WEST NAPA HISTORIC CONTEXT STATEMENT & SURVEY REPORT

NAPA, CALIFORNIA
[09185]

PREPARED FOR
CITY OF NAPA, COMMUNITY DEVELOPMENT DEPARTMENT &
CALIFORNIA OFFICE OF HISTORIC PRESERVATION

PAGE & TURNBULL
imagining change in historic environments through design, research, and technology

SEPTEMBER 13, 2010

WEST NAPA
HISTORIC CONTEXT STATEMENT & SURVEY REPORT

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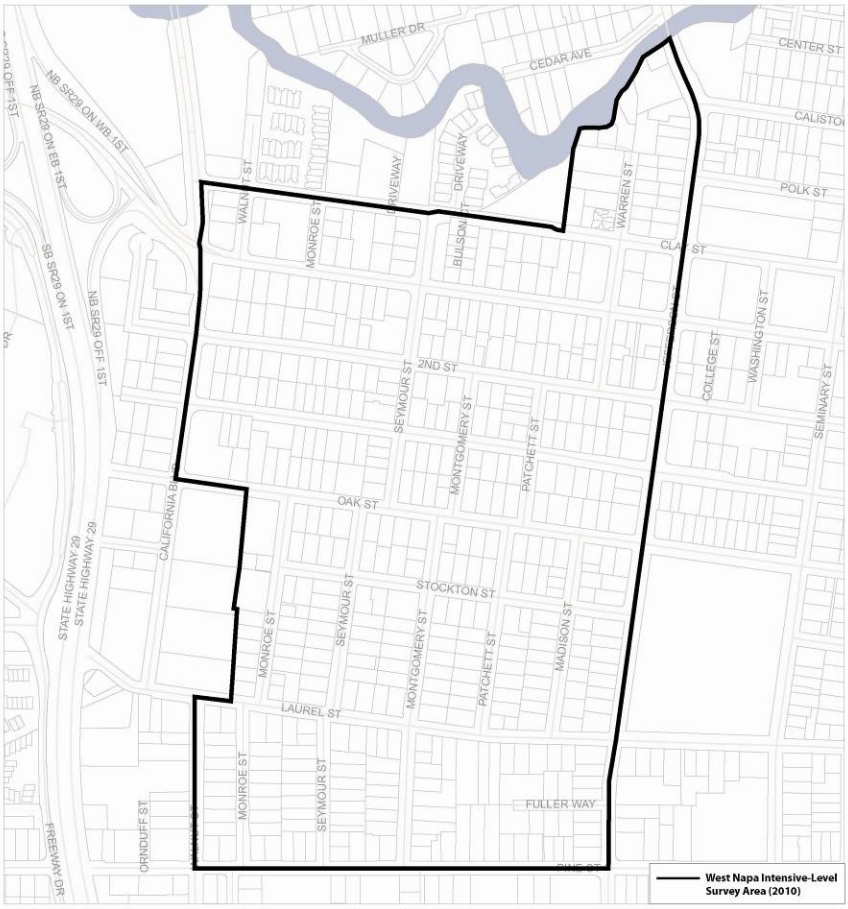
I. INTRODUCTION

Purpose

The West Napa Historic Context Statement & Survey Report is a component of Heritage Napa, a project undertaken by the City of Napa, which is partially funded by a grant from the California Office of Historic Preservation. The historic context statement was prepared in conjunction with an intensive-level architectural survey of the residential neighborhood near the center of the City of Napa.

This document presents the history of the West Napa survey area from pre-history to the present, and details the findings of the intensive-level architectural survey. The document identifies important periods, events, themes and patterns of development, and provides a foundation on which to base the assessment and evaluation of the area's historic properties.

Definition of Geographical Area



West Napa survey area and vicinity, with survey area boundaries outlined in black.
(see page 3 for details about the survey methodology)
(Page & Turnbull, 2010).

The West Napa survey area is located near the center of the city, to the immediate east of State Highway 29. The roughly rectangular survey area is bounded by Napa Creek on the north, Jefferson Street on the east, Pine Street on the south, and Walnut Street and California Boulevard on the west. Jefferson Street is a major traffic artery that provides a north-south route through the city, while First and Second streets are significant east-west routes through the survey area (both one-way in each direction) that channel traffic between Highway 29 and downtown Napa. The West Napa survey area is a residential neighborhood with resources primarily constructed between the 1890s and 1930s, although many older and newer properties also exist.

Methodology

The West Napa Historic Context Statement & Survey Report is organized chronologically, with sections that correspond to major periods in Napa's history from pre-history to the present. The content and organization of the document 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,* which was published by the California Office of Historic Preservation.[2]

Information for the West Napa Historic Context Statement & Survey Report was gleaned from local and regional repositories. Primary sources included Sanborn Fire Insurance Maps, local newspaper articles, city directories, and historic photographs. Secondary sources included numerous books and publications (listed in the bibliography at the end of this document), GIS maps, previous historical reports and survey documentation (see Section II), and internet sources. The context statement also includes information gathered from the public during community workshops.

For additional information about broad patterns of city development not included in this West Napa document, please refer to the Napa City-Wide Historic Context Statement (1 September 2009).

INTENSIVE-LEVEL ARCHITECTURAL SURVEY

The intensive-level architectural survey of West Napa area was completed to identify and document historic resources within the survey area. The term "intensive-level" signifies that the survey was conducted on foot, with photographs and basic information recorded for each property within the survey area constructed before 1965. Archival research was also completed for a select group of properties. GIS maps were produced from parcel data received from the City of Napa in order to analyze the surveyed properties and illustrate concentrations of historic properties. Property types, neighborhood development and use patterns, and architectural styles and characteristics were identified through survey fieldwork. The broad historic development patterns and potential historic districts identified in the Napa City-Wide Historic Context Statement also informed the intensive-level architectural survey.

Survey fieldwork was conducted on February 9, 2010, by Page & Turnbull. After field work was completed, Page & Turnbull created a database of all properties surveyed, which contains basic survey data sufficient for the eventual production of physical descriptions for each property. This database, which will be capable of producing both spreadsheets and auto-generated architectural

[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

descriptions, is intended to achieve the same level of documentation as Primary Records (DPR 523A forms) with greater efficiency and versatility. In addition, Page & Turnbull will prepare two (2) District Records (DPR 523D forms) for the West Napa Survey Area. These district areas were defined based on historical significance deduced from visual observation and background research. No properties were documented using Building, Structure, Object Records (DPR 523B forms), as the majority of the prominent buildings in the area were documented previously on DPR forms and have been updated through their inclusion in one or more of the District Records completed by this undertaking.

The results of the survey are synthesized in section **V. Survey Report & Recommendations** of this document.

How to Use This Document

The West Napa Historic Context Statement & Survey Report identifies development patterns and significant properties in the area. The document is organized as follows:

- Section **II. Existing Surveys, Studies and Reports** summarizes previous historic resource survey work in the West Napa survey area.
- Section **III. Guidelines for Evaluation** provides a definition of each of the major property types found in the survey area (residential, commercial, civic/institutional and industrial), and guidelines to evaluate the significance and integrity of these properties.
- Section **IV. Historic Context** includes a narrative of the area'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. Survey Report & Recommendations** includes a summary of the intensive-level architectural survey results, recommendations for follow-up work regarding treatment of historic properties, and a discussion of how the survey results should be integrated into the city's Historic Resources Inventory (HRI) and design review process.

II. EXISTING SURVEYS, STUDIES AND REPORTS

A number of prior surveys were conducted within the boundaries of the West Napa survey area. The following section identifies which surveys and inventories are on file with the City of Napa Planning Division and notes whether these studies include properties in West Napa.

Historic Resources Inventory (HRI)

The Historic Resources Inventory (HRI) is the City of Napa's official register of locally-designated historic resources. The first historic resource inventory survey was conducted within the City of Napa in 1969 and subsequent surveys were conducted in 1978, 1988, 1994, 1995, and 1998. These surveys covered Napa's central historic core either via a windshield analysis by which more resources were surveyed, but at a lesser level of detail; or an intensive-level survey, which more closely analyzed resources within smaller areas such as the St. John's and Napa Abajo/Fuller Park neighborhoods. The Cultural Heritage Commission (CHC) has continued to update the HRI to maintain current surveys and document un-surveyed areas, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa. [3]

The current HRI was adopted by the Napa City Council in 1997, 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). Over 2,800 individual properties throughout the city 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), properties listed on the HRI are subject to varying levels of design review by the CHC and staff.[4]

Most properties in the West Napa survey area have been listed in the HRI. The listed properties are primarily residential. The properties listed in the HRI are generally clustered in the northern portion of the survey area, with the highest rankings along First Street. Four (4) properties are designated as Landmark Properties.

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 by demolition 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 inception the organization's mission has been to protect historic buildings and sites for posterity by advocating public policy, educational programs, and research and technical assistance to support preservation.

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[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).

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 conducted 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 was updated a number of times—both formally and informally—by City staff and became the foundation for the City's Historic Resources Inventory as well as subsequent survey work.

West Napa was one of the primary study areas included in the 1978 Survey, and many properties were found to be significant. The survey concluded that 17 properties appeared eligible for listing in the National Register (one, the Buford House at 1930 Clay Street, was already listed), and 136 properties appeared on the master list.

Note that the 1978 "West Napa" study area was larger than the current area: it extended south of Pine Street to Old Sonoma Road, west of California Boulevard to Highway 29, and north of Clay Street to Napa Creek. The area south of Pine Street was categorized as its own sub-area—"Fuller South"—in the City-Wide Context Statement (2009) because it developed later than the rest of West Napa; it will be surveyed separately at a later date. Since the 1978 Survey, the area between California Boulevard and Highway 29 has been developed with large office park complexes, and new housing and apartment complexes have been constructed between Clay Street and Napa Creek. These areas have therefore been excluded from the current survey boundaries.

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. The 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 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. 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."

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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.

Together the VES score, building's date of construction, and integrity generated each property's final Map Score.[7]

Of the 6,014 properties evaluated in the City-Wide Survey, 2,206 properties were identified as potential contributors to 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]

The Napa City-Wide Survey (1995) included West Napa, and a number of resources in this area are listed in the HRI. The survey identified a West Napa Historic Resources Planning Area (HRPA), which contains 432 properties. Most properties were given a Map Score of "3," meaning they are potential contributors to a potential historic district, but 15 properties were given a Map Score of "1" and 47 properties were given a Map Score of "2."

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 (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.[10] Bloomfield's report includes a section that details the history of West Napa.

Some resources in the West Napa survey area were individually documented through the Historic Resources Inventory and DPR 523 Forms. These documents were completed by a variety of consultants from the 1970s to the present, and can be found in the City of Napa Planning Division archives, or at the Napa County Historical Society archives.

Additionally, the Napa City-Wide Historic Context Statement was completed by Page & Turnbull in September 2009 as part of the Heritage Napa project. The context statement provides a narrative identifying geographic areas, property types, and overarching themes relevant to the history and development of the City of Napa.[11]

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[7] Ibid., 4-7.
[8] Ibid., 9.
[9] Napa City Council, "Resolution No. 97-015" (7 January 1997), in City of Napa Planning Department Archives.
[10] Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 1.
[11] Please refer to the City-Wide Historic Context Statement (1 September 2009) for additional information about broad patterns of city development not included in this Soscol Gateway/East Napa document.

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to the developmental history of the West Napa survey area 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 the built environment in West Napa:

- Residential Development
- Industry
- Commercial Development

Definition of Property Types

In the West Napa survey area, the vast majority of the development is residential and includes primarily single-family dwellings. Only a few examples of multiple-family dwellings exist and consist of duplexes or flats, and one example of a quadruplex (four-unit) building. Commercial uses are also rare and are scattered throughout the neighborhood. Today, more commercial establishments are present than historically, but almost all are housed in converted residential buildings. There are also two institutional properties – both churches – and two historic industrial buildings scattered throughout the survey area.

Agricultural properties are not addressed in this section, because no historic examples of independent agricultural buildings are found in the survey area. A few small sheds, water towers, and outbuildings that relate to the rural nature of the neighborhood during its early development exist, but are typically auxiliary structures to residential buildings. As such, they are included as a subset of the residential property type and are addressed as a semi-agricultural element of some residential properties.

Additionally, no major landscape features that are not associated with a specific individual property exist within the West Napa survey area. The neighborhood is characterized by a regular grid of streets with no notable monuments or street furniture, parks or open space, bridges, monuments or

linear features. A bridge over Napa Creek is situated between the West Napa and Spencer's Addition survey areas, but is outside of both boundaries.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

Buildings designed as single-family dwellings are the primary building type found throughout the West Napa survey area. Most of these dwellings, built between 1890 and 1930, represent middle-class homes and a number of larger, more elaborate mansions. Houses constructed between 1930 and 1960 are also present, with a majority located in the southern portion of the survey area, particularly south of Laurel Street. Single-family houses in West Napa represent a range of sizes, architectural styles, and construction dates. In most cases, they are one to two stories in height, of wood-frame construction, and exhibit moderate to ornate detailing and ornamentation. 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.

MULTIPLE-FAMILY DWELLINGS

Less common than single-family residences, a few properties in the survey area were purpose-built as multiple-family residences taking the form of duplexes, bungalow courts, and a quadruplex building. The relative scarcity and later construction dates of multiple-family dwellings is likely due to the rural nature and relatively slow growth of the West Napa neighborhood up to the latter half of the twentieth century, as well as the generally upper-class demographics of the neighborhood's residents. A duplex consists of two residential units arranged side-by-side within a single structure and can be one or more stories in height, with one residential unit occupying all of the stories on each side of the building. Similarly, the single example of a quadrupelx building consists of four residential units arranged side-by-side, each unit being two stories high. Bungalow courts are groupings of fully- or semi-detached units arranged in parallel rows or a U-shaped configuration facing a central drive or courtyard. Like single-family houses, multiple-family dwellings can exhibit any number of architectural styles, forms, construction types and materials. Many in the West Napa survey area tend to be rendered in styles ranging from Craftsman to mid-century Ranch and Contemporary styles.

RESIDENTIAL OUTBUILDINGS

As noted, some early residential properties in West Napa continue to feature remaining outbuildings, such as sheds, water towers, and even small barns. These auxiliary structures date from the period when the neighborhood was sparsely developed and relatively rural, and while it was not an area known as farmland or as having extensive agricultural uses, utilitarian semi-agricultural outbuildings were necessary to the function of the widely dispersed residences, which were located some distance from downtown. Located behind or otherwise subservient to a residential building, these outbuildings are scattered throughout the West Napa neighborhood. Outbuildings are typically small structures of utilitarian wood-frame design and construction. Water towers are easily recognizable and tend to indicate that a property was originally 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 (including portions of West Napa), 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 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. They can be integral to or detached from the associated house, but are usually located in close proximity to a residence or other structure.

Today, remaining water towers are sometimes altered, since they are no longer needed for water storage. Common changes include truncation, additions, and adaptive use as storage or residential space. Water towers and other agricultural outbuildings seldom exhibit ornamentation or refined finish treatments. (Outbuildings should be distinguished from detached automobile garages, which also exist behind many residences in the neighborhood.)

SIGNIFICANCE OF RESIDENTIAL BUILDINGS

Residential buildings in the West Napa survey area can be considered very significant as they directly reflect the patterns of development and the socio-economic conditions of the survey area through the 1930s. Residential properties can be significant as individual resources or as a district. For additional information about residential properties in other neighborhoods of 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. Residential properties with outbuildings are likely to have significance under the themes of development and growth identified in this context statement because they represent the semi-rural character of the West Napa neighborhood during its earliest historic periods. Residential outbuildings alone are not significant, however, as they rely on the presence of an intact associated residence to convey their historic function.

COMMERCIAL PROPERTIES

Historic commercial development in the West Napa survey area is sparse and consists of only four small-scale, individual buildings that are scattered throughout the neighborhood. The few historic commercial buildings in the survey area exhibit a divergent variety of physical traits, but can be categorized as one- to two-story structures.

There are a number of buildings in the survey area that were originally residential properties, but have since been converted to commercial use – many to house professional offices or bed-and-breakfasts. Although this reflects an important recent development trend in the neighborhood, such properties should be classified and evaluated based on their original residential construction type, not their current commercial use.

SIGNIFICANCE OF COMMERCIAL BUILDINGS

Commercial buildings are significant for their role in providing goods and services to a growing community. Historic commercial properties in the West Napa survey area reflect various periods in the area's history. Though uncommon, they are capable of conveying the needs and activities of West Napa's residents, as well as patterns of development in the neighborhood.

CIVIC/INSTITUTIONAL PROPERTIES

The West Napa survey area has few historic civic or institutional properties, comprising only two churches: St. Mary's Episcopal Church at Third and Patchett streets, and the First Church of Christ Scientist at Second and Seymour streets. These churches vary greatly in style: the former was constructed in 1932 in the Gothic Revival style, while the latter dates to 1956 and is designed in the Contemporary style. Both are relatively large structures situated on large parcels and have monumental designs that indicate expansive interior volumes.

SIGNIFICANCE OF CIVIC/INSTITUTIONAL PROPERTIES

Civic and institutional buildings are likely to have significance under the themes of development and growth identified in this context statement because they represent the demographics of the neighborhood in which they are located. Churches are often long-standing institutions and are important factors in the city's cultural and social activities. The West Napa survey area was

historically dominated by residential uses and institutions like the two churches represent the neighborhood's religious, social and cultural identity; providing common touchstones for many residents of West Napa.

INDUSTRIAL PROPERTIES

The West Napa survey area has only two extant historic industrial properties. Historically, industries clustered in the neighborhood's southwest corner, because of its proximity to rail transportation. Today, a number of industrial establishments are still located in that area, but are housed in modern facilities, except one. The other extant historic industrial building in West Napa is located on First Street, well north of the industrial cluster. Both are relatively small, as industrial buildings go, but like many industrial buildings, both exhibit utilitarian design and construction and probably house undivided interior shop space.

SIGNIFICANCE OF INDUSTRIAL PROPERTIES

In general, industrial buildings may have significance under the themes of development and growth identified in this context statement, because they represent major, long-standing establishments as well as important factors in the city's economy and its trade relations with the surrounding region. The West Napa survey area was not historically dominated by industrial uses, and those industrial properties that did exist in the neighborhood were located in proximity to the rail line on the west side of the neighborhood. The extant industrial buildings located in West Napa may have significance for these reasons.

Evaluation Criteria

The following discussion of significance and integrity of the identified property types generally guides evaluation of buildings in the West Napa survey area. 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.[12]

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

HISTORIC RESOURCES INVENTORY (HRI)

The eligibility criteria for local listing in the City of Napa's Historic Resources Inventory (HRI) are similar to the National Register and California Register criteria described above. Properties listed in the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant.

Specifically, as described in the City of Napa's Historic Preservation Ordinance (Municipal Code §15.52(B)1), the criteria for designation as a Landmark Property are:

a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history;
b. Is identified with persons or events significant in local, state or national history;
c. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
d. Represents the work of a notable builder, designer or architect; or
e. Is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

As described in the City of Napa's Historic Preservation Ordinance (Municipal Code §15.52(B)2), the criteria for designation as a Landmark District are:

a. The majority of the properties reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes or distinctive examples of park or community planning;
b. The majority of the properties convey a sense of historic or architectural cohesiveness through their design, setting, materials, workmanship or association;
c. The majority of the properties have historic significance and retain a high degree of integrity;
d. The area in general is associated with a historically significant period in the development of the community or is associated with special historical events;

[12] 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.

e. The majority of the properties embody distinctive characteristics of a style, type, period or method of construction, or are a valuable example of the use of indigenous materials or craftsmanship; or
f. The majority of the properties represent the works of notable builders, designers or architects.

