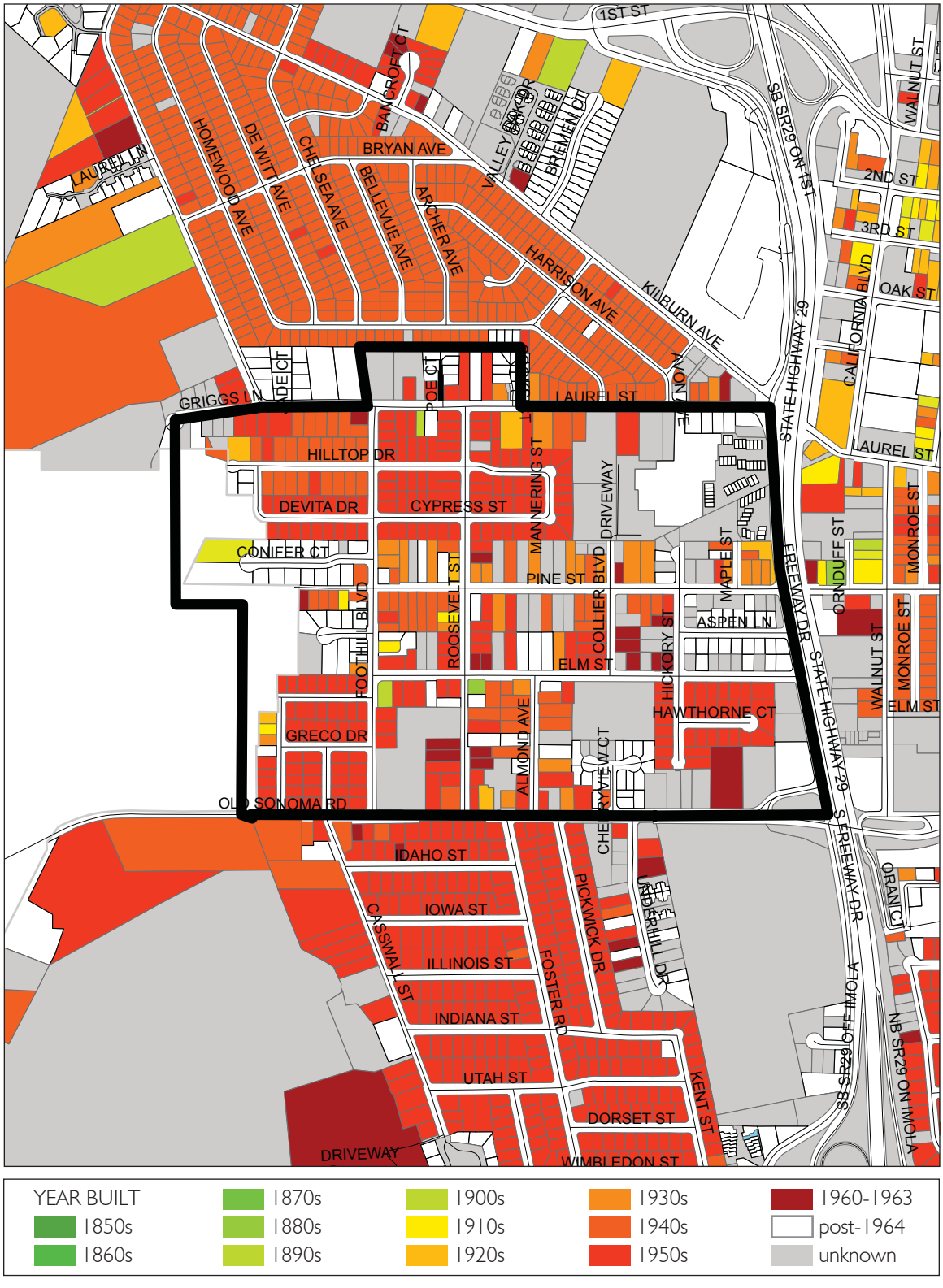
Typical vernacular cottage (1920s), West Park Street

RECOMMENDATIONS

Priority 2B: The West Park/Euclid sub-area contains mid-century suburban housing tracts with apparent significance and integrity, and has not been comprehensively documented. While a few resources in the area have been evaluated and listed in the HRI, the neighborhood as a whole has not yet been studied. The West Park/Euclid area does not appear to be immediately threatened by development projects, but an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the West Park/Euclid area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood may be susceptible to inappropriate renovations. However, survey priorities in this area would have to be coordinated with current planning efforts, as it has also been identified in the General Plan as an opportunity area for development of higher-density housing.

PRIORITY 2B

WESTWOOD SOUTH (MAP 19)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

WESTWOOD SOUTH

DESCRIPTION

Located at the eastern edge of the city, the Westwood South area is roughly bounded by Laurel Street to the north, Highway 29 to the east, Old Sonoma Road to the south, and the city limits to the west. Developed as a combination of individual homes and tract houses, most of the residential resources date from the 1930s to the 1950s. For example, the Devita Subdivision was established in 1950 in the northwest corner of the neighborhood. Architectural styles found in the Westwood South neighborhood primarily include Minimal Traditional, World War II-era cottages, and Ranch. The area appears to be primarily associated with themes of Prohibition-era residential development, wartime residential development, and post-war suburban development. Westwood South was outside the boundaries of the 1995 historic resource survey, and no properties in the neighborhood appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2B: The Westwood South sub-area has not been previously surveyed and contains mid-century suburban housing tracts with apparent significance and integrity. None of the properties appear to be listed in the HRI. The Westwood South area does not appear to be immediately threatened by development projects, but an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the Westwood South area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood may be susceptible to inappropriate renovations.



Typical Minmal Traditional house (1950s), Cypress Street



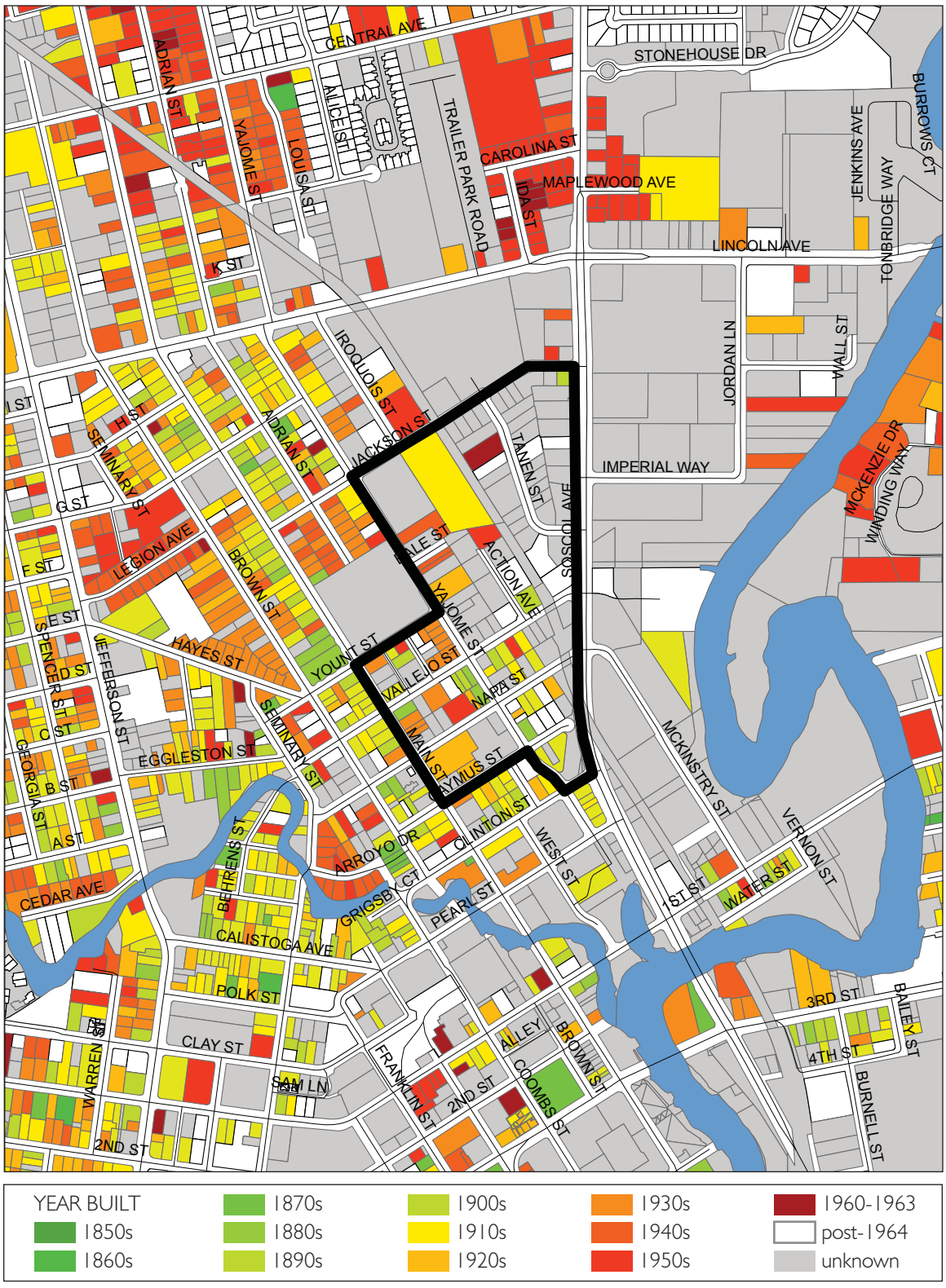
Typical World War II-era cottage (circa 1940s), Pine Street



Victorian-era cottage (1890s), Foothill Boulevard at Elm Street

PRIORITY 2B

YAJOME (MAP 20)



YEAR BUILT				
1850s	1870s	1900s	1930s	1960-1963
1860s	1880s	1910s	1940s	post-1964
	1890s	1920s	1950s	unknown

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YAJOME

DESCRIPTION

Located just north of downtown and centered on Yajome Street, this neighborhood is roughly bounded by Soscol Avenue to the east, Clinton Street to the south, Main Street to the west, and Jackson and Yajome streets to the north. The Yajome area is largely industrial in character, with prominent resources such as the Sunsweet Prune Dryer as well as simpler Quonset huts and concrete block light industrial properties. Modest residences are also located in this neighborhood. Most resources were constructed between 1900 and 1940, although some earlier buildings exist, and modern infill construction and vacant lots are also interspersed throughout. The area appears to be primarily associated with themes of early twentieth century residential & industrial development and Prohibition-era residential development. This area was included in the 1995 historic resource survey, and some of the buildings are listed in the HRI.

RECOMMENDATIONS

Priority 2B: The Yajome sub-area contains a fair number of industrial and residential resources with apparent significance and integrity, but it has not been comprehensively documented. While some resources in the area have been evaluated and listed in the HRI, the neighborhood as a whole has not yet been studied. The Yajome area is significant for its industrial properties, which are now a relatively rare building type in Napa, and an intensive-level survey could be completed to inventory these resources. As an alternative to survey work, the Yajome area may instead benefit from design guidelines to protect its historic character, as resources in the neighborhood may be susceptible to inappropriate renovations.