A property considered for designation as a Neighborhood Conservation Property need not have historical significance. As described in the City of Napa's Historic Preservation Ordinance (Municipal Code §15.52(C)2), the criteria for designation as a Neighborhood Conservation Property are.

a. The property represents an established and familiar visual feature of a neighborhood, community or of Central Napa; or
b. The property has historic, architectural or engineering significance.

COMPARISON WITH NATIONAL & STATE CRITERIA

Although phrased slightly differently, the designation criteria established by City of Napa's HRI for Landmark Properties and Landmark Districts are essentially the same as the National Register and California Register criteria. In all cases, historic resources may be significant for their association with events, social and cultural trends, important people, architecture, and/or master architects. Thus, the evaluations presented throughout this document for eligibility in any of the three registers will use a consistent approach. Additionally, the HRI's similarity to the California Register criteria ensures that locally designated resources will receive protection under CEQA (see page 92 for a detailed discussion of CEQA and historic resources).

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register/local HRI 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."[13] 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

[13] 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

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.

For evaluation purposes, a historic resource ultimately either possesses integrity or does not. A property that has sufficient integrity to convey its significance for listing in the national, state, or local historical register will generally retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. The aspects of integrity necessary depend 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.

However, levels of integrity are sometimes helpful for city planning purposes. For instance, some properties may rate exceptionally high in all aspects of integrity; such properties should be given high priority in preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from 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 integrity must also retain all features from the period when it was associated with a significant person (including later alterations).

IV. HISTORIC CONTEXT

This section provides information specific to the West Napa survey area. Please refer to the City-Wide Historic Context Statement (1 September 2009) for an expanded discussion of each historic period, theme, and property type relative to broad patterns of city development.

Pre-History & Native Peoples (pre-1800)

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group. 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. [14]

No 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).

Spanish & Mexican Period (1800-1845)

Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823), is located in present-day Sonoma. It is the closest mission in proximity to Napa. 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 Guadalupe 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.

RANCHO ENTRE NAPA

The West Napa survey area was originally part of Rancho Entre Napa, a grant owned by Nicholas Higuera. Higuera was a soldier in San Francisco from 1819 to 1823 and later served as *alcalde auxiliary* (auxiliary mayor) in Sonoma. In 1836, Higuera was granted two adjacent ranchos by Governor Manuel Chico. Both were located on the west side of the Napa River; Rancho Entre Napa on the north, with its northern boundary established at Napa Creek, and Rancho Rincon de los Carneros to the south. Today, the West Napa neighborhood is located on what was originally the northeastern corner of Rancho Entre Napa. Higuera maintained 2,000 head of cattle and 3,000 horses on his ranch. Though he retained a house in Sonoma, he also had a primitive adobe on his Rancho Entre Napa claim.[15]

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[14] 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.
[15] Mildred Brook Hoover and Douglas E. Kyle, *Historic Spots in California*, (Palo Alto, CA: Stanford University Press, 2002), 247.

"Diseno del Rancho Entre Napa," circa 1840
(Online Archive of California)

ASSOCIATED PROPERTY TYPES

Buildings constructed during the Spanish and Mexican periods were primarily adobe or rough wood-frame structures, commonly rendered in the Spanish Colonial style or simply finished in a traditional or vernacular style, and would have likely included residential, agricultural, and religious properties. However, no physical evidence remains of this era in the West Napa survey area today.

Early American Settlement (1846-1859)

GOLD RUSH ERA

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. This site consisted of approximately 80 acres subdivided and purchased from Nicholas Higuera's Rancho Entre Napa. It is described as having spanned about two blocks from the Napa River west to Brown Street, and from Napa Creek south to the southern end of Main Street. This initial town plat was located east of West Napa and outside of the survey area.

One of the first settlers in the West Napa survey area was John Patchett, who purchased a 100-acre parcel of land from Nicholas Higuera in 1852. This property was located between First and Laurel streets, just west of Jefferson Street, and is said to have included the original Higuera adobe.[16] Patchett established a farm with an orchard and a vineyard of mission grapes on the property that came to be known as Patchett's Addition. In 1857, Patchett produced six barrels and 600 bottles of wine from his produce and sold it for two dollars per gallon. Two years later, he constructed a stone winery building in town, thus establishing the first commercial winery in Napa.[17] This was the place where the renowned Charles Krug – known as the founding father of Napa's wine industry – got his start as Patchett's employee.[18]

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. 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. Napa's famous commercial wine industry was also started in the wake of the Gold Rush. Following Patchett's lead, winemaking had become a popular occupation by the 1860s and 1870s, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.[19]

TRANSPORTATION & INFRASTRUCTURE

NAPA RIVER & CREEK

As Napa City grew in the wake of the Gold Rush, the Napa River continued to be the focal point of the town. 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.[20] Businesses, factories, and warehouses clustered on both banks of the river for easy access to the shipping lines, while residential neighborhoods like West Napa were established away from the water.[21] This organization was spurred by the need to protect houses from the regular flooding of the river, as well as by the need for industrial plants to have proximity to the water. Napa Creek, which branches from the Napa

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[16] Weber, *Old Napa Valley: The History to 1900*. 30
[17] Kathleen Thompson Hill and Gerald Hill, *Napa Valley: Land of Golden Vines,* 4th ed. (Guilford, CT: Globe Pequot Press, 2005), 297.
[18] Weber, *Old Napa Valley: The History to 1900,* 146.
[19] *Napa, Valley of Legends,* 67, 87-88. Heintz, 30-36.
[20] *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, Publishers, 1978), 2.
[21] Kernberger, *Mark Strong's Napa Valley,* 2.

River and creates the northern boundary of the West Napa survey area, was not navigable and did not contribute greatly to the commerce or industry of the city. Typically dry in summer and flowing in winter, it did however, provide a natural boundary between the early ranchos, the subsequent large agricultural properties and, later, between the neighborhoods of West Napa and Spencer's Addition.

EARLY ROADS

Public roads were slow to develop in Napa. Most major routes through the region 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.[22] The road ran through Napa City on what is now Soscol Avenue and Pueblo Avenue and turned north at today's 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 referred to as the "Old Back Road" or "East Side Road," and was marked on maps simply as "county road" until the early twentieth century. From West Napa, Brown's Valley Road was a major route leading west and was essentially a continuation of First Street, leading from downtown. It appears to have been established quite early in the area's history and provided access to farmland far west of the city. Just south of the West Napa survey area, Old Sonoma Road provided another route west, eventually leading to the town of Sonoma, as its name implies.

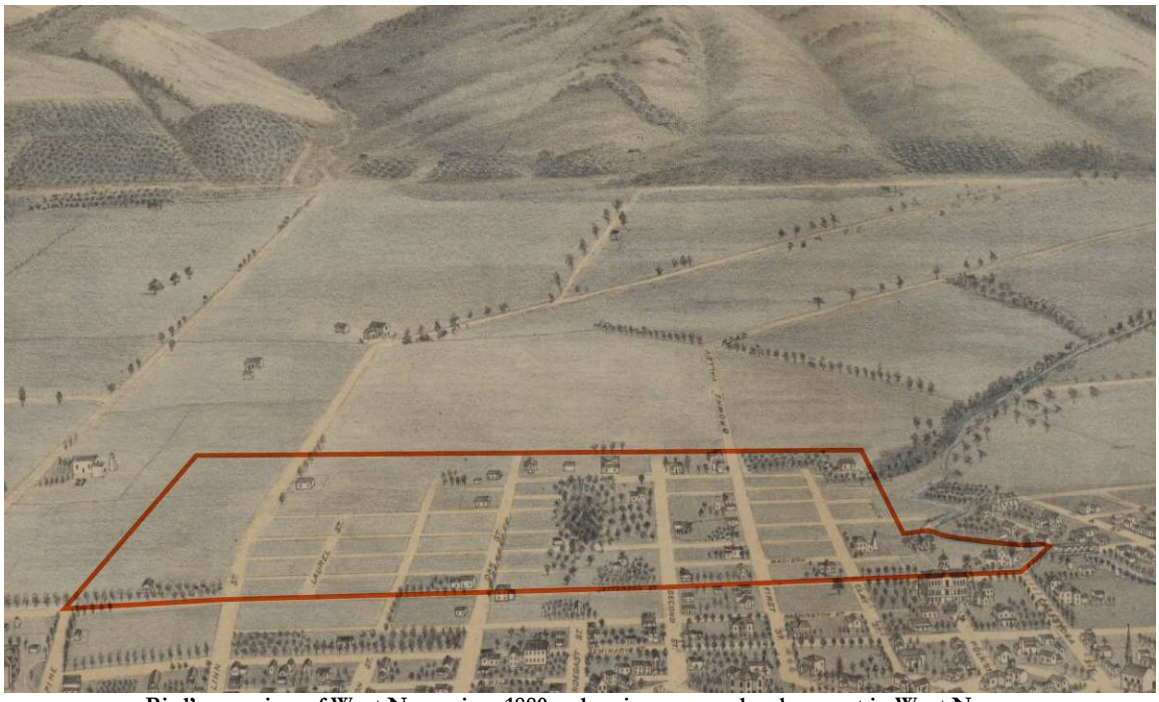
ASSOCIATED PROPERTY TYPES

Little physical evidence of the early American period remains, as no buildings that date to the 1840s or 1850s are extant in West Napa survey area today.

[22] Swett, 16. King, 34-35. Coodley and Schmitt, 12.

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.[23] In the Victorian era, industries were developed in Napa City to provide the necessary base for the economic growth of the entire valley. 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. Commercial development in downtown Napa during the Victorian era reflected the economic success of the city, and downtown was home to all the city's businesses and services, including groceries, general stores, saloons, hotels, restaurants, livery stables, and financial institutions, among others. As business and industry gained success, 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.



Bird's-eye view of West Napa circa 1880s, showing sparse development in West Napa.
Detail from larger city view by C.J. Dyer, with survey boundary roughly outlined in orange.
(Online Archive of California)

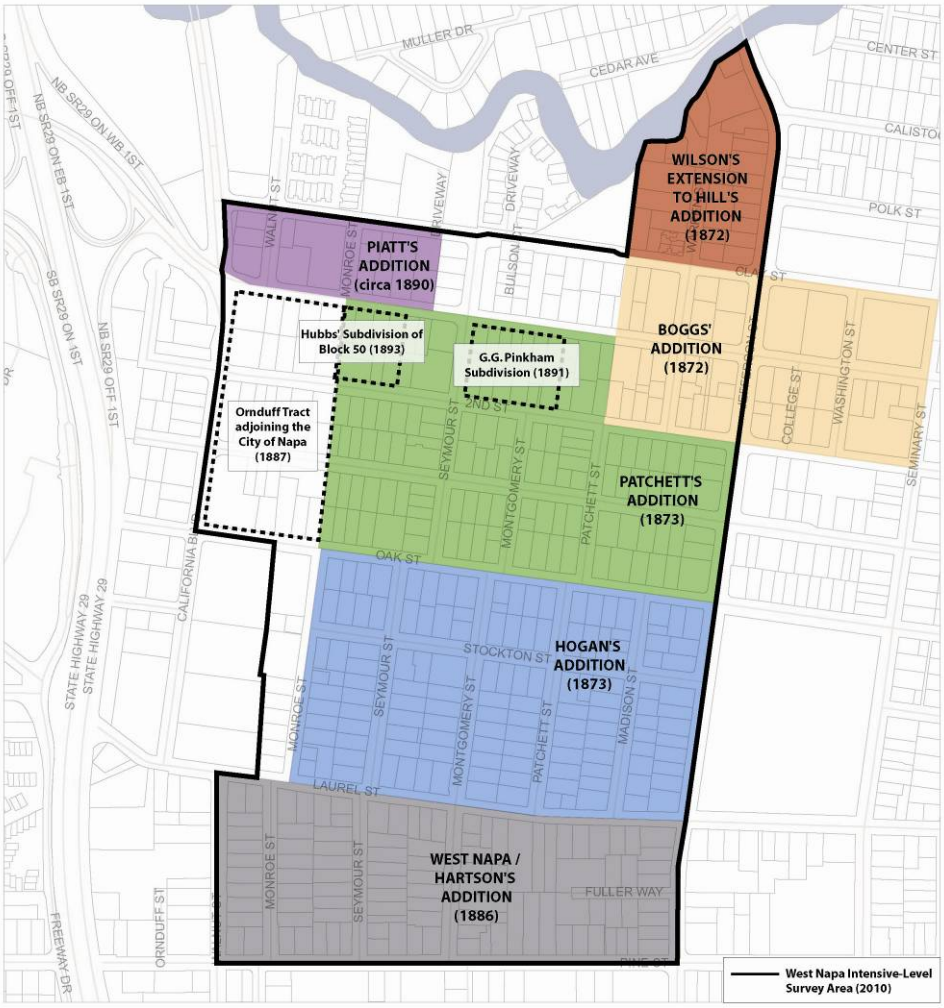
SUBDIVISION & EXPANSION

From Coombs' original town site, several expansions of Napa's area were made by various owners of adjacent land. The West Napa survey area was dominated by Patchett's Addition at the start of the Victorian era. Patchett's parcel was quickly joined by the adjacent Bogg's Addition (northeast of Patchett's Addition, 1872), Wilson's Extension of Hill's Addition (north of Bogg's Addition, 1872), Hogan's Addition (south of Patchett's Addition, 1873), and Piatt's Addition (northwest of Patchett's Addition, 1873). Later, in 1886, Chancellor Hartson filed an addition known as Napa's West End,

[23] *Napa, Valley of Legends,* 68. Gregory, 157. Kilgallin.

which was located south of Hogan's Addition. The following year, the Ornduff Tract was established. It was directly adjacent to the west side of Patchett's Addition and was not included inside the city limits until 1918.[24]

During the Victorian era, these large additions began to be subdivided. In 1891, the G.G. Pinkham Subdivision of Land created a dozen parcels within Patchett's Addition, roughly contained within the western half of the block that is now bounded by First, Second, Seymour and Warren streets. Nearby, Hubb's Subdivision was created in 1893 and also consisted of a partial block between First and Second streets.[25] Subdivision that occurred in West Napa in the late nineteenth century was concerned primarily with creating saleable parcels of a convenient size for building. The actual construction of individual houses was left to the buyers of the lots, however, and most were not developed for many years. Subsequent subdivisions of the land occurred in following periods.



Map of Victorian-era additions and subdivisions in West Napa (Page & Turnbull)

[24] Napa County Assessor, addition and subdivision map books.
[25] Ibid.

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."[26] 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.[27] These boundaries included only a small, approximately six-block area at the northeast corner of the West Napa neighborhood.

RESIDENTIAL DEVELOPMENT

Growth occurred readily to the south of downtown, in the Fuller Park and Napa Abajo neighborhoods, with West Napa being slower to develop. Following the same trends, however, West Napa was established as a primarily residential area during the Victorian era. Because of the comparatively low cost of land and construction, the relative prosperity of Napa, and high social value placed on family life, residences ranged from mansions to cottages, often on the same block.

The 1861 U.S. Coast Survey Map shows approximately six residences in the neighborhood, all widely spaced on fenced parcels that likely had agricultural uses. One of these houses, near Clay and Jefferson streets, was the Patchett residence.[28]

Patchett's few neighbors included J.S. Trubody, who had settled north of Napa around 1850 and in 1875 built an elaborate Italianate style house in West Napa, on First Street between Seymour and Warren streets (2021 First Street). Trubody is remembered as the first commercial vegetable grower in the county. The same year, Williams Smith constructed a Second Empire style house nearby (1929 First Street), and Finnis Ewing Johnston built a Greek Revival style house with Italianate influences at the corner of Jefferson and Clay streets (1041 Jefferson Street). Johnston was a prominent attorney in early Napa, practicing law there from 1869 until 1917.[29]

Development west of Jefferson Street remained sparse through the 1880s. A historic bird's-eye view from that time period (see below) shows about a dozen houses on large parcels with outbuildings. Residences built by this time were typically located along First Street and included the Wilfred Ingalls House (2133 First Street, circa 1885), the Hackett House (2109 First Street, 1888), and the J.W. Hoover House (2010 First Street, circa 1889).[30] Between Second and Oak streets there was a large undeveloped parcel that was planted with an orchard (possibly belonging to John Patchett).

The 1891 Sanborn Fire Insurance map is the first that covers any portion of the West Napa area, but shows only a section of Jefferson Street between Clay and Oak streets. Only three houses are shown fronting on Jefferson Street between Clay and Second streets, the northernmost being the Finnis Ewing Johnston House mentioned earlier. In the early 1890s, the identical Belnap Cottages at 1792 Second Street and 952 Jefferson Street were built as rental properties by contractor Theodore Belnap, who eventually lived in the latter. Though just outside the survey area, the Churchill-Dollarhide Estate was constructed (1891) on the south side of Pine Street, near Jefferson Street (1991 Pine Street). The Estate included a low-profiled, Second Empire style house constructed by prominent

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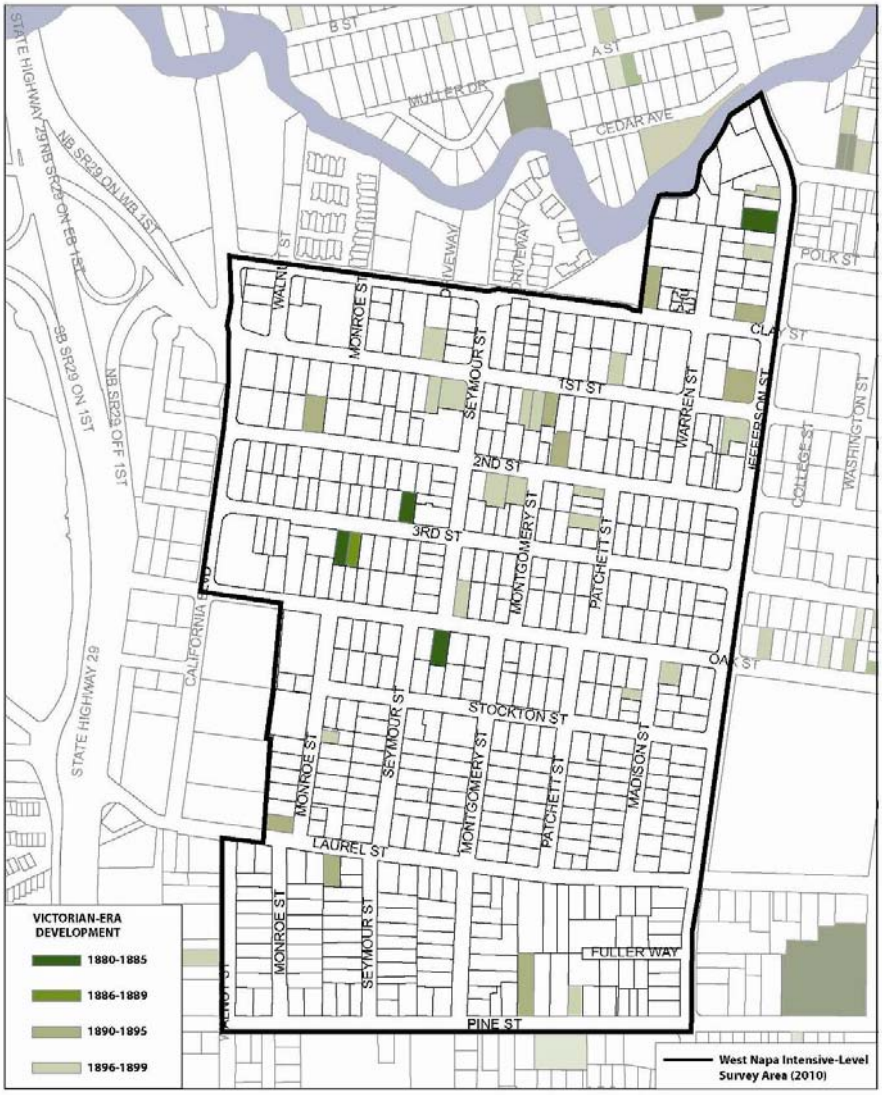
[26] *Napa, Valley of Legends,* 68. Gregory, 157. Kilgallin.
[27] Bloomfield, 4-6.
[28] Anne Bloomfield. *A Residential Context for the Cultural Resources of the City of Napa.* (Prepared for Planning Department, City of Napa, January 1996), 44.
[29] Anthony Raymond Kilgallin. *Napa: An Architectural Walking Tour.* (Charleston, SC: Arcadia Publishing, 2001), 24, 50, 56.
[30] Napa County Landmarks. "Past Candlelight Tours" (list of houses). Internet: <http://www.napacountylandmarks.org/Archives/pastCandlelight.html> (accessed: 4 February 2010).

banker Edward Churchill. Shortly after it was built, the Estate was purchased by Pope Valley rancher A.J. Dollarhide.[31]

The Churchill-Dollarhide Estate was an outlying exception, located well south of most West Napa residences, which still clustered around First, Second and Jefferson streets. In 1892, the J.C. Noyes House was constructed at the prominent corner of Jefferson and First streets (1005 Jefferson Street). A City Landmark, it is still an eye-catching Queen Anne landmark at this intersection of two major thoroughfares. Like many houses along First Street, the Noyes House was designed by one of Napa's most renowned architects of the time, Luther Turton, and the palm trees that grace its yard were planted in 1895.[32] Noyes was the assistant cashier and a director of the James Goodman and Co. Bank, Napa's first bank. The Noyes House was later owned by County Superior Court Judge John P. York. [33]



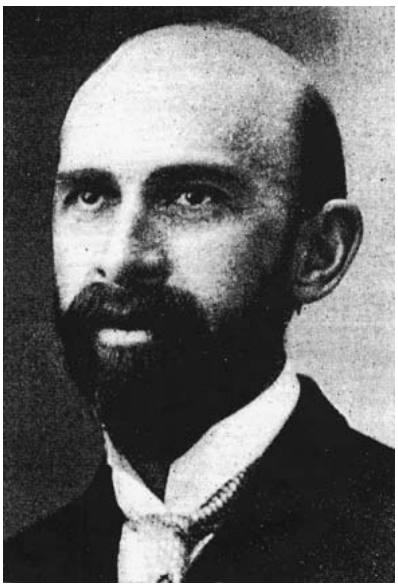
Map showing Victorian-era development in West Napa (1870-1899)
(Page & Turnbull)

[31] Kilgallin, 52.
[32] Kilgallin, 50, 52.
[33] "Homes of Napa" clipping file, Napa County Historical Society.

In 1893, Luther Turton's own house was built at 2033 First Street. In the late 1890s, the neighborhood grew to include the Banks House at 2125 First Street and the O'Neill House at 2117 First Street (both constructed in 1895), the Beeby-Robinson House (2211 First Street, ca 1885), the Charles Pearch House (2225 First Street, ca. 1885), the Oliver Hoffman House (2107 Second Street, 1898), the W.J. Stoddard House (2230 First Street, 1898), and the Johnston House (1137 Warren Street, 1899).[34]

ARCHITECTS & BUILDERS

As alluded to above, West 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. 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, and would be considered a master under National Register Criterion C.[35]



Luther Turton
(www.sfgate.com)

Luther Turton's portfolio is quite extensive. Highlights of his work in West Napa include: the Noyes House (1005 Jefferson Street, 1892) and the associated Noyes Mansion (1750 First Street, 1902) located across Jefferson Street from the Noyes House; the Squire House at (1801 Oak Street, 1905); the Kahn-Voorhees House (1910 First Street, 1905); the Henry J. Manasse House (845 Jefferson Street, 1917); the Francis House (1926 First Street, 1905); the Ingalls House (2133 First Street, 1895); the Hackett House (2109 First Street, 1889); and his own residences at 2033 First Street (1893) and 1767 Laurel Street (1915).[36] Turton's only non-residential property in West Napa was the factory of the Napa Glove Company, constructed in 1910 on Monroe Street.

William H. Corlett (1856-1937) was another Napa architect and co-owner of the Enterprise Planing Mills on Third Street in East Napa. 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 in West Napa include the Hunter-Prouty House (1801 First Street, 1903) and his own residence at 507 Jefferson Street (1908-1910).[37]

Prolific local builders who executed many of the designs of these architects included E.W. Doughty, whose own house is located at 1301 Jefferson Street (1906); Theodore T. Belnap; and William

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[34] Napa County Landmarks.
[35] Dave Weinstein, Signature Architects of the San Francisco Bay Area (Layton, Utah: Gibbs Smith, 2006), 35-40. Kernberger, Mark Strong's Napa Valley, 37.
[36] Ibid., Bloomfield, 16. State of California DPR 523 Forms for named properties.
[37] Kilgallin, 49. Bloomfield, 14.

Coffield. Resources associated with these builders may be significant under National Register Criterion C, although additional research about their contributions would be necessary before making this determination.

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

COMMERCIAL, INDUSTRIAL & INSTITUTIONAL DEVELOPMENT

The West Napa survey area did not feature much, if any, commercial, industrial or institutional development during the Victorian era, since it was sparsely populated and the city's downtown served as the mercantile and financial center of Napa. The 1891 Sanborn map indicates that the Napa Brewery, run by G. Wagner, was located on Napa Creek just outside of the survey area boundaries. Relatively isolated, the brewery was nevertheless a well-developed complex featuring a brewing facility with copper kettles, a beer storage cellar with a residence (likely Wagner's own) on the second floor, a separate wine cellar building, and multiple sheds and outbuildings. It was accessed by Brewery Road, which branched north from the west end of First Street, about where Walnut Street does today. According to Sanborn maps, the Napa Brewery continued to operate through at least 1910 and the complex remained intact, though non-operational, through at least 1949. The brewery is no longer extant.

Also in close proximity, but just outside of the West Napa survey area, was the Napa Collegiate Institute. This multiple-building complex was located on a large parcel located on the west side of Jefferson Street, between Calistoga and Clay streets. A long-established institution by 1891, the school had been established in 1860 by A.H. Hamm and consisted of a four-story brick building with a veranda on three sides. It was one of the first co-educational institutions on the West Coast and was run by a partnership of Napa's founding fathers, including Chancellor Hartson and Nathan Coombs. By 1870, the school had ties with the Methodist Church and within the next two decades gained a number of new buildings.[38]

TRANSPORTATION & INFRASTRUCTURE

NAPA VALLEY RAILROAD

The development of railroads in Napa was essential to the growth of the West Napa survey area and the entire city during the Victorian era. Enthusiasm for a railroad project first gained momentum in

[38] Slocum, Bowen & Co. and Lyman L. Palmer, 267-268.

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 the town of Soscol (south of the city) 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.[39] In Napa City, the tracks initially ran along Main Street to Fourth Street, then along Division Street to Jefferson Street, allowing West Napa to connect more easily with downtown. The present route of the tracks through the city (north from Vallejo along the east side of the river, crossing the Napa River just east of Soscol Avenue to bypass downtown, running along Lawrence, and continuing northwest from Lincoln Avenue) was completed in 1877.[40]

The Napa Valley Railroad was extended north along Calistoga Avenue (a continuation of Jefferson Street) 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.[41] With the completion of the first transcontinental railroad in 1869, there was fierce competition over transportation and shipping nationwide, and the steam railroad, combined with ferry service, linked Napa City with the rest of the country and provided the primary mode of transportation until electric trains were introduced at the turn of the century.[42] In 1875, the Napa Valley Railroad was acquired by the Southern Pacific Railroad, with passenger depots located in East Napa (Fourth and Soscol) and West Napa (along the railroad tracks, now California Avenue, at Stockton Street). The proximity of the railroad to the survey area facilitated development because it provided convenient transportation for area residents.

ROADS AND BRIDGES

Travel along the roads to St. Helena, Calistoga, and Sonoma was improved, and within the city itself, some streets were graded and had gravel surfaces, although few were fully paved. In April 1866, the legislature allowed construction of a macadamized road from Napa to St. Helena. The route roughly followed present-day Jefferson Street.[43] The bridges across the Napa River were also enhanced, with stone bridges replacing the wooden ones that continually collapsed during winter floods. 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 from the 1860s until about 1910 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 and sound investment this type of construction evoked.[44] Numerous smaller bridges were established across Napa Creek at Brown, Coombs, Pearl, and Clay streets to facilitate urban development. According to the 1891 Sanborn Fire Insurance Map, a wooden bridge across Napa Creek was constructed to join the north end of Jefferson Street with Calistoga Avenue at the northeast corner of the West Napa neighborhood. This bridge provided an important connection between Downtown and up-valley communities like Calistoga and St. Helena. In 1904 the Jefferson Street Bridge was replaced with the stone bridge that is present today, and which was retrofitted with concrete post and beam reinforcement in 1970.[45]

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[39] Swett, 16. *Napa, the Valley of Legends,* 79-80.
[40] Bloomfield, 7.
[41] Weber, *Old Napa Valley*, 184.
[42] 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), 25. Swett, 16. Davis, 31. Coodley and Schmitt, 37. *Napa, the Valley of Legends,* 79-80.
[43] Slocum, Bowen & Co. and Lyman L. Palmer, *History of Napa and Lake Counties, California: Comprising Their Geography, Geology, Topography, Climatography, Springs and Timber* (San Francisco, Ca: Slocum, Bowen & Co., 1881), 71.
[44] "Historic American Engineering Record: First Street Bridge over Napa Creek," 7.
[45] Craig Philpot, "Historic Bridges of the U.S.," http://bridgehunter.com/ca/napa/21C0010/.

WATER & POWER

Along with major transportation improvements, utility services were introduced in Napa in the late nineteenth century. 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. As West Napa was relatively rural during this era, the presence of water towers today tends to indicate that a property was originally far removed from any infrastructure that would have provided a reliable water supply. Pipelines were laid as the city limits expanded to deliver the water to residents, and steam pumps provided sufficient pressure for firefighting. By 1906, West Napa was served by a new well and reservoir at Elm and Jefferson streets, which pumped water to a large water tower at Pine and Seminary streets for distribution.[46] 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.[47]

SUMMARY OF SIGNIFICANT THEMES

Development during the Victorian era (1860-1899) is important because it was during this period that West Napa was established as a middle-class residential neighborhood in response to Napa's emerging role as the commercial center of the surrounding agricultural area in Napa Valley. West Napa's proximity to Downtown and location along major transportation routes—Jefferson Street was the main road to Calistoga, while First Street connected west to Brown's Valley—made the neighborhood a desirable place to build, especially north of Oak Street. As in most neighborhoods in Victorian Napa, land in West Napa was subdivided with the intent of real estate speculation, but homes were built as independent units, not as speculative tracts of nearly identical houses. Prominent Victorian-era architects and builders—namely Luther Turton, William Corlett, and E.W. Doughty—also contributed significantly to the form of West Napa's built environment. As a result, West Napa contains a unique combination of ornate mansions and modest cottages from this period. Additionally, the establishment of infrastructure and transportation routes and systems, especially along Jefferson Street, helped pave the way for future development in the area.

ASSOCIATED PROPERTY TYPES

Property types from the Victorian era located in the West Napa survey area include only residential properties, which are significant because they represent West Napa's establishment as a middle-class residential neighborhood. No Victorian-era commercial, properties are extant, as most commercial activities occurred downtown. A few institutional properties – such as a school – were located in general proximity to the West Napa survey area, but none were located within its boundaries. Likewise, manufacturing and industrial development occurred primarily south and east of downtown and though a few industrial properties were located in general proximity to the West Napa survey area during the Victorian era, none seem to have been located within its boundaries.

The Jefferson Street Bridge is the only bridge in the survey area. While a bridge was originally constructed at this location during the Victorian era, it was replaced in 1904 and altered in 1970; the current bridge is therefore not included in this property types discussion.

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[46] Weber, *Napa,* 81. Mario J. Torotorolo, "History of the City of Napa Water Supply," *Napa County Historical Society Gleanings,* 2:2 (May 1978), in City of Napa Planning Department Archives. Gregory, 158.
[47] Sanborn Fire Insurance Maps (1910, 1924). Torotorolo, "History of the City of Napa Water Supply," 4.

RESIDENTIAL PROPERTIES

As business and industry gained success in the late nineteenth century, Napa experienced a period of steady residential growth, with booming construction and expanding city limits. The West Napa survey area began to develop residentially at this time and was the junction between residential uses associated with downtown and the agricultural uses found farther west. Residential development in Victorian-era West Napa consisted of scattered houses, which tended to be located on expansive parcels because the area was undeveloped and space was readily available. Being located some distance from downtown, these properties were necessarily self-sufficient and so they often featured numerous outbuildings to serve agricultural and infrastructure needs. At the end of the nineteenth century, development in West Napa was sparse, with only a few houses per block and much of the neighborhood remaining unincorporated. Today, extant residential properties from the Victorian era are primarily located in the northern portion of the survey area, mostly along First and Third Streets, with a few scattered representatives on Oak, Seymour and Jefferson streets.

Residential properties from the Victorian era can be categorized as either mansions or cottages. The differentiation relies largely on their scale and decorative exuberance, with mansions being large and ornately ornamented and cottages being smaller and more modestly finished.

MANSIONS

Victorian-era mansions in West Napa, clockwise from top left: Queen Anne style house, First Street (1892); Stick/Eastlake house, Jefferson Street (1897); Italianate house, Clay St. (1890); Noyes-York House, Jefferson & First streets (1892); Italianate house, Third St. (1886); and Second Empire style Smith House, First St. (1875). (Page & Turnbull, February 2010)

Architectural Description

The West Napa survey area was only beginning to develop during the Victorian era and primarily featured semi-rural residential properties. Because land was plentiful and undeveloped, it allowed for the construction of larger residences that fall under the classification of mansions. All are generally built of wood-frame construction, two or more stories in height, commonly employed wood cladding, and were ornate in the ornamentation and finishes popular in Victorian-era architecture. Architectural styles commonly represented by mansions within the survey area include Greek Revival, Italianate, Second Empire, and Queen Anne. Mansions in West Napa tended to rise above

standard vernacular models with applied ornamentation, and implemented more elaborate forms that incorporated towers, wrapped verandas and distinctive rooflines as well as profuse ornament.

Victorian-era mansions in the survey area tend to be set back from the lot lines, allowing space for landscaping. Many are also located on corner lots, which were readily available at the time these houses were constructed and give them prominence in the neighborhood today. Some mansions from the Victorian-era have associated outbuildings, such as sheds, small barns, and even carriage houses, located at the rear of the lot.

Character-Defining Features

Mansions in the West Napa survey area associated with the theme of Victorian-era residential development patterns exhibit the following character-defining features:

- Single-family occupancy (large in size)
- Location in West Napa (particularly along First Street and in the area north of Oak Street)
- Victorian-era architectural style and form
- Set back from lot line
- Two or more stories high
- Wood-frame construction
- Gable, hip or mansard roofs
- Wood cladding (in multiple types and textures, creating decorative patterns)
- Elaborate wood ornamentation
- Wood-sash windows (typically double-hung)
- Bay windows, towers or turrets
- Wood doors (glazed or paneled)
- Associated ancillary buildings (e.g. small barn, shed, water tower, or carriage house)

Significance

Victorian-era mansions in West Napa are likely to be significant because they demonstrate the establishment of the neighborhood as a fashionable residential area, or are exceptional examples of a Victorian-era architectural style or an architect's work. In order to be eligible for listing in the local, state, or national historic register, Victorian-era mansions in the West Napa survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A mansion from the Victorian era would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's early development as one of the city's most fashionable residential neighborhoods. In contrast to cottages, mansions reflect the residents' wealth and presence in the community, and can convey the prosperity of the city as a whole during this time. The presence of residential outbuildings might bolster the significance of a residence, as they help convey the building's association with early development when the neighborhood was semi-rural and featured some agricultural uses. Groups of mansions—or a combination of mansions and cottages—that all represent these themes would likely be eligible as a district. A mansion or group of mansions may also be significant under Criterion A/1/A if it is associated with other historic themes.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A Victorian-era mansion may be significant under Criterion B/2/B (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. Mansions along First or Jefferson streets

are highly likely to be associated with significant persons. For example, the Finnis Ewing Johnston House at 1041 Jefferson Street was associated with Johnston, one of Napa's most prominent early attorneys. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A Victorian-era mansion in West Napa is likely to be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular Victorian-era architectural styles (i.e. Greek Revival, Italianate, or Queen Anne). Many Victorian-era mansions in West Napa can be considered high-style examples of Victorian-era architecture and might be considered individually eligible or as contributors to a district. Mansions in the survey area also have a high likelihood of being significant under NR/CR Criterion C/3 or HRI Landmark Criterion D as the work of a master, as prominent architects Luther Turton and William Corlett were especially prolific in West Napa at this time and designed houses – both mansions and cottages – for some of the area's prominent residents. Mansions designed by master architects can reflect any of the Victorian-era styles, but are typically more ornate than other residences.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a mansion in West Napa must retain sufficient integrity to convey its significance as part of the Victorian-era residential development theme. A Victorian-era mansion that has sufficient integrity will retain a majority of the character-defining features listed above.

- A mansion significant under Criterion A/1/A should have integrity of location, design, setting, and feeling as a large, high-quality residence at the minimum. Mansions in the area are unlikely to retain their original setting because they have been enveloped by denser twentieth-century residential development; however, this does not compromise their integrity of setting or preclude them from remaining eligible, as the subsequent residential development of the neighborhood is also a significant trend. For residential districts that may be found in the area, cohesion among the buildings is more important than the design qualities of the individual buildings.

- A mansion significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C & D. If the mansion is significant under this criterion as an example of 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a mansion may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify. However, in order to be eligible as the work of a master, a mansion must retain an especially high degree of integrity of design, materials, and workmanship in order to properly demonstrate its association with a master architect.

- *Integrity consideration for commercial uses:* Mansions which have been converted to commercial use, such as those along Jefferson or First streets, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Victorian-era architectural styles and residential development patterns.

- *Integrity consideration for moved resources:* Victorian-era mansions which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if a Victorian-era mansion was moved within the neighborhood or to the area prior to World War II, it may still contribute to development patterns under Criterion A/1/A. If the house was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated mansion will likely still be able to convey its significance under Criterion C/3/C & D if its overall form and architectural character are intact.

- *Integrity consideration for associated outbuildings:* Victorian-era mansions can include associated ancillary buildings. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the mansion property. Thus, under all criteria, a Victorian-era mansion that retains its ancillary buildings would be considered to have especially high integrity.

COTTAGES

Architectural Description

The semi-rural residential nature of West Napa also led to the construction of smaller cottage dwellings, also often surrounded by large parcels of land. All are generally built of wood-frame construction, only one-story in height, commonly employed wood cladding, and were decorative, but not extremely ornate in their ornamentation and finishes. Architectural styles commonly represented by cottages in the survey area include Italianate and Queen Anne. Though modest, Victorian-era cottages often incorporated bay windows, emphasized porches, and moderate ornamentation.

Victorian-era cottages in the survey area tend to be set back from the lot lines, allowing space for landscaping, though their lots may be smaller and more closely spaced than those of mansions. They were typically located mid-block, while mansions tended to be constructed on corner lots. Some cottages from the Victorian-era have associated outbuildings, such as sheds, small barns, and water towers located at the rear of the lot.