Sunsweet prune drying complex, Jackson Street



Light industrial buildings, Vallejo Street



Art Deco style commercial building (1940s), Yajome Street

PRIORITY 2B

Priority 3

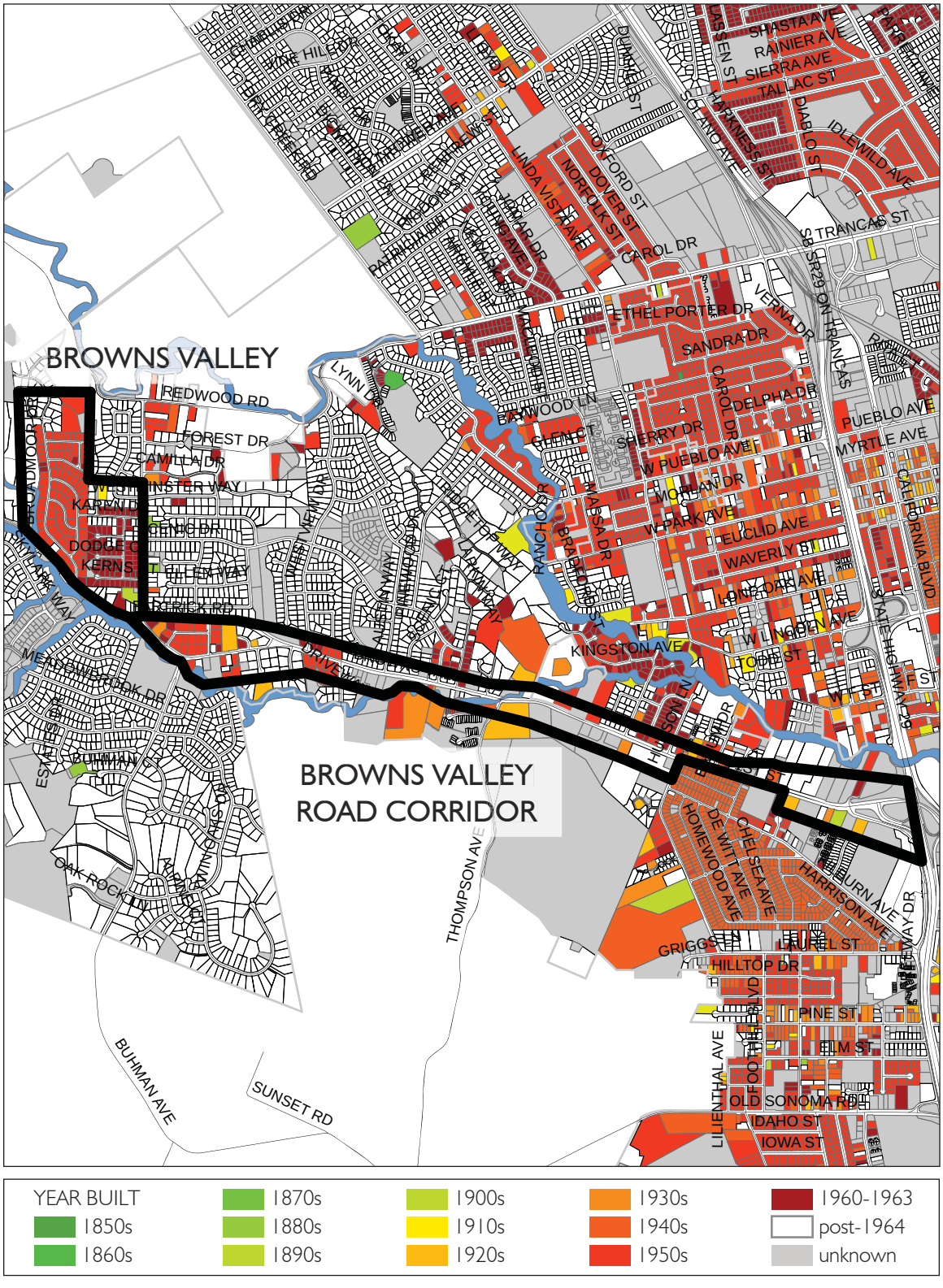


Priority 3 – Indicates a sub-area that has no pressing need to be surveyed. It is either ineligible at this time due to age or may be otherwise unfit for surveying based on lack of concentration, loss of integrity among its resources. Some sub-areas were assigned a Priority 3 ranking—despite containing a high concentration of age-eligible properties—because they not appear to be under threat of development in the foreseeable future. This priority level may be reassessed when more resources within the sub-area reach the 45 year threshold, or if funds become available to conduct survey undertakings in lower priority neighborhoods.

Priority 3 sub-areas include:

- Beard Road
- Browns Valley
- Browns Valley Road Corridor
- Foster Road
- Hemlock
- Imola East
- Pueblo North
- Sheridan
- South Minahen
- Stadium

PRIORITY 3 (MAPS 22, 23)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

PRIORITY 3

BROWNS VALLEY

The Browns Valley area is located at the western edge of the city, along Browns Valley Road. The area is roughly bounded by Browns Valley Road to the east and south, Partrick Road to the south, Broadmoor Drive to the west, and Redwood Road to the north. The area is characterized by single-family homes from the 1950s and 1960s, with scattered older farmhouses and former agricultural properties. Browns Valley is assigned a Priority 3 ranking because while it contains a large concentration of mid-century residential properties, it does not appear to be under threat of development in the foreseeable future.



Typical Ranch style house (1950s), Browns Valley

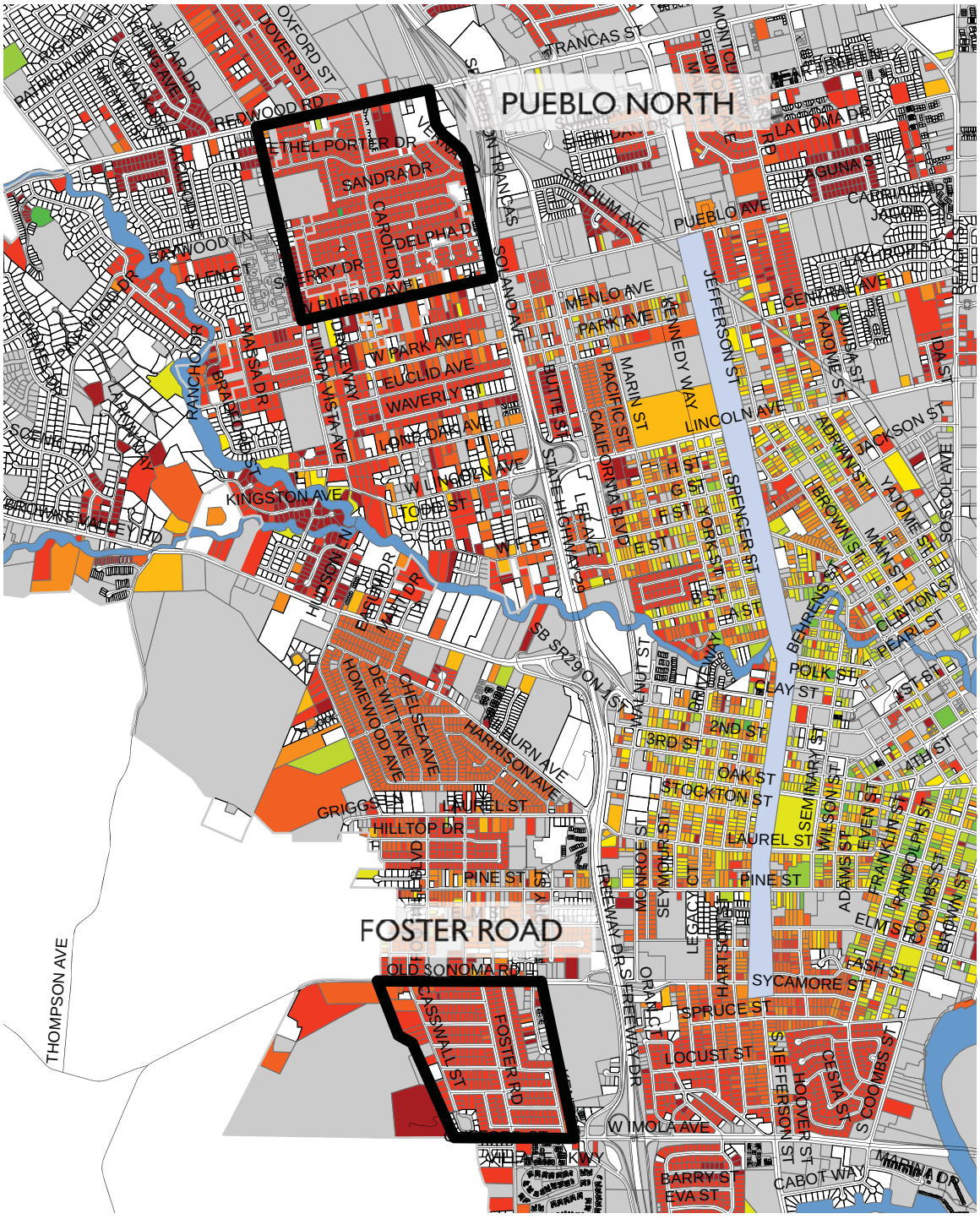
BROWNS VALLEY ROAD

The Browns Valley Road Corridor is located in the western portion of the city. Browns Valley Road (known as First Street east of Laurel Street) runs west from the point where it meets Highway 29 to the intersection of Patrick Road. Browns Valley Road continues north at this point, but is included in Browns Valley sub-area. The corridor is flanked by modern housing tracts, but a number of single-family houses from the 1950s and 1960s front on Browns Valley Road itself. It is assigned a Priority 3 ranking because properties do not appear to be of sufficient concentration to warrant survey at this time, although the area may contain individual properties associated with significant themes.