Victorian-era cottages in West Napa, clockwise from top left: Queen Anne house, Jefferson Street (1898); Queen Anne cottage, First Street (1898); Queen Anne cottage, Laurel Street (1895); Folk Victorian cottage, Third Street (1899); Gothic Revival cottage, Seymour Street (1870); and Greek Revival style cottage, Pine Street (1895). (Page & Turnbull, February 2010)

Character-Defining Features

Cottages in the West Napa survey area associated with the theme of Victorian-era residential development patterns exhibit the following character-defining features:

- Single-family occupancy (modest in size)
- Location in West Napa (particularly in the area north of Oak Street)
- Victorian-era architectural style and form
- Set back from lot line, but located on smaller, more closely spaced lots
- One story
- Wood-frame construction
- Gable or hip roof
- Wood cladding (sometimes in multiple types and textures, creating decorative patterns)
- Moderate wood ornamentation
- Wood-sash windows (typically double-hung)
- Bay windows
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. small barn, shed, or water tower)

Significance

Victorian-era cottages in West Napa are likely to be significant because they represent the neighborhood's earliest residential development; many are also significant as examples of a Victorian-era architectural style or an architect's or builder's work. In order to be eligible for listing in the local, state, or national historic register, Victorian-era cottages in the West Napa survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A cottage from the Victorian era would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's early development as a residential neighborhood. The presence of residential outbuildings might bolster the significance of a cottage, as they help convey the building's association with early development when the neighborhood was semi-rural and featured some agricultural uses. Groups of cottages that all represent these themes would likely be eligible as a district. A cottage or group of cottages may also be significant under Criterion A/1/A if it is associated with other historic themes.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A Victorian-era cottage may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community. While mansions are more likely to be significant under this criterion, cottages—especially along First or Jefferson streets—may still be associated with significant persons, as this was a popular place for prominent citizens to build their houses. For example, carpenters, master builders, and local artists built cottages in West Napa, and may be found to be significant under this criterion. However, note that a cottage eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A Victorian-era cottage in West Napa is likely to be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular Victorian-era architectural styles (i.e. Italianate, or Queen Anne). Victorian-era cottages in West Napa might be considered individually eligible or as contributors to a district. Cottages in the survey area also have a high likelihood of being significant under NR/CR Criterion C/3 or HRI Landmark Criterion D as the work of a master, as prominent architects Luther Turton and William Corlett were especially prolific in West Napa at this time and designed houses – including both mansions and cottages – for some of the area's prominent residents.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a cottage in West Napa must retain sufficient integrity to convey its significance as part of the Victorian-era residential development theme. A Victorian-era cottage that has sufficient integrity will retain a majority of the character-defining features listed above.

- A cottage significant under Criterion A/1/A should have integrity of location, design, and feeling as a nineteenth century cottage at the minimum. Cottages in the area are unlikely to retain their original setting because they have been enveloped by denser twentieth-century residential development; however, this does not compromise their integrity of setting or preclude them from remaining eligible, as the subsequent residential development of the neighborhood is also a significant trend. For residential districts that may be found in the area, cohesion among the buildings is more important than the design qualities of the individual buildings.

- A cottage significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a cottage to convey its significance under Criterion C/3/C & D. If the cottage is significant under this criterion as an example of 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify.

- *Integrity consideration for commercial uses:* Cottages that have been converted to commercial use, such as those along Jefferson or First streets, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Victorian-era architectural styles and residential development patterns.

- *Integrity consideration for moved resources:* Victorian-era cottages which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if a Victorian-era cottage was moved within the neighborhood or to the area prior to World War II, it may still contribute to development patterns under Criterion A/1/A. If the cottage was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the building was moved, a relocated cottage will likely still be able to convey its significance under Criterion C/3/C & D if its overall form and architectural character are intact.

- *Integrity consideration for associated outbuildings:* Many Victorian-era cottages include associated ancillary buildings. These outbuildings derive their significance from the significance of the cottage, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the residence. Thus, under all criteria, a Victorian-era cottage that retains its ancillary buildings would be considered to have especially high integrity.

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.[48] 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.

The West Napa neighborhood continued to develop slowly in the first two decades of the twentieth century. In a comparison of Sanborn Fire Insurance maps covering the area bounded by Clay, Jefferson, Oak and the railroad tracks, very little new construction appears to have occurred during the years between 1901 and 1910. The street grid did change slightly, however, as Montgomery, Patchett, Jefferson and Third streets were cut through the large orchard parcel mentioned previously as possibly belonging to John Patchett. Following the division of that last remaining large agricultural property in the neighborhood, it was sparsely developed with about seven residences, but remained largely vacant for a time. After 1910, the orchard parcel and the neighborhood as a whole appear to have developed more rapidly, with many houses dating to the decade between 1910 and 1920. Early twentieth century construction was interspersed among existing Victorian-era residences, and West Napa 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.

RESIDENTIAL GROWTH

The beginning of interurban electric railroad service in 1905 (continuing to 1930) spurred residential development in Napa. Specifically, it allowed people who worked in Vallejo and Mare Island to live in the quiet neighborhoods of Napa. Coming from downtown, the train ran west on Third Street and then turned north up Jefferson Street, and transit-related development occurred all along the route.[49] Though it did not pass directly through West Napa, it certainly brought people to the neighborhood. Prior to the train connection, West Napa averaged about five houses per block, most concentrated north of Oak Street. After the interurban electric railroad was established, however, development appeared to increase. The northern portion of the survey area filled out more, and after 1910, development began to expand southward as well. By that time, there were five to ten houses per block, with the concentration of buildings fairly evenly distributed throughout the neighborhood.[50]

Many of the residents of West Napa appear to have been middle to upper class merchants and professionals, with many houses continuing to be associated with prominent names, as they were during the Victorian era.[51] A 1910 "land use" document records the following occupations of residents living in West Napa: merchant, trained nurse, doctor, glove manufacturing manager, architect, jeweler, bookkeeper, attorney, and constable .[52] In addition to these professional-level occupations, however, there were some skilled laborers also living in the area, including a carpenter, mail carrier, painter, foreman, teamster, stonemason, tanner, electrician, and contractor. The

[48] Kernberger, *Mark Strong's Napa Valley,* 1.
[49] Bloomfield, 32-33.
[50] Sanborn Fire Insurance Maps (1910).
[51] Bloomfield, 55.
[52] "1910 Land Use: Cross Reference 1910-1976: Street Addresses." Available at Napa City-County Public Library.

residences of many of the first group were concentrated along First Street, while those of the second group tended to be located along Oak Street and the north-south streets below it.

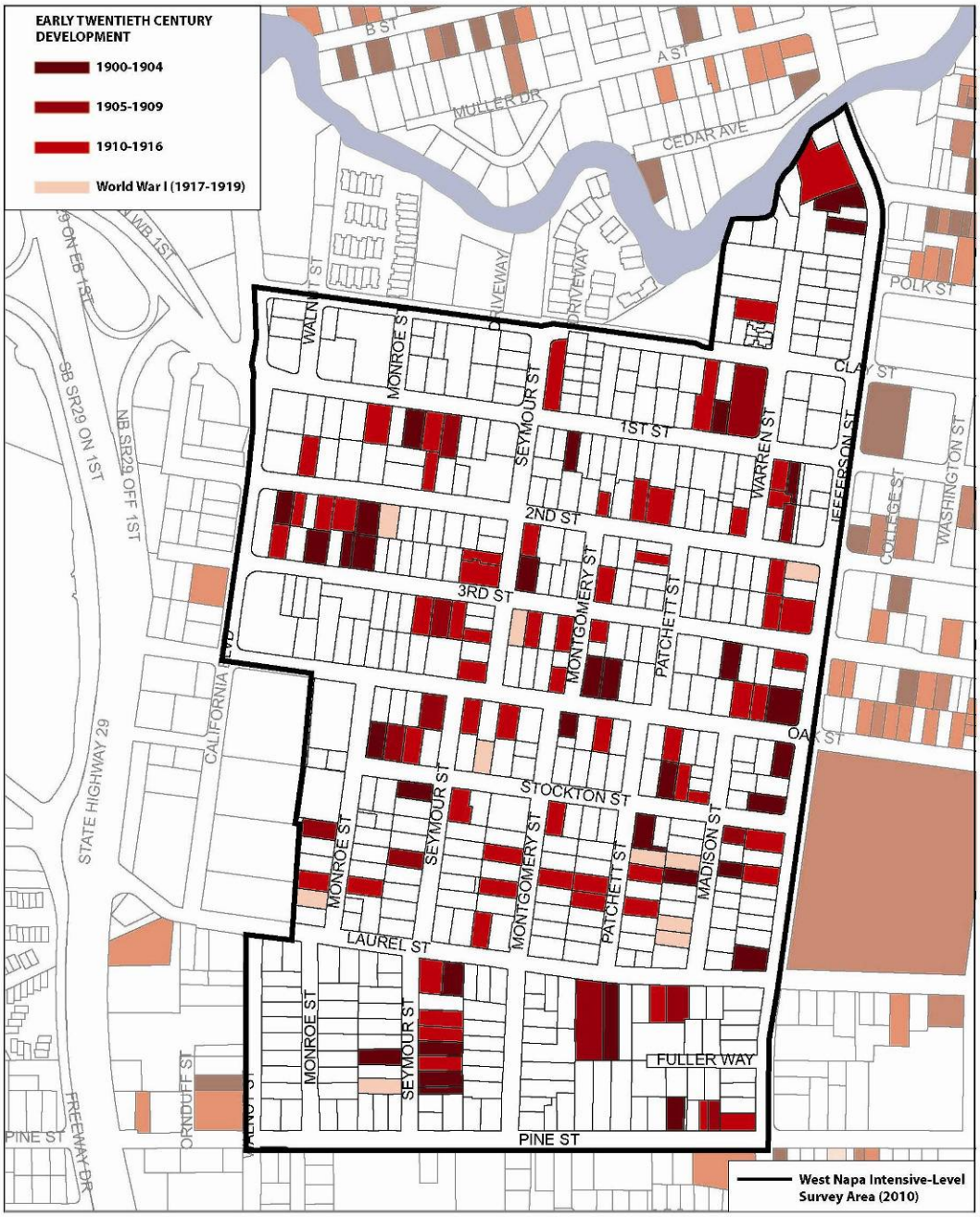
Prominent West Napa residences of the early twentieth century include the Kahn-Voorhees House (1910 First Street) designed for Dr. Adolph Kahn, one of Napa's leading physicians and City Council member, and the George H. Francis House (1926 First Street); both were designed in the Shingle style in 1905 by Luther Turton. The Francis house was commissioned by the owner and editor of the *Napa Valley Register* for his son. Remarkably similar in style and features to the Francis House, the Dr. R.M. Squire House (1801 Oak Street, 1905) was another Turton design that was located at the corner of Jefferson Street, across from Fuller Park (the park was established in 1905). Architect William Corlett designed the Shingle style Hunter-Prouty House at 1801 First Street in 1903, which belonged first to a prominent Napa real estate man, and later to a jeweler. Corlett's own house, a Shingle Style design with a dramatically pitched roof (1908-1910), was located at 507 Jefferson Street. There was also the Benjamin Bradshaw House (1842 Oak Street, circa 1910), which was designed in the American Foursquare style; the circa 1915 Craftsman bungalow Crawford House (2021 Oak Street); and the Edward Welti House (1831 First Street, 1901), which belonged to a harness merchant and is illustrative of the stylistic transition between the Victorian-era Queen Anne style and the later Classical Revival style. Across the street from the Edward Welti House was the Dr. Laurence Welti House (1834 First Street), a large Craftsman style residence built circa 1915. Another Craftsman bungalow, the Dempsey House (1910), was located nearby at 1835 First Street. The Henry J. Manasse House, owned by a member of the family that owned and operated the Sawyer Tannery, exhibits the Prairie style that was made popular by Frank Lloyd Wright during this period. It was designed by Luther Turton in 1917.[53] Mansions from this era along First Street appear to be in a high enough concentration to be eligible as a potential historic district.

Kahn-Voorhees House (right) and George H. Francis House (left) on First Street at Madison, circa 1905. (Napa Public Library)

During the early twentieth century the concept of multiple-family residences was brought to West Napa. One such residence at 1261-1263 Jefferson Street appears to be the first duplex in the neighborhood. Still extant, it is a modest vernacular style building with a symmetrical façade featuring

[53] State of California DPR 523 forms.

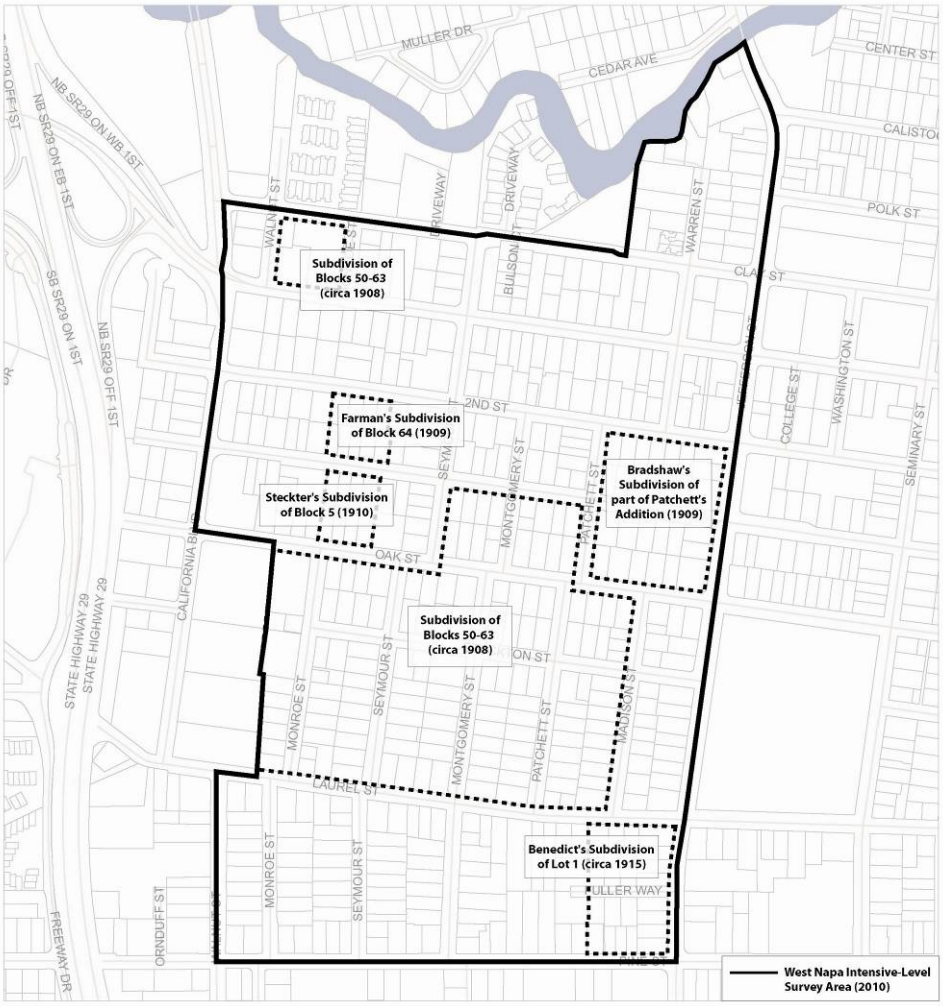
paired entry doors flanked by angled bay windows. Within the following decade, another multiple-family dwelling joined the first along the stretch of Jefferson Street north of Clay Street. This was a building constructed during the Victorian era and originally intended to function as a single-family dwelling. Moved from its location adjacent to Napa Creek to at lot at 1207-1209 Jefferson Street, it was converted to house two residential flats. It maintains its original form with a secondary porch and entry added on the southern façade to accommodate the upper flat. While duplexes and other multiple-family homes were constructed in later periods, they have not replaced single-family residences as the predominant building type, and density in West Napa has remained low.



Map of early twentieth century development in West Napa
(Page & Turnbull)

CITY LIMITS EXPANDED

As Napa grew both physically and economically, the incorporated city limits expanded to encompass some additional neighborhoods, including part of West Napa bounded by Laurel Street on the south and as far west as the irregular boundary of Monroe and Walnut streets. The portion of West Napa south of Laurel Street was added in 1914, and the small half-block-wide section on the east side of California Boulevard, bounded by First and Oak streets on the north and south, was added in 1918. The land further west and south of these incorporated areas was still slow to develop, with prune orchards and open fields covering the hillsides along Browns Valley Road. Areas like this remained rural until well into the twentieth century.[54]



Map of early twentieth century subdivisions in West Napa
(Page & Turnbull)

In addition to the expansion of Napa's city limits, additional subdivision occurred within the established West Napa neighborhood, continually parceling the land into smaller lots for eventual development. Many such subdivisions were made, including Benedict's Subdivision (southeast corner of Napa's West End addition, pre-1918); Bradshaw's Subdivision (eastern portion of Patchett's Addition, 1909); Farman's Subdivision (west side of Patchett's Addition, 1909); and Steckter's Subdivision (southwestern corner of Patchett's Addition, 1910). West Napa is one of the best

[54] Bloomfield, 2. Weber, *Napa,* 96.

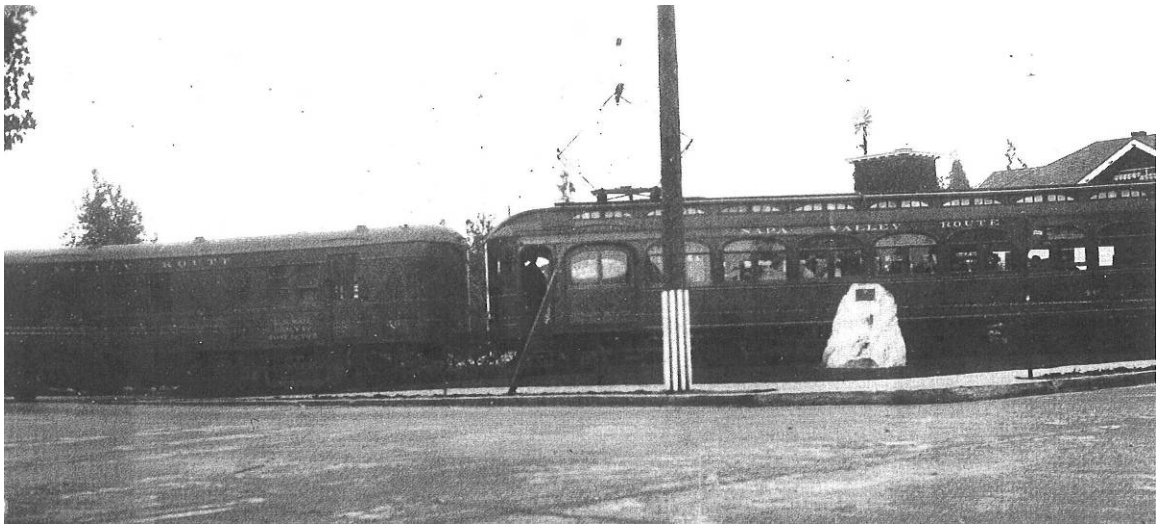
examples of early twentieth century neighborhood development in the City of Napa. Its proximity to Downtown, its location along the interurban electric railroad route, and its reputation as a fashionable neighborhood made West Napa a desirable place to build, especially for middle-class residents. Land speculators capitalized on these factors, setting the stage for the construction of single-family homes in the neighborhood that would continue through the 1930s. Other historic neighborhoods such as Napa Abajo and Fuller Park had already been subdivided by this time, and twentieth century construction was merely interspersed among older residences.

1907 map of the City of Napa, with West Napa survey area outlined in orange (Darms, 108)

TRANSPORTATION

INTERURBAN ELECTRIC RAILROAD

As noted above, the establishment of an interurban electric railroad, which traveled to the intersection of Third and Jefferson streets, boosted development in West Napa starting in 1905. In an effort to bring vitality to a sagging economy at the turn of the century, Napa city officials had granted a charter to the Vallejo, Benicia & Napa Valley Railroad Company (VB&NV) to develop an interurban electric railroad in 1901. The VB&NV was organized by Colonel J.W. Hartzell and H.F Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead. By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year.[55]



Interurban electric railroad turning onto Jefferson from Third Street, September 1930.
(Swett & Aiken)

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, tracing the northeast edge of the West Napa neighborhood. 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.[56] 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.[57] Residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also

[55] Swett, 27-32. Kernberger, *Mark Strong's Napa Valley,* 5
[56] Swett, 88.
[57] Ibid., 106-120.

provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo and San Francisco. The neighborhoods surrounding the route—including West Napa—flourished and property values increased as a result of the new service.[58] West Napa's building boom from 1905 to 1930 was therefore likely a result of the interurban electric railroad.

SOUTHERN PACIFIC RAILROAD

In 1877, the Southern Pacific Railroad took over operation of the Napa Valley Railroad and by 1910 a branch line was laid that ran through the west side of the city and was known as the Westside Line. Generally following the route of today's California Boulevard, the line was served by the West Napa Railroad Station (no longer extant), a depot for passengers and freight, that was located adjacent to the tracks south of Oak Street and west of Monroe Street, just outside the West Napa survey area.

West Napa Railroad Station, n.d. (no longer extant)
(Swett & Aiken)

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 factories and businesses were established, particularly along the river just southeast of downtown, and in East Napa. Very little industry was located in West Napa, though a small cluster of factories and industrial uses developed in the southwest corner of the survey area. They were no doubt established there because of proximity to the Southern Pacific Railroad tracks that ran along the west side of the neighborhood, and the West Napa Railroad Station, which was situated near the western end of Stockton Street. Additionally, workers from these businesses resided nearby in cottages throughout West Napa.

The Cameron Shirt Company opened in West Napa in 1901. It was located at 808 Monroe Street near the corner of Oak Street (no longer extant). It became the first union shop in Napa; W.H. Cameron's 225 employees manufactured shirts and blouses for military as well as civilian markets. Cameron's factory also maintained facilities in East Napa. The Napa Glove Company factory was located just down the street from the Cameron Shirt Company at 402 Monroe Street (the original building is gone, though it is interesting to note that Napa Glove & Safety is still located on the same lot). It was established in 1910 by former employees of the California Glove Company on Soscol

[58] Ibid., 179. Bloomfield, 8.

Avenue. Its two-story concrete factory building (no longer extant) was designed by Luther Turton—further evidence of his versatility as an architect—and constructed by E.W. Doughty.[59] A leather factory was located just across the street from the Napa Glove Company and a wood yard featuring two large wood sheds was located on the southern end of the block bounded by Seymour, Stockton, Montgomery, and Laurel streets (neither still exists). Other small industrial facilities in the survey area in 1910 included a painting shop behind a house on Oak Street (now used as a garage), a carpenter shop on Linn Street near Patchett Street, and a blacksmith shop at the west end of First Street (neither extant).

Cameron Shirt Company, n.d. (no longer extant)
(Weber, *Napa*, 54)

Also in close proximity to the Cameron Shirt Company factory was a grocery store at the southwest corner of Oak and Seymour streets. It was likely built circa 1900, and according to Sanborn Fire Insurance Maps, was the only commercial establishment in West Napa through at least 1910. [60] It was known historically known as Baird's Grocery. Still extant at 2201 Oak Street/645 Seymour Street, it is a two-story building in the Western False Front style and housed the grocery store on the first floor, with a residence on the second. While this West Napa industrial area was very important at the time, there does not appear to be a significant enough concentration of extant industrial resources today to constitute a district.

SUMMARY OF SIGNIFICANT THEMES

In West Napa, development during the early twentieth century (1900-1919) is important because the building boom that occurred during this period continued the residential development patterns established in the Victorian era. The arrival of the interurban electric railroad on Jefferson Street in 1905 was also a major force that shaped the development of West Napa during this period, raising property values and encouraging construction along the route. As in the Victorian era, both mansions and cottages were built throughout West Napa, and Turton, Corlett, and others continued to construct the neighborhood's most fashionable residences. This era also saw the introduction of the Shingle and Craftsman styles to the neighborhood. Additionally, industrial development became an important theme in the early twentieth century, although there are no extant industrial resources in West Napa today.

[59] State of California DPR 523 form: Napa Glove Company, 1989.
[60] "A Partial History of First Street," 1994.

ASSOCIATED PROPERTY TYPES

Property types from the early twentieth century located in the West Napa survey area include primarily residential, with a few commercial properties, which are significant as examples of fashionable residential development influenced by the arrival of the interurban electric railroad. There do not appear to be any civic or institutional properties extant within the survey area. Although the southwest corner of the West Napa neighborhood featured a small grouping of industrial buildings during the early twentieth century, none of those buildings remain today.

RESIDENTIAL PROPERTIES

It was in the early twentieth century that West Napa truly began to thrive as a residential neighborhood, continuing the patterns of residential development established during the Victorian era. The neighborhood continued to feature wood-frame, single-family houses in styles that often represented the transition between the Victorian styles and the new twentieth century styles. Houses built during the early twentieth century continued to range from large mansions to modest dwellings and cottages. They continued to be well-appointed buildings that were indicative of a middle- to upper-class demographic. Houses from the early twentieth century were interspersed among existing nineteenth century residences, and ranged farther west and south, expanding the perceived limits of the neighborhood.

MANSIONS

Early twentieth century mansions in West Napa, clockwise from top left: Hunter-Prouty House, First Street (1903); Dempsey House, First Street (1910); Prairie style Manasse House, Jefferson Street (1917); Classical Revival style house, Jefferson Street (1900); Shingle style house, Oak Street (1900); and Corlett House, Jefferson Street (1908-1910). (Page & Turnbull, February 2010)

Architectural Description

The West Napa survey area continued to develop during the early twentieth century. Open lots continued to be plentiful and allowed for the construction of larger residences that fall under the classification of mansions. All are generally built of wood-frame construction, two or more stories in height, commonly employed wood cladding, and were designed in popular early twentieth century architectural styles, including Classical Revival, Shingle, Craftsman, Prairie, and Colonial Revival.

Early twentieth century mansions in the survey area tend to be set back from the lot lines, allowing space for landscaping. They tend to be located on corner lots or large mid-block lots, which were still available at the time these houses were constructed and give them prominence in the neighborhood today. Some mansions from the early twentieth century have associated outbuildings, such as storage sheds or garages.

Character-Defining Features

Mansions in the West Napa survey area associated with the theme of early twentieth century residential development patterns exhibit the following character-defining features:

- Single-family occupancy (large in size)
- Location in West Napa (particularly along First Street and in the area north of Oak Street)
- Early twentieth century architectural style and form
- Set back from lot line
- Two or more stories high
- Wood-frame construction
- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Simple wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood doors (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed, garage)

Significance

Early twentieth century mansions in West Napa are likely to be significant because they represent the continued development of the neighborhood as one of the city's most fashionable residential areas, and are exceptional examples of the Shingle or Craftsman style, or an architect's work. In order to be eligible for listing in the local, state, or national historic register, early twentieth-century mansions in the West Napa survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A mansion from the early twentieth century would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's continuing development as a middle- to upper-class residential area. In contrast to cottages, mansions reflect the residents' wealth and presence in the community, and can convey the prosperity of the city as a whole during this time. Residences associated with outbuildings would be especially significant under this criterion for their association with development when the neighborhood was semi-rural and lacked modern infrastructure. Groups of mansions that all represent these themes would likely be eligible as a district. A mansion or group of mansions may also be significant under Criterion A/1/A if it is associated with other historic themes.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
An early twentieth century mansion may be significant under Criterion B/2/B (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. Mansions along First or Jefferson streets are highly likely to be associated with significant persons. For example, the Kahn Voorhees House at 1910 First Street was associated with Adolph Kahn, one of Napa's prominent early physicians. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
An early twentieth century mansion in West Napa is likely to be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular early twentieth century architectural styles (i.e. Shingle, Craftsman, Classical Revival). Many early twentieth century mansions in West Napa can be considered examples of high-style architecture and might be considered individually eligible or as contributors to a district. Mansions in the survey area also have a high likelihood of being significant under NR/CR Criterion C/3 or HRI Landmark Criterion D as the work of a master, as prominent architects Luther Turton and William Corlett were especially prolific in West Napa at this time and designed houses – both mansions and more modest dwellings – for some of the area's prominent residents. Mansions designed by master architects can reflect any of the Victorian-era styles, but are typically more ornate than other residences.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a mansion in West Napa must retain sufficient integrity to convey its significance as part of the early twentieth century residential development theme. An early twentieth century mansion that has sufficient integrity will retain a majority of the character-defining features listed above.

- A mansion significant under Criterion A/1/A should have integrity of location, design, and feeling at the minimum. For residential districts that may be found in the area, cohesion among the buildings is more important than the design qualities of the individual buildings.

- A mansion significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C & D. If the mansion is significant under this criterion as an example of 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a mansion may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify. However, in order to be eligible as the work of a master, a mansion must retain an especially high degree of integrity of design, materials, and workmanship in order to properly demonstrate its association with a master architect.

- *Integrity consideration for commercial uses:* Mansions which have been converted to commercial use, such as those along Jefferson or First streets, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of early twentieth century architectural styles and residential development patterns.

- *Integrity consideration for moved resources:* Early twentieth century mansions which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if an early twentieth century mansion was moved within the

neighborhood or to the area prior to World War II, it may still contribute to development patterns under Criterion A/1/A. If the mansion was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated mansion will likely still be able to convey its significance under Criterion C/3/C & D if its overall form and architectural character are intact.

- *Integrity consideration for associated outbuildings:* Early twentieth century mansions can include associated ancillary buildings. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the mansion property. Thus, under all criteria, an early twentieth century mansion that retains its ancillary buildings would be considered to have especially high integrity.

MODEST DWELLINGS & COTTAGES

Architectural Description

The steady growth of West Napa in the early twentieth century also led to the construction of smaller dwellings and cottages that were interspersed among the mansion and located in the as-yet undeveloped areas of the neighborhood. They tended to be located on smaller parcels and were located closer together, although the neighborhood was still not densely developed. All are generally built of wood-frame construction, generally one-story in height, commonly employed wood cladding, and were simple in their ornamentation and finishes. Architectural styles commonly represented by modest dwellings and cottages in the survey area include less elaborate examples of popular twentieth century styles like Classical Revival, Shingle, Craftsman, and other vernacular styles.

Early twentieth century cottages, clockwise from top left: Vernacular cottage, Third St. (1915); vernacular cottage, Second St. (1915); vernacular cottage, Stockton St. (1914); vernacular cottage with outbuildings, First St. (1910); Classical Revival cottage, Seymour St. (1900); and Craftsman style cottage, Oak St., (1900). (Page & Turnbull, February 2010)

Modest dwellings and cottages in the survey area tend to be set back from the lot lines, allowing space for landscaping, though their lots may be smaller and more closely spaced than those of

mansions. They were typically located mid-block. Some have associated outbuildings, such as sheds or garages.

Character-Defining Features

Modest dwellings and cottages in the West Napa survey area associated with the theme of early twentieth century residential development patterns exhibit the following character-defining features:

- Single-family occupancy (modest in size)
- Location in West Napa (particularly in the area north of Oak Street)
- Early twentieth century architectural style and form
- Set back from lot line, but located on smaller, more closely spaced lots
- One story
- Wood-frame construction
- Gable or hip 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. storage shed or garage)

Significance

Early twentieth century cottages and dwellings in West Napa are likely to be significant because they demonstrate the type of residential development influenced by the interurban electric railroad, and possibly because they are examples of the Craftsman or Shingle style, or an architect's or builder's work. In order to be eligible for listing in the local, state, or national historic register, modest dwellings and cottages from the early twentieth-century mansions in West Napa must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A modest dwelling or cottage from the early twentieth century would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's continuing development as a middle- to upper-class residential area. Residences associated with outbuildings would be especially significant under this criterion for their association with development when the neighborhood was semi-rural and lacked modern infrastructure. Groups of houses that all represent these themes would likely be eligible as a district. A house or group of houses may also be significant under Criterion A/1/A if it is associated with other historic themes.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
An early twentieth century house or cottage may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community. While mansions are more likely to be significant under this criterion, cottages—especially along First or Jefferson streets—may still be associated with significant persons, as this was a popular place for prominent citizens to build their houses. For example, carpenters, master builders, and local artists built cottages in West Napa, and may be found to be significant under this criterion. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A modest dwelling or cottage from the early twentieth century in West Napa may be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular early twentieth century architectural styles (i.e. Shingle, Craftsman, Classical Revival). Modest dwellings and cottages

in the survey could potentially be significant under NR/CR Criterion C/3 or HRI Landmark Criterion D as the work of a master, as prominent architects Luther Turton and William Corlett were especially prolific in West Napa at this time and designed houses – both mansions and more modest dwellings – for some of the area's prominent residents.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a modest dwelling or cottage in West Napa must retain sufficient integrity to convey its significance as part of the early twentieth century residential development theme. A modest dwelling or cottage from the early twentieth century that has sufficient integrity will retain a majority of the character-defining features listed above.

- A modest dwelling or cottage significant under Criterion A/1/A should have integrity of location, design, setting and feeling at the minimum. For residential districts that may be found in the area, cohesion among the buildings is more important than the design qualities of the individual buildings.

- A modest dwelling or cottage significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a modest dwelling or cottage to convey its significance under Criterion C/3/C & D. If the house is significant under this criterion as an example of 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify.

- *Integrity consideration for commercial uses:* Modest dwellings and cottages that have been converted to commercial use, such as those along Jefferson or First streets, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of early twentieth century architectural styles and residential development patterns.

- *Integrity consideration for moved resources:* Modest dwellings and cottages from the early twentieth century that have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if an early twentieth century house was moved within the neighborhood or to the area prior to World War II, it may still contribute to development patterns under Criterion A/1/A. If the dwelling was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the building was moved, a relocated dwelling will likely still be able to convey its significance under Criterion C/3/C & D if its overall form and architectural character are intact.

- *Integrity consideration for associated outbuildings:* Many modest dwellings and cottages from the early twentieth century include associated ancillary buildings. These outbuildings derive their

significance from the significance of the dwelling, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the residence. Thus, under all criteria, a modest dwelling or cottage from the early twentieth century that retains its ancillary buildings would be considered to have especially high integrity.

COMMERCIAL PROPERTIES

There is only one extant commercial establishment in the survey area that dates to the early twentieth century. It functioned as a grocery store, which was likely indicative of the primary needs of the surrounding residential neighborhood. It was located south of Oak Street, away from the more densely populated northern portion of the survey area, but served the neighborhood successfully for decades under various owners.

Early twentieth century commercial property, located south of Oak Street. (Page & Turnbull, February 2010)

Architectural Description

The one extant early twentieth century commercial building in West Napa is large and rectangular in form, and demonstrates characteristics common to many other commercial buildings, both city-wide and beyond. It is constructed of wood-frame and has wood cladding, is boxy in shape and form, with a flat, unarticulated primary façade and false front parapet.

Character-Defining Features

Commercial buildings in the West Napa survey area associated with the theme of early twentieth century residential development patterns exhibit the following character-defining features:

- Commercial use
- Location in the southern portion of the survey area
- Boxy rectangular forms
- Two stories
- Wood-frame construction
- Flat, unarticulated primary facade
- Gable roof with false-front parapet

Significance

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

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A commercial property from the early twentieth century is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends), since early twentieth century commercial development in Napa occurred primarily in downtown (outside the survey area). Its associations with the surrounding residential market that would have provided the business with trade could potentially provide some indicators of development and demographics in the neighborhood, but would not likely make the property significant in its own right.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
An early twentieth century commercial property may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C (Design/Construction)
A commercial property may be significant under Criterion C/3/C (Design/Construction) as an example of this type and period of construction, particularly because so few commercial properties were constructed in the survey area during this period. The false-front commercial style might also be significant under this criterion because it is uncommon in the neighborhood and visually indicative of the commercial property type. Commercial properties in the survey area are not likely to be significant under this criterion as the work of a master, as they are not likely to have been architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a commercial property must retain sufficient integrity to convey its significance as an early twentieth century commercial resource. 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 property type somewhat lowers this threshold.

- Commercial properties from this era are not likely to be significant under Criterion A/1, and therefore their integrity need not be evaluated.

- A commercial 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. 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, changes to the building's overall form, proportions, and cladding would not be acceptable.

Prohibition & Depression (1920-1939)

In the 1920s and 1930s, Napa had developed into a primarily blue-collar community, although professionals and prominent citizens still lived in large residences in West Napa, Fuller Park, and Napa Abajo. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.[61] This era saw steady construction of single-family homes throughout the city to house the continually expanding population of blue-collar workers, but Prohibition and the Great Depression greatly curbed the city's economic development. The West Napa survey area thrived as a residential neighborhood, which had been largely built out by the late 1920s. Little new construction appears to have occurred during the Depression, both due to the economic climate and the fact that few empty parcels remained to be developed. However, the neighborhood continued to be readily inhabited. A new subdivision at the south end of the survey area was even created in 1934. Known as the Park Addition of Napa City, it included the block of Montgomery Street between Laurel and Pine streets.[62]

PROHIBITION

Before World War I, prohibition of alcohol became an important political issue spearheaded by religious groups and the female-dominated 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.[63] 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.[64]

The events of Prohibition had an indirect affect on West Napa, as it impacted the livelihood of the entire city and valley. However, the neighborhood was not specifically tied to the wine industry. The industrial properties located in West Napa in the 1920s and 1930s were not wine-production or storage facilities and it does not appear that the majority of the area's residents were particularly involved in the industry.

THE GREAT DEPRESSION

When the stock market crashed in 1929, the nation's economy was in shambles, and California was hit hard by the Great Depression. The success of the city's industries, most located in East Napa 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

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[61] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).
[62] Napa County Assessor, addition and subdivision map books.
[63] Heintz, 245-284. *Napa, the Valley of Legends,* 87-88.
[64] Heintz, 245-284. *Napa, the Valley of Legends,* 87-88.

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.[65] Under Mayor Charles Trower, the city government sponsored civic improvement projects to provide further unemployment relief. During this period, the north end of Madison Street (north of Second Street) in West Napa was renamed Trower Street in the mayor's honor. It retained this name through at least 1949, and today it is known as Warren Street.

COMMERCE & INDUSTRY

Industrial businesses that had been established in West Napa during the first decade of the twentieth century persisted through the 1920s and 1930s. The Cameron Shirt Company and Napa Glove Company continued as industrial mainstays in the southwestern corner of the survey area. The nearby wood yard and the blacksmith shop on First Street also remained, but some of the smaller shops scattered throughout the neighborhood closed.

The grocery store at the corner of Oak and Seymour streets remained and was joined by another grocery establishment located on Jefferson Street, near its intersection with Pine Street. It appears to have been associated with the neighboring house to the immediate south, which itself is a Craftsman style building from the late 1910s or early 1920s. Later, likely during the Prohibition and Depression era, a restaurant was constructed adjacent to the grocery store. It still stands (at 411 Jefferson Street), while the grocery store was demolished. By the late 1920s a veterinary office was constructed behind a bungalow at the corner of Oak and Seymour streets; veterinary surgeon Raymond E. Dederick was the proprietor and conducted his practice at the property through the late 1940s.

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.[66] The West Napa survey area was affected by changes to both the interurban railroad and Southern Pacific railroad lines, which passed near the survey area. The interurban electric railroad reduced its service (due to competition from Highway 29), and by September 21,1930, had re-routed all its trains through Napa over the Southern Pacific tracks in East Napa and eliminated all street operation. Transportation to the intersection of Third and Jefferson streets was no longer available. 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.[67] Similarly, Southern Pacific discontinued its steam passenger service to Napa in 1929, substituting a bus and truck service thereafter. The West Napa Railroad Station became obsolete and was demolished by 1949. The tracks of the Southern Pacific Westside Line were eventually supplanted by sections of Highway 29 and California Boulevard.