Former farmhouse (1880s), Browns Valley Road

PRIORITY 3 (MAPS 24, 27)



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PRIORITY 3 (CONTINUED)

FOSTER ROAD

Located in the southwest corner of the city, this neighborhood is centered on Foster Road and is roughly bounded by Old Sonoma Road to the north, Kent Street to the east, West Imola Avenue to the south, and Casswall Street to the west. The area was developed as a mid-century housing tract in the 1950s, and largely features two-story, single-family homes that each feature one of five or six common layouts. Foster Road is assigned a Priority 3 ranking because while it contains a large concentration of mid-century residential properties, it does not appear to be under threat of development in the foreseeable future.



View along Wimbledon Street in Foster Road neighborhood

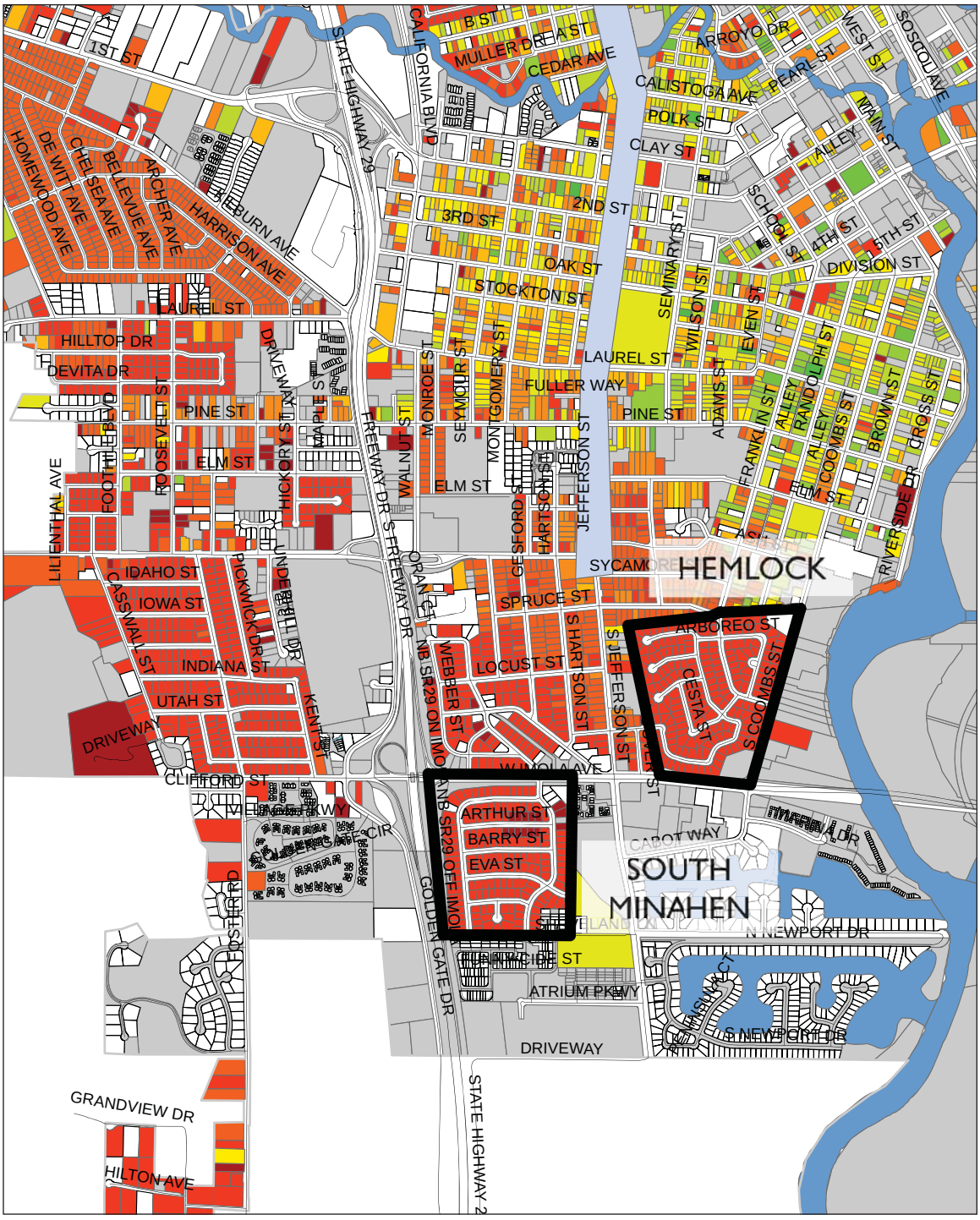
PUEBLO NORTH

The Pueblo North area is a pocket of un-annexed land roughly bounded by Redwood Road on the north, Solano Avenue on the east, west Pueblo Avenue on the south, and Linda Vista Avenue on the west. It is a neighborhood characterized by mid-century residential tract development. It is assigned a Priority 3 ranking because the area is not technically within Napa city limits.



Typical house, Pueblo North

PRIORITY 3 (MAPS 25, 29)



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PRIORITY 3 (CONTINUED)

HEMLOCK

Located in the southern portion of the city, the Hemlock sub-area consists of a housing tract that centers on Hemlock Street and is bounded by Spruce Street on the north, South Coombs Street on the east, West Imola Avenue on the south, and South Jefferson Street on the west. The single-family houses are of a single design featuring a side gable roof, large banks of windows, and a recessed garage at one end of the primary facade. Hemlock is assigned a Priority 3 ranking because while it contains a large concentration of mid-century residential properties, it does not appear to be under threat of development in the foreseeable future.



Typical houses on Hemlock Street (1950s)

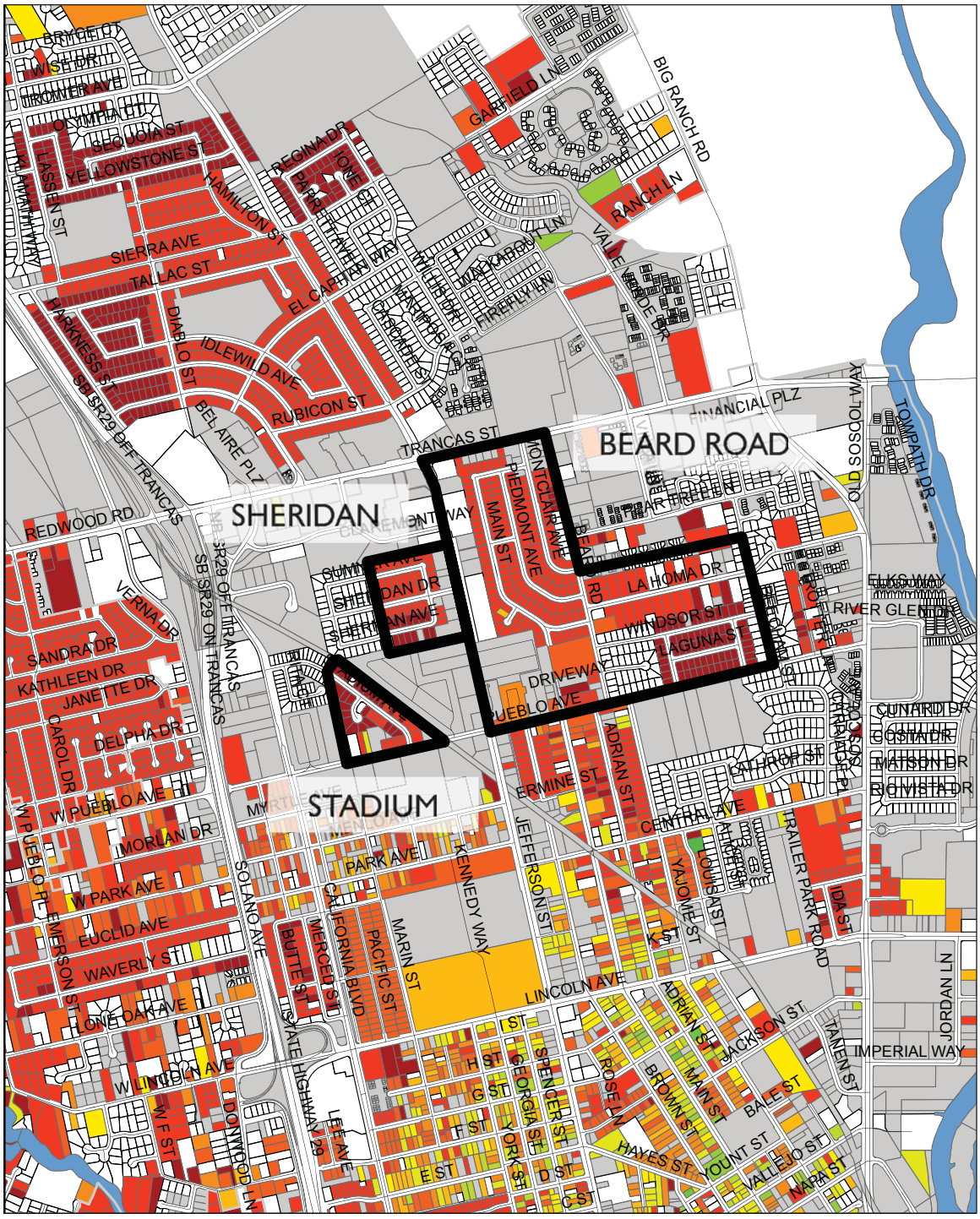
SOUTH MINAHEN

The South Minahen sub-area is located at the southern edge of the city, off West Imola Avenue, and centers on South Minahen Street. It is roughly bounded by West Imola Avenue on the north, South Minahen Street on the east, Secretariat Street on the south, and Greenbach Street on the west. It is a housing tract dating to the 1950s and 1960s, characterized by houses of similar designs, many with flat roofs. South Minahen is assigned a Priority 3 ranking because while it contains a large concentration of mid-century residential properties, it does not appear to be under threat of development in the foreseeable future.



Typical Contemporary style house (1950s), South Minahen Street

PRIORITY 3 (MAPS 21, 28, 30)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

PRIORITY 3 (CONTINUED)

BEARD ROAD

Located in the northeast quadrant of the city and centered on Beard Road, this neighborhood is roughly bounded by Trancas Street, Beard Road, and La Homa Drive to the north, Beecham Street to the east, Pueblo Avenue to the south, and Main Street to the west. The Beard Road area was developed as several adjacent housing tracts in the 1950s, with another tract added in the southeast corner in the 1960s. Beard Road is assigned a Priority 3 ranking because while it contains a large concentration of mid-century residential properties, it does not appear to be under threat of development in the foreseeable future.



Typical house (1950s), Beard Road

SHERIDAN

Located in the northern portion of the city, west of Jefferson Street, the Sheridan sub-area is centered on Sheridan Drive and roughly bounded by Stuart Way on the east, Sherman Avenue on the south, Sumner Avenue on the north, and the midpoint of Sheridan Drive on the west. The neighborhood is characterized by mid-century single-family houses developed as a tract; homes to the west are not age-eligible. It is assigned a Priority 3 ranking because the later development on the western half of Sheridan Drive reduced the area's cohesion.