The development and improvement of the St. Helena Highway (Highway 29) was an especially notable development, as it connected Napa Valley to Vallejo, and was indicative of a major shift in attitudes towards transportation. The highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. The route had been improved in

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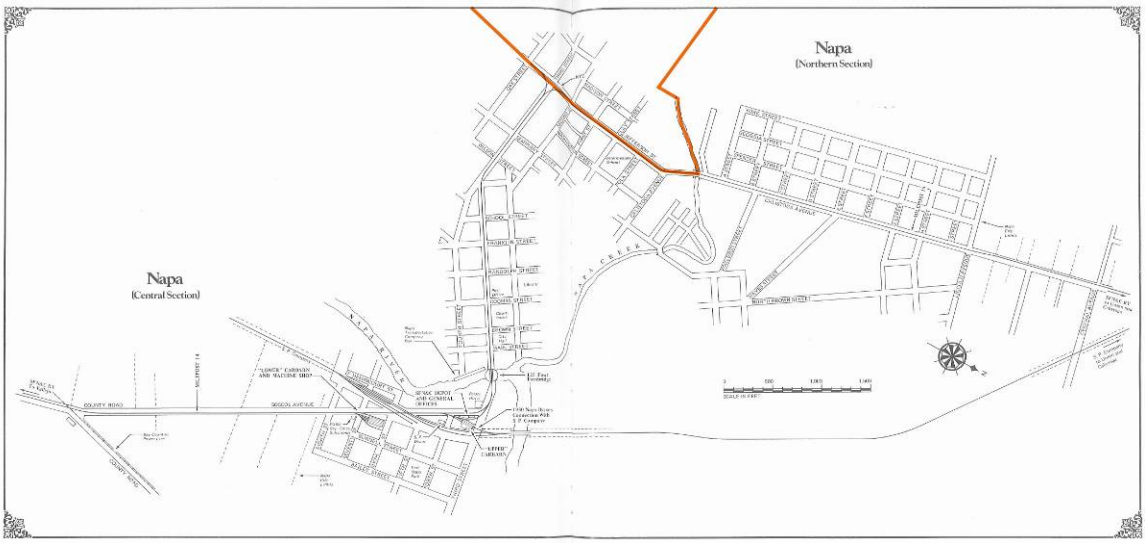
[65] Coodley and Schmitt, 71-72. Weber, *Roots of the Present: 1900 to 1950*, 207-209.
[66] Swett, 483.
[67] Swett, 390, 547-548. Coodley, "Listening For Trains," *Napa Valley Marketplace,* (October 2006). *Napa, the Valley of Legends,* 79-80.

segments since 1909, and by 1937, had reached its full extent; it included a section running 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 towards St. Helena. As such, it approached the northeast corner of the West Napa neighborhood on the same route that the interurban electric railway had. It was not until 1984 that Highway 29 was rerouted to the west over the Napa River Bridge, leaving Soscol Avenue, Third Street, and Jefferson Street as surface streets.[68] After this development, the Highway passed along the west side of the West Napa Survey area as it does today, following much the same route as the Southern Pacific tracks once did.



Map showing re-routing of interurban electric railroad, effective September 21, 1930. Note that West Napa (partially outlined in orange) was no longer served by the SFN&C railroad after this change: the "wye" at Jefferson & Third streets was eliminated, street service along Jefferson ceased, and the new route's closest stop was north of city limits. (Swett, 330-331)

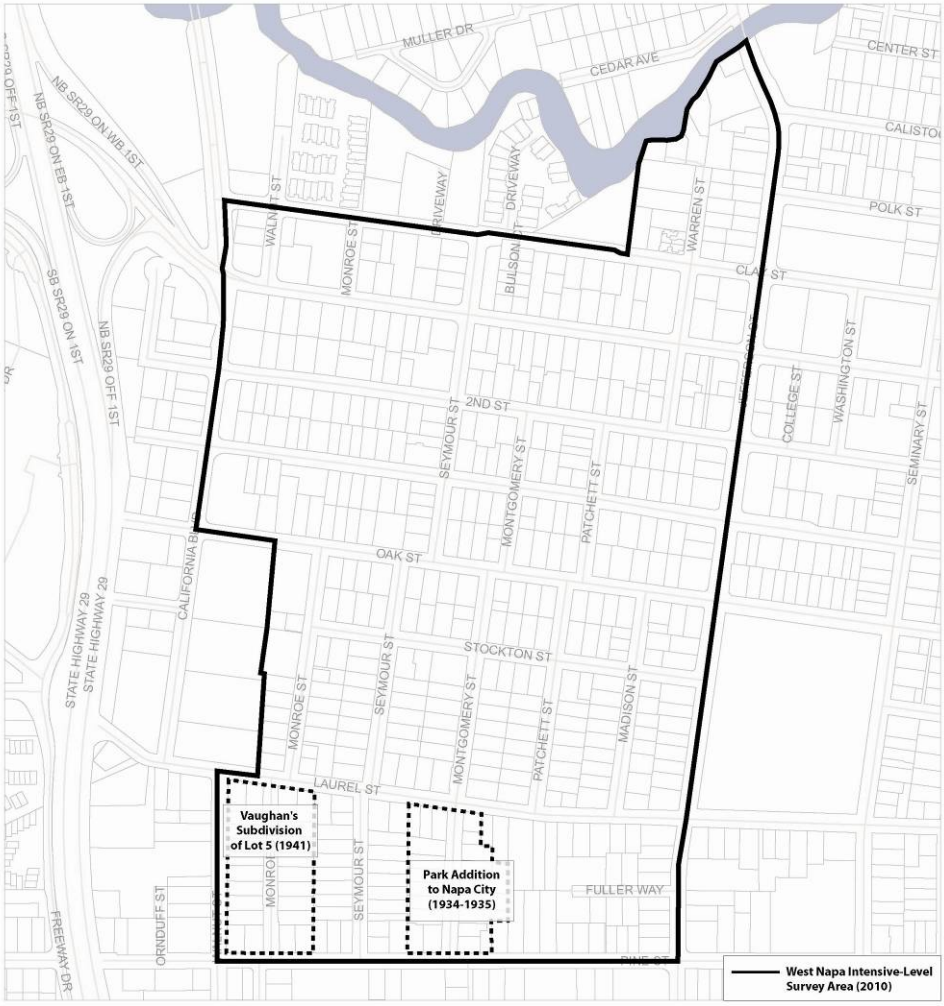
RESIDENTIAL DEVELOPMENT

The city experienced a post-World War I building boom and the size, style, and layout of the houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. Popular architectural styles included Craftsman, Spanish Eclectic, and Mediterranean Revival Bungalow courts also developed during this era as a compromise between affordable apartments and expensive single-family homes, with individual units clustered around a central driveway or courtyard. [69]

An instance of this bungalow court type development occurred in West Napa in the early 1920s and consisted of a ten-house grouping oriented along an alley known as Bulson Court, which branched from the north side of First Street, near Seymour Street. (Clay Street did not go through at the time, and there was no development between the north end of Bulson Court and Napa Creek.) The bungalow court consisted of small, one-story dwellings with typical Craftsman Bungalow proportions and styling, including prominent front porches with massive tapered porch supports and gable roofs with notched rafter tails. Today, a number of the Bulson Court bungalows have been altered, but their general style and the cohesive bungalow court grouping is apparent. Another bungalow court

[68] 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.
[69] Bloomfield, 13.

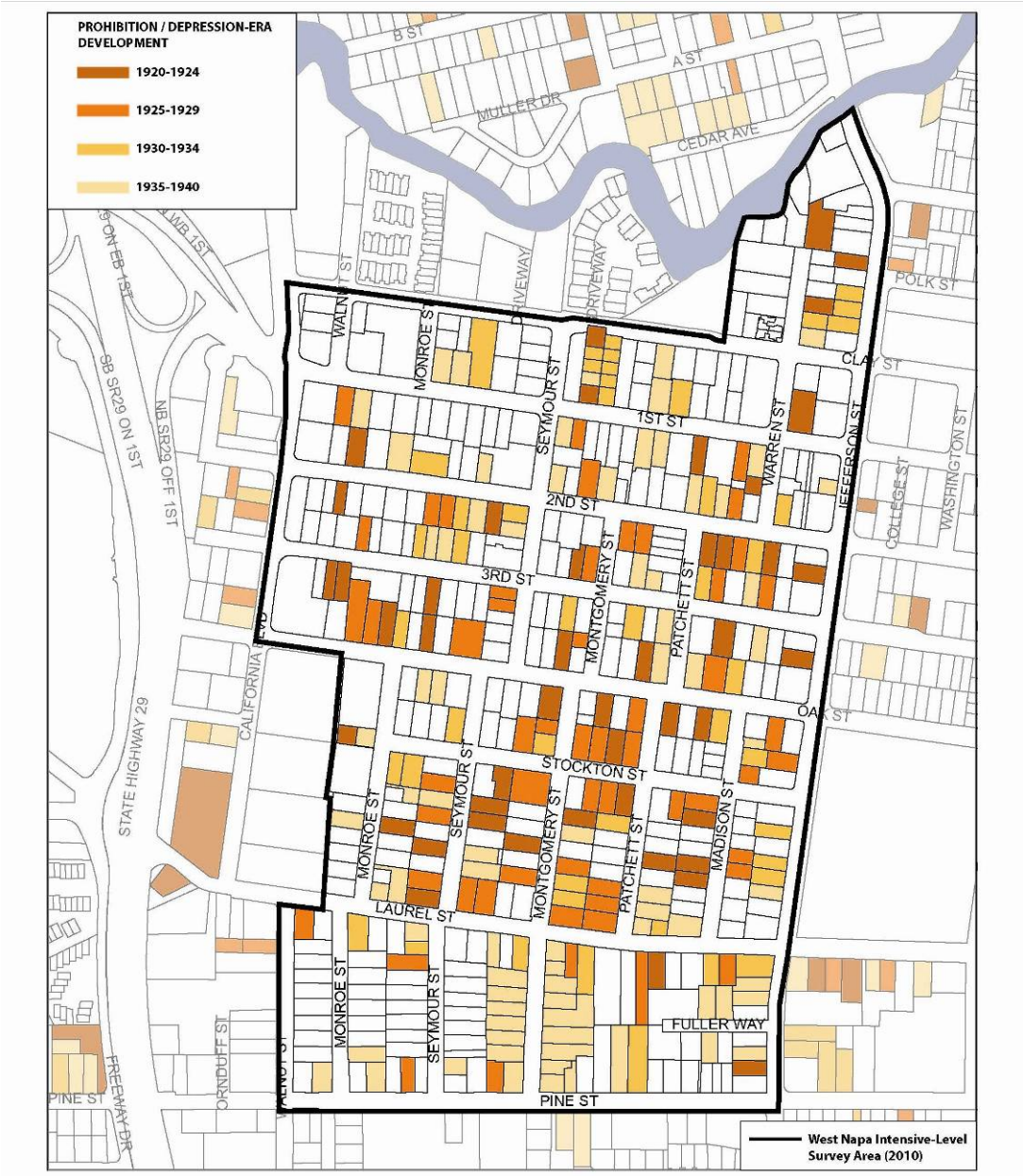
consisting of four residential units flanking a central drive is located at 2270-2280 Second Street and appears to date to the 1930s. During the 1920s, one new multiple-family residence was built in West Napa, as well. This was a Craftsman style duplex on the southeast corner of Seymour and Second streets. The development of bungalow courts was a very important development trend in California, and while there are some examples of this building type scattered throughout Napa, they were not constructed in a significant enough quantity to constitute a unique city-wide trend.



Map of Prohibition- and Depression-era subdivisions in West Napa (Page & Turnbull)

The West Napa survey area was largely built out by the late 1920s, and due to the Depression, construction slowed during the 1930s. A few notable houses were constructed on the empty parcels that still remained in West Napa, though, such as the Craftsman style Patrick House (1130 Warren Street, 1929) and the Spanish Colonial Revival style Rossi House (905 Jefferson Street, ca. 1930). During the 1930s, the Napa chapter of the American Legion undertook a fund-raising campaign to build and raffle off houses. Charles Ratto was the leader of the American Legion chapter at the time and purchased a house at 1125 Jefferson Street that was built under this program. He then donated part of his larger lot to the Legion for the construction of another raffle house (1135 Jefferson Street). Both designed in the Spanish Colonial Revival style, the two houses are accompanied by a third in the same style, which was built by a different party at around the same time. The grouping represents a popular architectural style of the 1930s and the Ratto-associated houses are an

interesting example of residential development subsidized by a community organization at a time when most new construction was not economically feasible.[70]



Map of Prohibition- and Depression-era development in West Napa (Page & Turnbull)

[70] State of California DPR 523 form: Charles Ratto House.

COMMUNITY DEVELOPMENT

Prior to the 1920s, no institutional or civic buildings were located in West Napa. The County Detention Home was established near the intersection of Clay and Warren (then Madison) streets in an Italianate style house that had been built in 1877 for Simon Buford and was moved to the neighborhood prior to 1910.[71] In the 1920s, it was located on a large open parcel adjacent to Napa Creek in an area that was sparsely developed with a few other residences. It functioned as a Detention Home, with an associated boys club, through at least 1949 and later served as an agricultural extension office, and then apartments. Today, the former Detention Home (addressed 1930 Clay Street) is used as a bed-and-breakfast. The house was listed on the National Register of Historic Places in 1977 and as a City Landmark in 1987.

A church was constructed in West Napa in 1931-1932. Standing at 1917 Third Street, at Patchett Street, St. Mary's Episcopal Church is a high style Gothic Revival building. It was designed by architect Leroy Hunt and constructed by E.W. Doughty. The church was built for the St. Mary's Parish, which had been established in 1858 in a church at Randolph and Fourth streets. During the Depression, Reverend William Charles Pearson led a financial campaign that secured land for a new church in West Napa. The original church was demolished around the time that the West Napa building was constructed, though the original rectory and guildhall were moved from Randolph and Fourth streets to sit adjacent to the new church. The rectory and guildhall were replaced circa 1960 by the modern buildings located next to the church today.[72]

SUMMARY OF SIGNIFICANT THEMES

Development during the Prohibition and Depression era (1920-1939) is important in West Napa because it represents a culmination of the residential development that had occurred in the neighborhood since the Victorian era. West Napa contains a unique and unusually high concentration of Tudor Revival and Craftsman style residences, most of which were constructed during this period. Besides changes to the form and style of residences, though, this era saw social and community development accompanying residential development for the first time with the construction of St. Mary's Episcopal Church, the neighborhood's first church, in 1932. As in the early twentieth century, the interurban electric railroad continued to be a major force in West Napa until 1930, when the trains were rerouted away from Jefferson Street; this marked a change in transportation that would alter the form of the built environment in the future.

[71] "Buford House," Napa Valley Register, 8/6/2000.
[72] State of California Department DPR 523 form: St. Mary's Episcopal Church, 1989. "St. Mary's Episcopal Church, 1917 Third Street," 1992 Napa County Landmarks Victorian Candlelight Tour pamphlet, 10.

ASSOCIATED PROPERTY TYPES

Property types from the 1920s and 1930s located in the West Napa survey area include primarily residences, which are significant because they illustrate the neighborhood's continuing residential development following the post-World War I building boom, the emerging influence of the automobile on residential and neighborhood design, and the popularity of the "California bungalow" fashion. One new commercial establishment and one church were erected during the period. Although the southwest corner of the West Napa survey area featured a small grouping of industrial buildings, none of those buildings remain today.

RESIDENTIAL PROPERTIES

During the 1920s and early 1930s, the West Napa area continued to thrive as a residential neighborhood. By the late 1920s, the neighborhood had been largely built-out with single-family houses. The onset of the Great Depression and the decline and eventual end of interurban rail service contributed to a decline in new single-family construction in residential neighborhoods like West Napa. The Depression also forced increased numbers of people into more modest means of living, which resulted in houses that were smaller in scale and ornamentation and even those designed for multiple-family occupancy.

SINGLE-FAMILY HOUSES

Prohibition- and Depression-era single-family residences, clockwise from top left: Stucco-clad Craftsman house, Second Street (1930); wood-clad Craftsman house, Second Street (1920); Craftsman house, Seymour Street (1920); Mediterranean Revival style house converted to commercial use, Jefferson Street (1934); Craftsman house, Montgomery Street (1920s); and Tudor Revival style house, Oak Street (1930).

Architectural Description

Single-family homes from this era are widespread in the West Napa survey area. Many were designed in the size, form and layout common to the California bungalow. Most were still of wood-frame construction, but were clad in stucco, a cladding material that became popular in the 1920s. Architectural styles popular in the 1920s and 1930s represented in the survey area include Craftsman, Spanish Eclectic, and Mediterranean Revival. Most houses in West Napa also feature detached

garages at the rear or side of the property designed to match the house's architectural style, which was a new development pattern that corresponded with the widespread popularity of the automobile.

Character-Defining Features

Residential buildings in the West Napa survey area associated with the theme of Prohibition- and Depression-era residential development patterns exhibit the following character-defining features:

- Location in West Napa
- Craftsman, Spanish Eclectic, Mediterranean Revival or simple bungalow architectural styles and forms
- One to two stories
- Wood-frame construction
- Gable or hip roof
- Stucco or wood cladding
- Simple ornamentation
- Wood-sash windows (typically double-hung, fixed, or casement)
- Driveway and/or detached garage

Significance

Prohibition- and Depression-era single-family residences are likely to be significant because they work alongside residences from previous eras to demonstrate the continuing development of West Napa as a middle-class residential neighborhood. Residences from this era also demonstrate the early influence of the automobile, or exemplify the Craftsman or Tudor Revival styles. In order to be eligible for listing in the local, state, or national historic register, Prohibition- and Depression-era single-family houses in West Napa must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A Prohibition- or Depression-era residence would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's continuing development as a residential area. Groups of houses that all represent this theme would likely be eligible as a district. A residence from this era may also be significant under Criterion A/1/A for its association with other themes, such as the Great Depression.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A residence from this era may be significant under Criterion B/2/B (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, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A residence may be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Craftsman, Spanish Eclectic or Mediterranean Revival). Prohibition- and Depression-era residences in West Napa are typically more modest in size and ornament than older houses in the neighborhood, but are nonetheless good examples of the forms and styles popular at the time they were constructed. Such residences may not qualify individually, but could be considered as contributors to a district. Residences in the survey area may be significant under this criterion as the work of a master, if they were 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 Prohibition and Depression-era residential development theme. A Prohibition and Depression-era residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- Prohibition and Depression-era residences are likely to be significant under Criterion A/1/A as an example of residential development patterns in West Napa and should have integrity of location, design, association, and feeling at the minimum. 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/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C & D. 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*.

- *Integrity consideration for commercial uses:* Houses which have been converted to commercial use, such as those along Jefferson or First streets, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Prohibition- and Depression-era architectural styles and residential development patterns.

- *Integrity consideration for moved resources:* Prohibition and Depression-era residences which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if a Prohibition and Depression-era was moved within the neighborhood or to the area prior to World War II, it may still contribute to development patterns under Criterion A/1/A. If the house was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated house will likely still be able to convey its significance under Criterion C/3/C & D if its overall form and architectural character are intact.

MULTIPLE-FAMILY DWELLINGS

The construction of duplexes and bungalow courts in the West Napa survey area began during this period. First appearing in Southern California before World War I, bungalow courts became widespread during this period as a compromise between affordable apartment life and expensive single-family homes. The development of bungalow courts was also influenced by the automobile, and their form was similar to that of early motor courts for travelers on the nation's new highways. Very few bungalow courts were built after World War II, though, as suburban tract housing was by then ubiquitous in most American cities. In West Napa, bungalow courts and multiple-family dwellings represented the next iteration of residential development theme that had begun during the Victorian era.