Typical Ranch house (1950s), Sheridan Drive

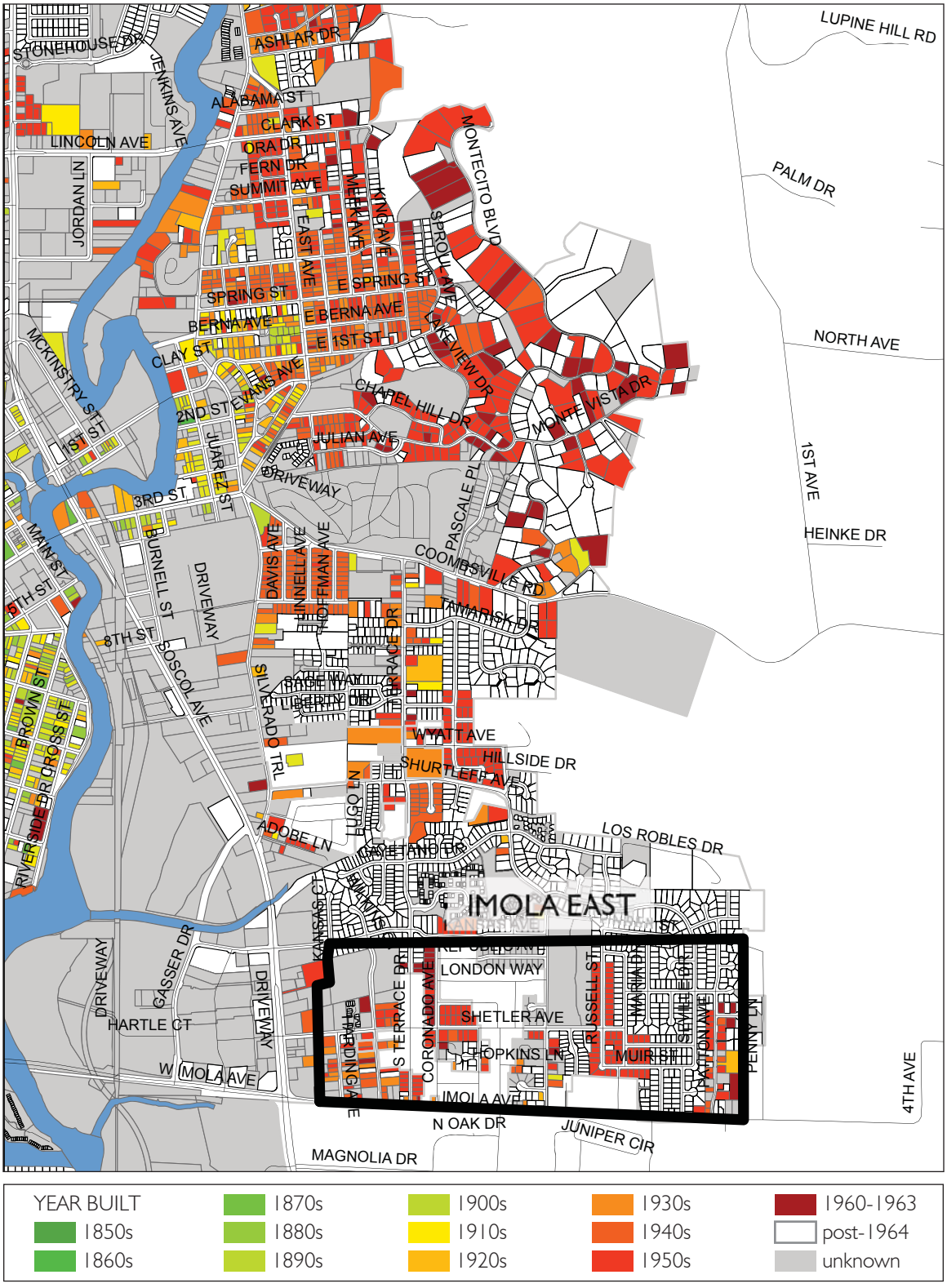
STADIUM

The Stadium sub-area is located on the west side of the Jefferson Street corridor in the northern portion of the city. It is a housing tract that centers on the southern end of Stadium Avenue, between Pueblo Avenue and a point adjacent to the end of Rita Court cul-de-sac. (Contemporary style houses at the northern end of Stadium Avenue are not age-eligible.) It is assigned a Priority 3 ranking because properties do not appear to have the concentration to warrant survey at this time.



Typical house (1950s), Stadium Avenue

PRIORITY 3 (MAP 26)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

PRIORITY 3 (CONTINUED)

IMOLA EAST

The Imola East sub-area is located at the southeastern edge of the city and is bounded roughly by Kansas Avenue and Laredo Street on the north, Penny Lane on the east, Imola Avenue on the south, and Soscol Avenue on the west. It is a residential area characterized by houses constructed in the 1940s, 1950s and 1960s, with a few sparsely scattered properties dating to the 1920s and 1930s. Architectural styles include simple bungalows, Craftsman, Minimal traditional, Ranch, Modern, simple vernacular and others. It is assigned a Priority 3 ranking because properties do not appear to have the concentration to warrant survey at this time, and many of the properties are outside the city limits.



Typical house (1930s), Imola East

Priority 4

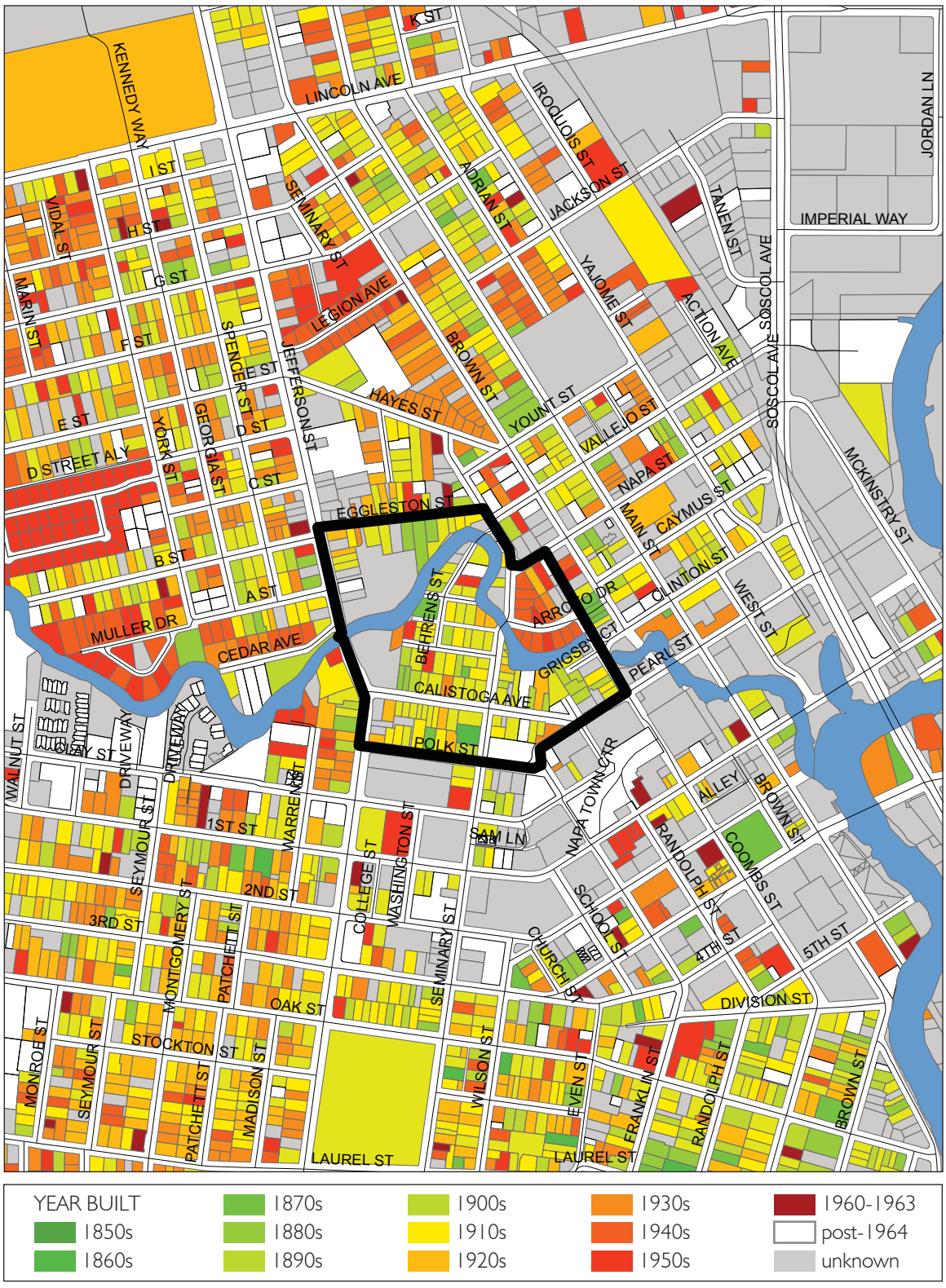


Priority 4 – Indicates a sub-area that has been previously surveyed at the intensive level and/or designated as a historic district. There should be no need to address the area further, except in cases where future opportunities to update existing surveys may arise.