Prohibition- and Depression-era multiple-family residences, from left:
Quadruplex, Second Street (1930); duplex, First Street (1940); and duplex, Laurel Street (1940).
(Page & Turnbull, February 2010)

Architectural Description

Bungalow courts in the West Napa survey area are groupings of fully-detached or semi-detached units arranged in parallel rows or a U-shape around a central garden or courtyard. Residences in the bungalow courts are wood-frame buildings with simple wood or stucco siding rendered in Craftsman or vernacular styles. Bungalow courts feature concrete pathways, and are simply planted with grass and trees. Duplex residences follow many of these same trends in building materials, styles, and forms.

Character-Defining Features

Multiple-family dwellings in the West Napa survey area associated with the theme of Prohibition- and Depression-era residential development patterns exhibit the following character-defining features:

- Location in West Napa
- Craftsman, simple bungalow, or vernacular architectural styles and forms
- One story
- Wood-frame construction
- Gable or hip roofs
- Stucco or wood cladding
- Simple or no ornamentation
- Wood-sash windows (typically double-hung, fixed, or casement)
- Central driveway

Significance

Like single-family homes, multiple-family dwellings in West Napa constructed during the Prohibition and Depression era may be significant because they illustrate the continued growth of the neighborhood, and the type of infill construction typical during this period. In order to be eligible for listing in the local, state, or national historic register, multiple-family dwellings from the Prohibition- and Depression-era in West Napa must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A Prohibition- or Depression-era multiple-family residence would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's continuing development as a residential area. A multiple-family residence from this era may also be significant under Criterion A/1/A for its association with other themes, such as the Great Depression.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A multiple-family residence from this era may be significant under Criterion B/2/B (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, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A multiple-family residence may be significant under Criterion C/3/C (Design/Construction) as an example of the bungalow court building type or, potentially but less likely, as an example of one of the popular Prohibition-era architectural styles. Bungalow courts are not common in either the survey area or the city as a whole, so any examples of this property type would likely be significant under this criterion. Prohibition- and Depression-era residences in West Napa are typically more modest in size and ornament than older houses in the neighborhood, but are nonetheless good examples of the forms and styles popular at the time they were constructed. Such residences may not qualify individually, but could be considered as contributors to a district. Multiple-family residences in the survey area may be significant under this criterion as the work of a master, is they were architect-designed, though it is not likely.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a multiple-family residence must retain sufficient integrity to convey its significance as part of the Prohibition and Depression-era residential development theme. A Prohibition and Depression-era multiple-family residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- Prohibition and Depression-era multiple-family residences are likely to be significant under Criterion A/1/A as an example of residential development patterns in West Napa and should have integrity of location, design, association, and feeling at the minimum. For residential districts, cohesion among the buildings is more important than the design qualities of the individual buildings.

- A multiple-family residence significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a multiple-family property to convey its significance under Criterion C/3/C & D. 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. If the property is significant under this criterion as an example of the bungalow court building type, it should retain integrity of setting in addition to the other aspects (i.e. organization of the complex must remain intact) in order to qualify.

- *Integrity consideration for commercial uses:* Houses which have been converted to commercial use, such as those along Jefferson or First streets, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Prohibition and Depression-era architectural styles and residential development patterns.

- *Integrity consideration for moved resources:* Prohibition and Depression-era residences which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if a Prohibition and Depression-era house was moved within the neighborhood or to the area prior to World War II, it may still contribute to development patterns under Criterion A/1/A. If the house was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated residence will likely still be able to convey its significance under Criterion C/3/C & D if its overall form and architectural character are intact.

COMMERCIAL PROPERTIES

Downtown Napa remained the commercial center of the city through the 1920s, but in the late 1930s, the popularity of automobiles resulted in more widely distributed commercial development. This affected many neighborhoods throughout the city; however, West Napa was largely built out as a residential neighborhood at this time, and was thus subject to little commercial development. Only the small commercial building on Jefferson Street, which housed a restaurant, was constructed during this period and remains today.

Architectural Description

The Prohibition- and Depression-era commercial building in the survey area is one story in height, constructed of concrete, and clad in wood lap siding. The building's commercial character is expressed with a false-front parapet on the primary façade and a row of storefront windows.

Character-Defining Features

The Prohibition- and Depression-era commercial building in West Napa exhibits the following character-defining features:

- Location along Jefferson Street
- Simple Commercial style
- One story
- Concrete construction
- Wood siding
- Flat roof with false-front parapet
- Row of storefront windows
- No set-back from front property line

Significance

While one commercial building was constructed in West Napa during this period, it does not qualify as a significant property type associated with the development of the neighborhood. Prohibition- and Depression-era commercial buildings in West Napa therefore do not appear to be eligible for listing in the local, state, or national historic register under any of the following criteria

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A commercial property from the Prohibition- and Depression-era is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends), since commercial development during this period occurred primarily in downtown (outside the survey area). Its associations with the surrounding residential market that would have provided the business with trade could potentially provide some indicators of development and demographics in the neighborhood, but would not likely make the property significant in its own right.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
The only extant commercial property is not likely to be significant under Criterion B/2/B (Person), as it is not known to be associated with the life of a significant member of Napa's community, such as a prominent merchant.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C (Design/Construction)
The only extant commercial property does not appear to be significant under Criterion C/3/C (Design/Construction) as an example of a commercial architectural style. The commercial property is not likely to be significant under this criterion as the work of a master, as it does not appear to be architect-designed.

Integrity Considerations
Prohibition- and Depression-era commercial properties are not likely to be significant under any criteria, and therefore their integrity need not be evaluated.

CIVIC & INSTITUTIONAL PROPERTIES
The County Detention Home was established on Clay Street during the 1920s, and was West Napa's first institutional use; however, it was housed in a residential building that was constructed well before the Prohibition and Depression period. St. Mary's Episcopal Church was the only purpose-built civic or institutional building of the period that remains today and is indicative of the social and religious demographics of the West Napa neighborhood.

St. Mary's Episcopal Church, Third Street (circa 1920)
(Page & Turnbull, February 2010)

Architectural Description
The Prohibition- and Depression-era church building in the survey area is two stories in height, of steel frame construction, and clad in stucco. The building's ecclesiastical character is expressed in its basilica plan and gothic design and decoration.

Character-Defining Features
The Prohibition- and Depression-era church in West Napa exhibits the following character-defining features:

- Location in West Napa
- Gothic Revival style
- Basilica plan with articulated side-aisles

- Two stories
- Steel frame construction
- Stucco cladding
- Engaged buttresses
- Pointed arch windows with gothic tracery
- Gable roof with parapets at gable ends

Significance

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

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A civic/institutional property from the Prohibition and Depression era may be significant under Criterion A/1/A (Events, Patterns and Trends) if it strongly represents social, religious, cultural or other demographics of the West Napa neighborhood. Such associations could provide indicators of development and community trends in the neighborhood.

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A civic or institutional property may be significant under Criterion C/3/C (Design/Construction) as an example of an architectural style, such as the Gothic Revival style. The property may be significant under this criterion as the work of a master, as it was designed by a known architect and 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 Prohibition- and Depression-era institutional or civic resource. A property from this period that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of design, location and feeling at the minimum.

- A civic/institutional property significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of a Prohibition and Depression-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, changes to the building's overall form, proportions, and cladding would not be acceptable.

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, and nearly half a million people from all over the country flocked to the Bay Area for employment. 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 Rock Company and Mare Island. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.[73] Workers in Napa commuted to defense jobs in the surrounding area, and often lived in temporary government wartime housing projects; built small, prefabricated defense cottages; rented a room in a stranger's house; lived in "hot bunks" shared by those who worked different shifts; or lived in one of many new trailer homes.[74]

In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.[75] Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the post-war era. Affordable cars and access to cheap gasoline following World War II allowed more families than ever to own a car; combined with the population boom, this new dependence on automobiles radically altered the urban form of Napa and other American cities. 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 council to incorporate these new developments.[76] The West Napa survey area was not strongly associated with these changes, but the physical and cultural changes experienced by the city as a whole fueled residential development in some parts of West Napa.

RESIDENTIAL & COMMUNITY DEVELOPMENT

Due to the sudden influx of wartime workers to the greater Bay Area, the existing communities where the defense plants were located could not supply enough housing, and Napa became home to thousands of workers who commuted to Basalt Rock Company and Mare Island. Though no government housing projects were constructed in the West Napa survey area during the war, some in-fill development did occur, mostly where empty lots still remained. Existing housing was also in high demand and the World War II era saw the conversion of some single-family houses into multiple-family dwellings. In the post-war era, the growth of Napa—both in population and land area—led to drastic changes in residential development patterns, and the city expanded farther from downtown, leaving neighborhoods like West Napa stable with little new development. No post-war suburban developments were constructed in West Napa, although its existing residential neighborhoods remained occupied due to the continued need for housing.

While the West Napa survey area did not experience the same type of wartime housing construction or post-war suburban development as other parts of the city, a handful of residential properties in the survey area were constructed during this period. Most were concentrated in the far southern portion of the neighborhood, between Laurel and Pine streets. A notable grouping is located along the block of Monroe Street between Laurel and Pine streets. This block was filed as Vaughn's Subdivision in 1941, and the houses within it were constructed for the most part in 1948.[77] Infill construction also occurred in other portions of the neighborhood.

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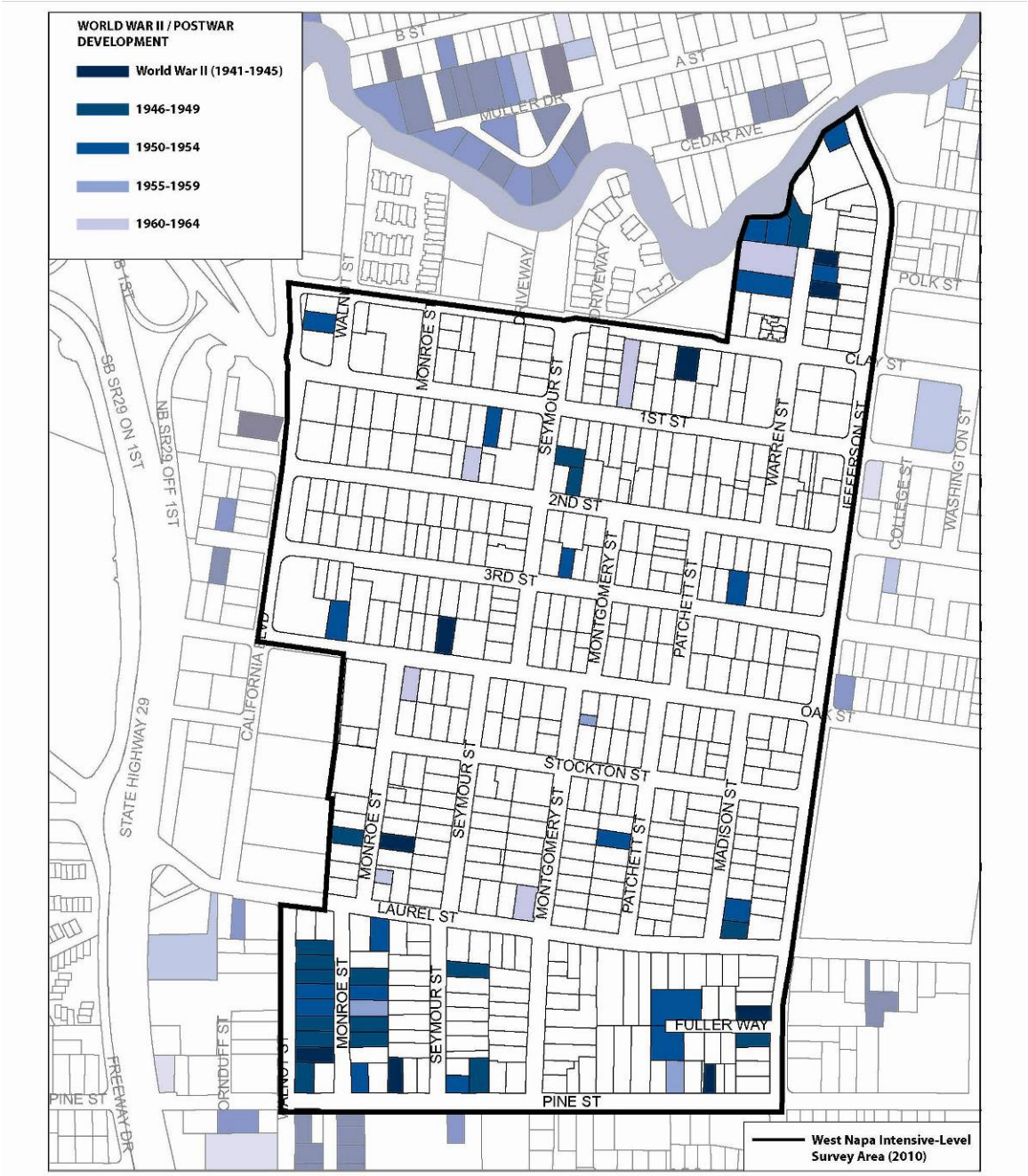
[73] Bloomfield, 9-10
[74] Bloomfield, 10. Coodley and Schmitt, 124.
[75] Coodley and Schmitt, 128.
[76] Weber, *Roots of the Present: 1900 to 1950,* 252.
[77] Napa Assessor's Office, addition and subdivision map books.



Map of World War II-era and postwar development in West Napa
(Page & Turnbull)

Multiple-family dwellings became more numerous during the war and post-war era, and included both purpose-built and converted duplexes and flats buildings intended to house Napa's expanding population. The 1949 Sanborn map shows nineteen multiple-family residences in the neighborhood, of which fourteen remain today. A quadruplex building was even constructed on First Street, and consisted of four two-story units arranged side-by-side.

During the War-era, West Napa continued to host St. Mary's Episcopal Church and the County Detention Home that had been established during earlier periods. It also gained a Lutheran School, located on the northwest corner of First and Monroe streets (no longer extant). A Seventh Day Adventist School was located on the south side of Pine Street, and is known today as the Napa Christian Campus of Education. Though it is located just outside of the West Napa survey area, it joins the other civic and institutional properties of World War II-era and post-war West Napa to indicate the general social, cultural and religious demographics of the neighborhood.

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. The Basalt Rock Company built barges and ships for the Navy during World War II and with a shipyard just south of Napa, it employed nearly 3,000 people at peak production during the war.[78] In 1955, Kaiser Steel Corporation acquired Basalt's Napa steel manufacturing facilities and further expanded the operation, and Basalt-Kaiser would ultimately be one of the city's largest employers.[79]

Industrial work at Basalt and Mare Island inspired others to start their own similar businesses. For example, Joe Bell, who had worked at Mare Island as a sheet metal worker during the war, established Bell Products in 1945 in a building on First Street in West Napa. Using the skills he learned at Mare Island, Bell began remodeling storefronts and then expanded to installing mechanical systems. Bell Products is still in operation today at its original location at 2325 First Street.[80] Likewise, in 1949 or 1950, the property at 2400 Oak Street was developed with a new industrial building. The larger property already featured a planning mill (no longer extant) and appears to have been operated by well-known local contractor J.H. Vienop, who was responsible for constructing many houses in Napa, as well as commercial and industrial buildings such as the silos at the Napa Mill. The new industrial building may have been a warehouse serving this business.

COMMERCIAL DEVELOPMENT

By 1949, West Napa's commercial presence had grown only slightly beyond what it had been earlier in the century. The grocery store at Seymour and Oak streets remained (though identified less specifically as a "shop"), while its counterpart on Jefferson Street also appears to have continued as a commercial establishment. (The notations on the 1949 Sanborn Map are not legible, so its specific function as a grocery store is unclear.) A small addition was made to its north side, which housed a restaurant run by F.J. Peters. Though the grocery store has since been demolished, the restaurant addition remains. Standing alone, it is a small structure with a false front parapet, wood bevel siding, and a bank of large windows across the primary façade. Its connection to the original grocery store is evident on its southern façade, where concrete block infills the opening that once existed between the two. The veterinary office at 2136 Oak Street remained and a shop located in the basement of a duplex at 1261-1263 Jefferson Street was established. A relatively large International style office building was constructed at 1333 Jefferson Street and housed the office of physician Dallas B. Kittle.

Along with post-war suburbanization came an increasing reliance on the automobile, and cars became integrated into American culture to an unprecedented degree. In the 1950s, everything from

[78] Ibid., 124-128. *Napa, the Valley of Legends*, 12.
[79] *Napa, the Valley of Legends*, 12. Verardo, 143. Coodley and Schmitt, 139.
[80] Ibid., 135.

architecture to leisure activities revolved around cars, and most cities saw a shift toward lower density residential and commercial development surrounded by acres of surface parking and connected by intricate freeway systems. Being largely built-out, West Napa was not drastically affected by these trends, but evidence is apparent at properties like 1333 Jefferson Street, where the relatively large commercial building has an associated parking lot.

As cars became a more prominent element of the community, major roads like Jefferson Street experienced increased traffic. In the 1960s, paired one-way streets, like First and Second streets, were instituted to improve automobile traffic flow and reduce congestion at intersections. Businesses hoping to capitalize on this increased and improved vehicular presence were established along the routes. Since the streets were already lined with houses, however, many businesses simply repurposed the existing residences, converting them to professional office space and other commercial uses. This is a trend that continues today. It maintains the residential feel of the West Napa neighborhood, but gives a more modern and lucrative use to the area's existing resources.

SUMMARY OF SIGNIFICANT THEMES

The influence of World War II and the Postwar Era (1940-1965) was not as pronounced in West Napa as it was in other neighborhoods because West Napa was already largely built out by this time. This era saw construction of a handful of defense cottages as infill among the existing residences as a response to the housing shortage during the war, but not to the extent found in other Napa neighborhoods. Similarly, with the exception of a small subdivision on Monroe Street, West Napa did not experience same the large-scale, automobile-related residential tract development that occurred elsewhere in the city during the postwar era. Essentially, West Napa merely retained its existing residential character during this era.

ASSOCIATED PROPERTY TYPES

The physical fabric of West Napa that dates to World War II and the post-war era includes the range of property types. Most properties are, of course, residential, but there are also a handful of commercial, institutional and industrial properties that date to this period.

RESIDENTIAL PROPERTIES

Although no government housing projects were constructed in the West Napa survey area during the war, some in-fill development did occur where empty lots still remained. Likewise, scattered infill continued to occur post-war and one subdivision was constructed in the southwest corner of the survey area in 1948. The neighborhood remained occupied during and after the war due to the continued need for housing, despite the popularity of the automobile allowing people to live farther afield.

While the West Napa survey area did not experience the same type of wartime housing construction or post-war suburban development as other parts of the city, a handful of residential properties in the survey area were constructed during this period, mainly on the blocks south of Laurel Street or as scattered infill throughout the neighborhood.

SINGLE-FAMILY DWELLINGS

Architectural Description

Following Napa's earlier residential development trends, World War II and post-war era houses constructed in the West Napa survey area were one-story, wood-frame single-family residences, clad in either wood or stucco. They tend to have a horizontal emphasis and long, low massing. Single-

family 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. Wartime residential designs put less emphasis on the entry porch and were increasingly oriented away from the street. They almost always included integral garages, with vehicular entrances more prominently situated on the primary façade. Architectural styles represented in the survey area include the Minimal Traditional, Ranch, Contemporary or a simple vernacular style.