Priority 4 sub-areas include:

- Calistoga Avenue
- Fuller Park
- Soscol Gateway/East Napa

CALISTOGA (MAP 31)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

CALISTOGA

DESCRIPTION

The Calistoga Avenue neighborhood is located northwest of downtown Napa, and is roughly bounded by Clay Street to the south, Jefferson Street to the west, Hayes and Brown streets to the north, and Clinton, Pearl, and Franklin streets to the east. The neighborhood was historically settled by middle-class residents, and development was likely spurred by the county road that ran along Calistoga Avenue itself. The area was largely built out with small one-story cottages by the 1890s, although some construction continued into the first decades of the twentieth century. A few larger homes are located near the intersection of Seminary Street and Calistoga Avenue, and along Jefferson Street. Architectural styles found in the Calistoga Avenue neighborhood include Italianate, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, and Craftsman. The area appears to be primarily associated with themes of Victorian-era residential development and early twentieth century residential development. The area was included in both the 1978 and 1995 historic resource surveys and was designated as a local historic district. Many of the buildings are also listed in the HRI.



View of Stick /Eastlake style cottages along Calistoga Avenue



Typical Victorian-era cottage (1890s), Center Street



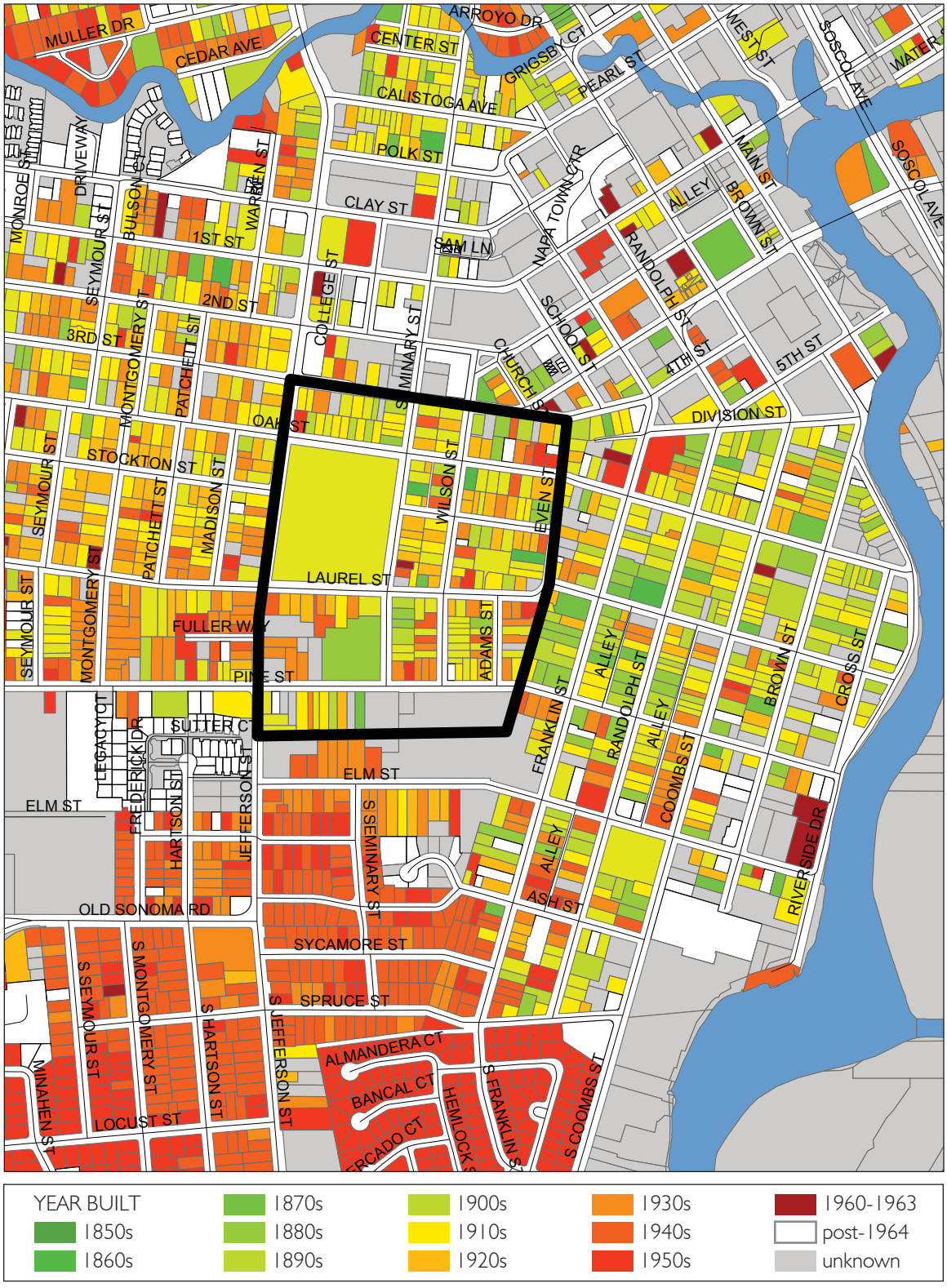
Stick/Eastlake style mansion (1890s), Seminary Street

RECOMMENDATIONS

Priority 4: The Calistoga Avenue Historic District is the only locally-designated historic district in the City of Napa; it was surveyed and registered as a local landmark district. Therefore, there should be no need to address the Calistoga Avenue area further, unless future opportunities to update the existing survey arise.

PRIORITY 4

FULLER PARK (MAP 32)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

FULLER PARK

DESCRIPTION

Fuller Park is located south of downtown, and is roughly bounded by Jefferson Street to the west, Third Street to the north, Even Street to the east, and Pine Street to the south. The neighborhood is centered on Fuller Park (purchased by the City of Napa in 1905), and developed as a residential area for the city's merchants and professionals beginning in the Victorian era. The neighborhood primarily contains residential resources built between 1870 and 1920, most of which are wood-frame, single-family homes of various sizes. Architectural styles commonly found in Fuller Park include Italianate, Second Empire, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, Craftsman, and others. The area appears to be primarily associated with themes of Victorian-era residential development and early twentieth century residential development. Fuller Park was included in both the 1978 and 1995 historic resource surveys, and most of the buildings are listed in the HRI. An intensive-level survey of Fuller Park was completed in 1994, and it was listed in the National Register of Historic Places as the "Napa Abajo/Fuller Park Historic District" in 1997.



Eliza G. Yount House (1884), corner of Pine and Seminary streets



Stick/Eastlake style home (1890s), corner of Seminary and Third streets



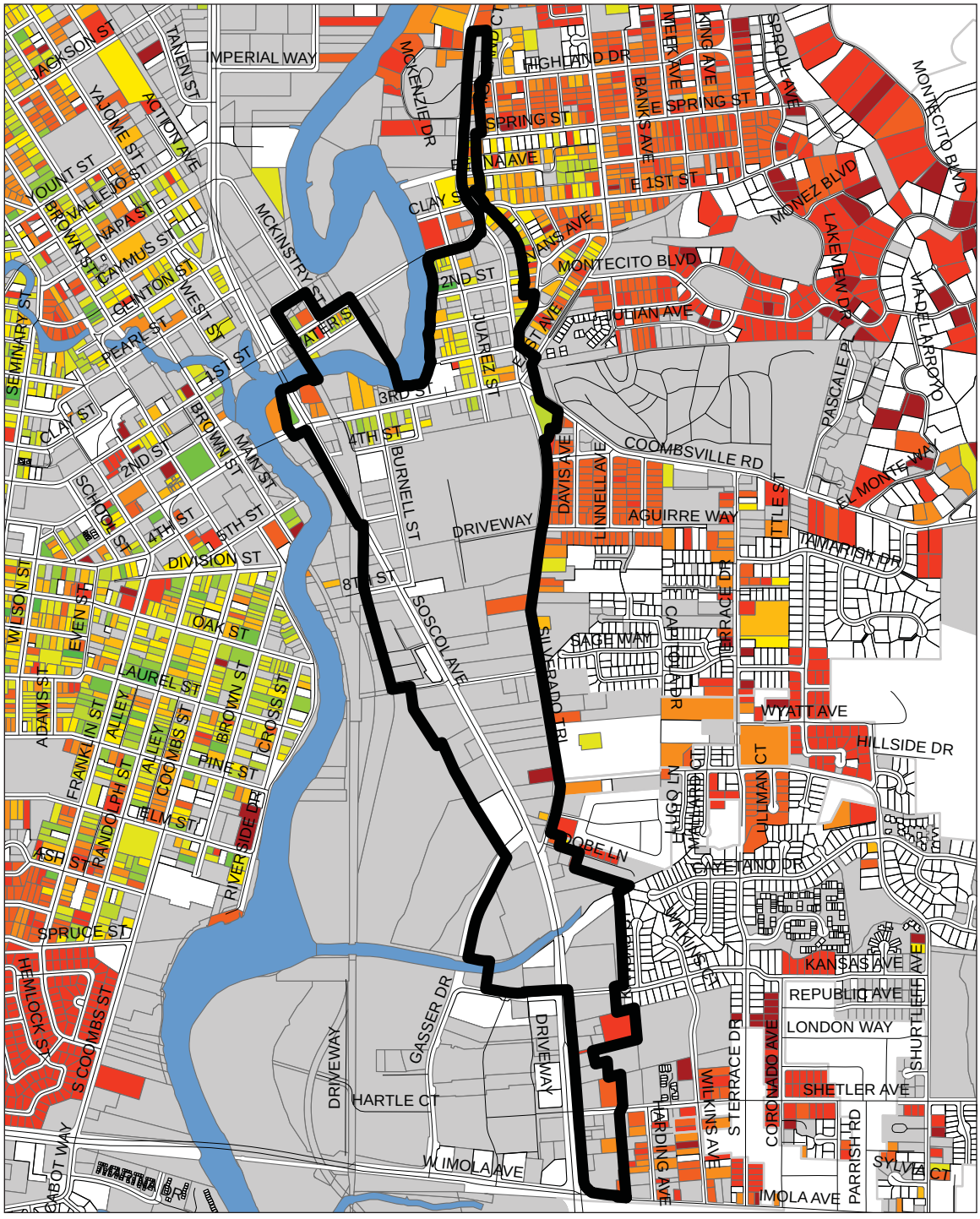
Migliavacca House (1880s), corner of Fourth and Even streets

RECOMMENDATIONS

Priority 4: Fuller Park is well-documented: it was surveyed in 1994 and listed in the National Register in 1997. Therefore, there should be no need to address the Fuller Park area further, unless future opportunities to update the existing survey arise.

PRIORITY 4

SOSCOL GATEWAY / EAST NAPA (MAP 33)



Recommendations are intended for planning purposes only, and do not represent an intensive architectural historic resource survey. Sub-area boundaries are intentionally broad, and should not be used to define historic districts without further research.

SOSCOL GATEWAY / EAST NAPA

DESCRIPTION

The Soscol Gateway/East Napa sub-area is located across the Napa River to the east of downtown, and is centered on Soscol Avenue and Silverado Trail between Imola Avenue and First Street. The northern portion was known as East Napa, which primarily contains small lots with residential and commercial resources built between the 1880s and 1920s; East Napa also developed as a working-class Italian-American neighborhood around the turn of the century. The Soscol Avenue corridor developed as a major transportation corridor with a high concentration of automotive uses; it currently contains large commercial and industrial properties from the 1930s and later. Architectural styles found in the Soscol Gatewa/East Napa sub-area include modest Queen Anne, Craftsman, Mediterranean Revival, Minimal Traditional, and Moderne, as well as various utilitarian and industrial styles. The area appears to be primarily associated with themes of residential & commercial development from the Victorian era through the early twentieth century (East Napa), industry & manufacturing from the Victorian era through the post-war era (Soscol Avenue), automobile-related commercial development, transportation, and ethnic and cultural diversity.



J.B. Newman House (1868), corner of Juarez and Second streets



Former Brooklyn Hotel, Third Street at Soscol Avenue

RECOMMENDATIONS

Priority 4: Page & Turnbull is currently undertaking an intensive-level study of the Soscol Gateway/East Napa area as part of the Heritage Napa project. As part of this effort, the area and its buildings will be extensively documented and evaluated. Therefore, there should be no need to address the Soscol Gateway/East Napa area further, unless future opportunities to update the existing survey arise. However, priorities for historic resources in this area would have to be coordinated with current planning efforts, as it has also been identified as a redevelopment area with an opportunity for development of higher-density housing.



Typical light industrial building (circa 1930s), Soscol Avenue

PRIORITY 4

VI. CONCLUSION

The historical narrative and property types guide presented in this historic context statement provide a foundation on which future historic resources survey work and documentation can be conducted. Using the information contained herein, it should be possible for city staff, historical consultants, and community parties to connect any historic property or site in the City of Napa to its appropriate social, cultural, commercial or developmental context. A property historic significance and integrity may also be evaluated to determine the resource's eligibility for designation at the national, state, or local levels. The goal of the guide is to facilitate, standardize and encourage the recognition, continued documentation, and preservation of Napa's unique architectural resources.

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VIII. APPENDIX

Maps

"Napa Development, 1850-1963."
Map of city limits, showing overview of construction dates and neighborhood boundaries. The following table provides a key to the neighborhoods as numbered on the map.

MAP NUMBER	SUB-AREA
1	Alta Heights
2	Fuller South
3	Napa Abajo
4	Spencer's Addition
5	St. John's
6	West Napa
7	Downtown
8	Jefferson Street Corridor
9	Lone Oak
10	Montecito
11	Terrace Road
12	Westwood
13	Bel Aire
14	Central
15	Linda Vista
16	Pacific
17	Salvador Avenue
18	West Park/Euclid
19	Westwood South
20	Yajome
21	Beard Road
22	Browns Valley
23	Browns Valley Rd Corridor
24	Foster Road
25	Hemlock
26	Imola East
27	Pueblo North
28	Sheridan
29	South Minahen
30	Stadium
31	Calistoga Avenue
32	Fuller Park
33	Soscol Gateway/East Napa

Napa Development: 1850-1963

Sub-Area Corridors

Sub-Area Boundaries

Rivers

Year Built

- Post-1964
- Unknown
- 1850s
- 1860s
- 1870s
- 1880s
- 1890s
- 1900s
- 1910s
- 1920s
- 1930s
- 1940s
- 1950s
- 1960-1963

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