Wartime and postwar-era single-family homes, clockwise from top left: Minimal Traditional house, Montgomery Street (1940); Minimal Traditional house, Seymour Street (1948); Ranch house, Fuller Way (1951); Ranch house, Laurel Street (1961); Minimal Traditional house, Monroe Street (1948); and Ranch house, Monroe Street (1949). (Page & Turnbull, February 2010)

Character-Defining Features

Single-family residential buildings in the West Napa survey area constructed during World War II and the post-war era typically exhibit the following character-defining features:

- Small setback from lot line, with large rear yard
- Mid-century style and form
- One story in height
- Low, horizontal massing
- Wood-frame construction
- Broad gable, hip or flat roof
- Stucco or wood cladding
- Little or no ornamentation
- Wood, steel or aluminum-sash windows (typically fixed or casement)
- Integral garage on primary façade

Significance

As a property type, single-family residences from this period are not likely to be significant as examples of major development trends, but may be individually significant for their architecture or associations. In order to be eligible for listing in the local, state, or national historic register, single-family residential properties in the West Napa survey area constructed during World War II or the post-war era must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A World War II or post-war-era single-family residence is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of Napa's residential development patterns during this time. This era was characterized by large-scale, suburban tract development, and the few residential properties scattered throughout the West Napa survey area are more appropriately considered as infill construction and do not significantly represent this trend. The block of Monroe Street between Laurel and Pine streets represents a small subdivision and may be significant as a district, but should be considered in the context of other subdivisions and tracts throughout the City of Napa for accurate evaluation.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A single-family residence may be significant under Criterion B/2/B (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, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C (Design/Construction)
The theme of suburban development is best exemplified by large homogenous housing tracts elsewhere in the city, and thus single-family residences in the West Napa survey area are not likely to be significant under Criterion C/3/C (Design/Construction) as an example of this trend, or one of the popular mid-century architectural styles (i.e. Minimal Traditional or Ranch). Residences in the survey area are not likely to be significant under this criterion as the work of a master, as most were not architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a single-family residential property must retain sufficient integrity to convey its significance as part of the World War II and post-war-era residential development theme. A World War II or post-was-era single-family residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- World War II-era or post-war single family residences are not likely to be significant under Criterion A/1/A, and therefore their integrity need not be evaluated.

- A single-family residence significant under Criterion B/2/B should retain a majority of the character-defining features listed above, and should have 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 single-family residence to convey its significance under Criterion C/3/C. Major alterations, such as the addition of a second story, 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*.

MULTIPLE-FAMILY DWELLINGS

Architectural Description

Multiple-family dwellings like duplexes were common and had many of the same characteristics of single-family homes, except that they consisted of two adjoined units situated side-by-side and sharing a party wall. They often featured a centered porch shared by the two entries, with integral garages at each end of the primary façade. There is one quadruplex in the survey area, which was constructed in the early 1960s and is located on First Street. It contains four two-story units arranged side-by-side, each with an exterior door at the first story level. Though it fronts on First Street (to the south), it is oriented to the east, and is surrounded by surface parking, with a carport at the rear. Like many single-family homes from this era, the quadruplex is designed in a simple mid-century Modern style, characterized by a flat roof. It is constructed of wood frame, like most other residential buildings, and is clad with stucco.

Postwar-era multiple-family residences, from left: duplex, Warren Street (1951); duplex, Madison Street (1951); and duplex, Laurel Street (1951). (Page & Turnbull, February 2010)

Character-Defining Features

Multiple-family residential buildings in the West Napa survey area constructed during World War II and the post-war era typically exhibit the following character-defining features:

- Small setback from lot line, with large rear yard
- Mid-century style and form
- One story in height
- Low, horizontal massing
- Wood-frame construction
- Broad gable, hip or flat roof
- Stucco or wood cladding
- Little or no ornamentation
- Wood, steel or aluminum-sash windows (typically fixed or casement)
- Integral garages on primary façade

Significance

As a property type, multiple-family residences from this period are not likely to be significant as examples of major development trends, but may be individually significant for their architecture or associations. In order to be eligible for listing in the local, state, or national historic register, multiple-family residential properties in the West Napa survey area constructed during World War II or the post-war era must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A World War II or post-war-era single-family residence is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of Napa's residential development patterns

during this time. This era was characterized by large-scale, suburban tract development, and the few residential properties scattered throughout the West Napa survey area are more appropriately considered as infill construction and do not significantly represent this trend. Multiple-family residences are even less numerous than single-family residences and so do not support the theme of tract development.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A multiple-family residence may be significant under Criterion B/2/B (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, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C (Design/Construction)
The theme of suburban development is best exemplified by large homogenous housing tracts elsewhere in the city, and thus residences in the West Napa survey area are not likely to be significant under Criterion C/3/C (Design/Construction) as an example of this trend, or one of the popular mid-century architectural styles (i.e. Minimal Traditional or Ranch). Multiple-family residences in the survey area are not likely to be significant under this criterion as the work of a master, as most were not 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 Prohibition and Depression-era residential development theme. A World War II or post-was-era multiple-family residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- World War II-era or post-war multiple-family residences are not likely to be significant under Criterion A/1/A, and therefore their integrity need not be evaluated.

- A multiple-family residence significant under Criterion B/2/B should retain a majority of the character-defining features listed above, and should have 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 multiple-family dwelling from the World War II or post-war-era to convey its significance under Criterion C/3/C. Major alterations, such as the addition of a second story, 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*.

COMMERCIAL PROPERTIES

Automobile-related commercial development was a major force in the growth of the city during World War II and the post-war era. Though it did not have a dramatic impact on the West Napa neighborhood, Jefferson Street did develop as a major thoroughfare and commercial establishments sprang up along its route. Many businesses along Jefferson Street in the West Napa survey area were

located in existing residential buildings, but one purpose-built commercial building was constructed during the post-war era.

Art Moderne-style commercial building, Jefferson Street (1951)
(Page & Turnbull, February 2010)

Architectural Description

The only post-war commercial property in the West Napa survey area is two stories in height, constructed of concrete and clad in stucco. It exhibit Art Moderne styling, which was a common style for commercial buildings of the period. It was intended to house office space rather than retail commerce, so it does not have prominent storefront windows, but does have a central commercial entry called out by a simple marquee.

Character-Defining Features

The commercial building in the West Napa survey area that was constructed during the post-war era exhibits the following character-defining features:

- Commercial use (offices)
- Location along Jefferson Street, a major automobile thoroughfare
- Art Moderne architectural style and form
- Two stories
- Concrete construction
- Stucco cladding
- Prominent commercial entry, no storefront windows
- Associated surface parking

Significance

As a property type, commercial properties from this period are not likely to be significant as examples of major development trends, but may be individually significant for their architecture or associations. In order to be eligible for listing in the local, state, or national historic register, commercial properties from World War II and the post-war era must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A commercial building from this era located in the survey area is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends). Though it may be an example of automobile-related commercial development trends, a larger context for purpose-built properties of this type is not present in the West Napa survey area to lend significance to the single building that demonstrates

these associations. A property associated with a prominent post-war business may qualify under this criterion.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
A commercial building may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A commercial building may be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular mid-century architectural styles (in this case, the Art Moderne style); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to West Napa's World War II and post-war 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 Prohibition and Depression-era residential development theme. A World War II or post-was-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above.

- World War II and post-war era commercial properties are not likely to be significant under Criterion A/1/A, and therefore their integrity need not be evaluated.

- A commercial building significant under Criterion B/2/B 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/C & D. 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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. However, if the property is significant under Criterion C/3/C & D as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

CIVIC & INSTITUTIONAL PROPERTIES

During the post-war period, a second church was constructed at Second and Seymour streets, joining St. Mary's Episcopal Church (1931) as the only purpose-built civic or institutional buildings in West Napa. Like its predecessor, the First Church of Christ Scientist is indicative of social and religious demographics of the surrounding neighborhood.

Architectural Description

The post-war church building in the survey area is one to two stories in height, with a double-height interior space. It features a low, one-story ell on the west side and is clad with Roman brick. The building's ecclesiastical character is expressed in its dramatically pitched gable roof and the large stained glass window at the center of the primary facade.

First Church of Christ Scientist, Second Street (1956)
(Page & Turnbull, February 2010)

Character-Defining Features

The post-war-era church in West Napa exhibits the following character-defining features:

- Location in West Napa
- Contemporary style
- Two stories with one story ell
- Brick cladding
- Stained glass windows
- Massive steeply pitched gable roof with kicked-out eaves

Significance

As a property type, civic or institutional resources from this period are not likely to be significant as examples of major development trends, but may be individually significant for their architecture or associations. In order to be eligible for listing in the local, state, or national historic register, World War II and post-war era institutional and civic properties in the West Napa survey area must be significant under at least one of the following criteria:

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
A civic/institutional property from the World War II or post-war-era may be significant under Criterion A/1/A (Events, Patterns and Trends) if it strongly represents social, religious, cultural or other demographics of the West Napa neighborhood. Such associations could provide indicators of development and community trends in the neighborhood.

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

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C & D (Design/Construction, Architect)
A civic or institutional property may be significant under Criterion C/3/C (Design/Construction) as an example of an architectural style, such as the Contemporary style. The property may be

significant under this criterion as the work of a master, as it was designed by a known architect and 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 World War II or post-war-era institutional or civic resource. A property from this period that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of design, location and feeling at the minimum.

- A civic/institutional property significant under Criterion B/2/B 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. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C & D. If the property is significant under this criterion as an example of a World War II or post-war-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 and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. However, changes to the building's overall form, proportions, and cladding would not be acceptable.

INDUSTRIAL PROPERTIES

Major war industries did not settle in the city of Napa, but nearby industry influenced the founding of later businesses that encouraged growth in the West Napa area. Two small-scale industrial buildings from the World War II and post-war era are located in the survey area; the Bell Products shop at 2327 First Street and the J.H. Vienop facility at 2400 Oak Street. The latter is located in what was, and still remains, a small industrial enclave in the southwest corner of the neighborhood. At the time that both buildings were constructed, they were in close proximity to the railroad tracks that ran along the western side of the survey area.

Left: Bell Products, First Street (circa 1945); Right: J.H. Vienop, Oak Street (1951)
(Page & Turnbull, February 2010)

Architectural Description

Industrial buildings from the World War II and post-war era were not large-scale factories, but could be better classified as light industrial. They were generally small, utilitarian buildings clad in corrugated metal. Both examples in West Napa feature false-front parapet elements. They likely had metal industrial sash windows, but both buildings have undergone alterations to their openings. Ornamentation on these buildings is restrained, consisting simply of shaped parapets. Inside, industrial buildings typically had open floor space for manufacturing uses and were roughly finished.

Character-Defining Features

Industrial buildings in the West Napa survey area constructed during World War II or the post-war era typically exhibit the following character-defining features:

- Used for manufacturing or storage of goods
- Location in West Napa
- Location on large lot with associated parking area/storage yard
- One to two stories
- Simple, utilitarian design
- Corrugated metal cladding
- Large vehicular entrances and/or truck loading dock
- Open, flexible floor plan

Significance

As a property type, industrial properties from this period are not likely to be significant as examples of major development trends, but may be individually significant for their architecture or associations. In order to be eligible for listing in the local, state, or national historic register, World War II or post-war industrial properties must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)
Though industry was beginning to decline during the World War II and post-war era, industrial building from this period may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of continued development of industry in West Napa, and as the only surviving historic examples of that property type in the area. A property associated with the war effort may be significant under Criterion A/1/A as an example of the effects of World War II.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)
An industrial building may be significant under Criterion B/2/B (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.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criteria C (Design/Construction)
An industrial building from this era is not likely to be significant under Criterion C/3/C (Design/Construction) as an example of a type or period of industrial building construction. Compared to others throughout the city, the buildings in West Napa do not exhibit character-defining features particular to a certain type of industry. An industrial building from World War II or the post-war 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 post-war industrial resources. An industrial property from World War II or the post-war era that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A 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 property moved away from the industrial enclave or former rail line) will no longer correctly reference industrial development trends during this period.

- An industrial building significant under Criterion B/2/B 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.

- A property significant under Criterion C/3/C should have integrity of design, location and feeling at the minimum.

Modern Napa (1965-present)

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. The city continued to grow throughout the post-war era, reaching a population of 37,000 by 1970; it is still the Valley's population center with a population of 74,000 in 2003. However, the decline of manufacturing, redevelopment, and the rebirth of the wine industry greatly impacted modern Napa. 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. 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."[81]

Since the 1960s, West Napa has continued to serve as an up-scale residential neighborhood, now considered to be in close proximity to the commerce, services and entertainment of downtown. As noted, many businesses have been established in the historic buildings of the neighborhood. First Street, particularly, has become a hospitality enclave, lined with inns and bed-and-breakfasts housed in the grand historic houses. This trend has a direct correlation to the ongoing success of Napa's wine and tourism industry. First, Second and Jefferson streets remain major thoroughfares, keeping the neighborhood vital and showcasing the architectural gems that line the streets.

MODERN DEVELOPMENT

REDEVELOPMENT & PRESERVATION

In the 1960s and 1970s, Napa struggled with redevelopment and urban renewal issues, as did most American cities at that time. Early redevelopment efforts led to the demise of a number of historic downtown commercial buildings, but also to the growth of a preservation movement that went hand-in-hand with, and as a direct response to, urban renewal efforts. In 1968, an updated General Plan was proposed which included the creation of a Crosstown Expressway over Napa Creek, cutting through Downtown, Spencer's Addition, and West Napa; the plan would was never realized, but likely would have resulted in the demolition of historic resources.[82] While the West Napa survey area was not directly affected by redevelopment efforts, it resulted in a number of houses that were moved into the neighborhood. Many appear to have been relocated from downtown, possibly because that area was in higher demand for redevelopment over time. Sanborn maps indicate that at least five houses in the West Napa survey area appear to have been moved, including the Buford House at 1930 Clay Street, which was built in 1877 and moved to its current location before 1910. A house now at 1207-1209 Jefferson was moved within the neighborhood from a location near the creek, to its current site slightly south and closer to Jefferson Street. After the move it was converted from a single-family dwelling into residential flats. A house at 2240 Third Street is an altered Victorian-era building, but does not appear on Sanborn maps before 1949. The date of its move is unknown; however, its architectural style obviously pre-dates its earliest appearance on maps. The Levinson House, originally located downtown at First and Franklin streets was moved to its current location at 2265 First Street in 1954. Likewise, the Minnie and Harry Johnston House was moved as a direct result of downtown redevelopment actions in 1977. Originally located at First and Seminary streets, it was replaced by a parking lot. It now serves as a bed-and-breakfast located at 1137 Warren Street in West Napa.[83]

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[81] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace*(October 2007)
[82] City of Napa Engineering Department, "General Plan Street Proposal Map" (12 November 1968).
[83] "Home created as wedding gift has romantic past," *Napa Valley Register*, 4 April 1999.

West Napa has seemingly served as a collecting place for buildings displaced by development and redevelopment, and little such activity has occurred in the neighborhood itself. Most modern construction has occurred in areas that were always under utilized, such as the north edge of the survey area, adjacent to Napa Creek, where apartment complexes have been constructed. Some new development has also occurred at the far western edge of the neighborhood in an area whose use was historically indistinct due to its proximity to the rail line, and became even more so with the insertion of the Highway 29 route up the western side of the city. New industrial buildings have replaced the old in the southwestern portion of the neighborhood, but this in itself seems characteristic of the utilitarian nature of these properties. The continued presence of industrial functions in that area of the neighborhood reflects historic trends.

WEST NAPA TODAY

Today, West Napa remains one of the city's best known residential neighborhoods. Its buildings are recognized for their historic value and as resources to be preserved. There has been little modern infill within the neighborhood, coupled with a wide representation of remaining residential architecture from almost every period of Napa's history. First Street remains a stronghold of grand Victorian-era houses, while the rest of the neighborhood is characterized by a variety of architectural periods and styles. A number of properties within the survey area retain their residential outbuildings, including small barns, sheds and water towers, which speak to the neighborhood's early development as a semi-rural area, outside of Napa's downtown core. The houses' continued use as residences, and even new uses as professional offices or bed-and-breakfasts, maintains the overall historic character of the neighborhood.

Although historic commercial, civic and institutional, and industrial properties in West Napa are few in number, they provide a comprehensive picture of non-residential development in the neighborhood. From the earliest grocery store, to a Depression-era church, to a post-war light industrial facility; representative resources of almost every period and type exist. West Napa is repeatedly the subject of recognition by local preservation and historical organizations, as evidenced by its many appearances on the programs of Napa County Landmarks CandleLight home tours and other community enrichment activities.

V. SURVEY REPORT & RECOMMENDATIONS

Summary of Survey Findings

Page & Turnbull's field survey of the 507 parcels in the West Napa Survey Area included photographic documentation of 450 resources that appeared to be age-eligible (45 years or older) according to known construction dates provided by the Napa County Assessor and other sources, or visual estimates. As stated in the "Methodology" section of **I. Introduction**, these properties were also documented in a database, which contains basic survey data such as location information, physical features and construction date. This information is sufficient for the production of physical descriptions of each property at a later date. This database, which is capable of producing both spreadsheets and auto-generated architectural descriptions, is intended to achieve the same level of documentation as Primary Records (DPR 523A forms) with greater efficiency and versatility. This approach allowed the survey to capture all age-eligible resources at the most basic level of documentation, when the production of full DPR 523A forms would have proven cost-prohibitive.

Map of West Napa Intensive-Level Survey, with potential district boundaries outlined. (Page & Turnbull, 2010).

DPR 523 D FORMS

As part of the West Napa Intensive-Level Survey, Page & Turnbull completed two (2) DPR 523D forms to document potential historic districts within the Survey Area boundaries. These include the potential West Napa Historic District and the First& Jefferson Streets Historic District. These district areas appear to have cohesive groupings of resources unified by common historic themes, periods of significance, and architectural characteristics, and are both eligible for listing in the local historical register as Landmark Districts. Summaries of the DPR 523D forms for each district are included here.

Please refer to the DPR 523D forms appended to this report for additional analysis of the history, significance, and eligibility for each district.

WEST NAPA HISTORIC DISTRICT

The West Napa Historic District contains primarily upper middle-class houses from the Victorian era through World War II, many of which have high architectural merit. The early development of the district was due to its location along major transportation routes, and the neighborhood flourished in the early twentieth century because of its proximity to the interurban electric railroad (running along Jefferson Street, 1905-1930), Fuller Park (dedicated in 1905), and a cluster of factories at the west edge of the district. The district includes 31 blocks platted in the late nineteenth and early twentieth centuries, and is roughly bounded by Jefferson Street, Pine Street, Monroe Street, Clay Street, and Napa Creek. The highest concentrations of intact resources are located along First Street, Oak Street, Jefferson Street, Patchett Street, and Montgomery Street. The busy boulevard of Jefferson Street forms a logical eastern edge to the District. The remainder of the boundary has been drawn such at least two-thirds of the buildings are considered contributors. The boundary gerrymanders to exclude large groups of non-contributors—buildings that lack sufficient integrity due to later alterations, were constructed after the close of the period of significance, or do not contribute to the theme of residential development—within the larger West Napa Intensive-Level Survey Area.

The West Napa Historic District appears eligible for listing in the national, state, and local registers because it is significant under NRHP Criteria A & C (local level), CRHR Criteria 1 & 3, and HRI Landmark District Criteria A, B, C & E for its association with residential development patterns as the City of Napa emerged as the commercial center of the surrounding agricultural area in Napa Valley, and as a collection of residential architecture embodying a variety of period styles. The West Napa Historic District also meets the significance criteria for "Streetcar Suburbs, 1888 to 1928," as defined by the Historic Residential Suburbs in the United States Multiple Property Submission (MPS). Most contributors are single-family residences reflecting a variety of period styles (especially Craftsman and Tudor Revival), and have high architectural merit; many were designed by Napa's leading architects and builders around the turn of the twentieth century. The period of significance of the West Napa Historic District is 1875 to 1937, covering the construction of the earliest extant residences along First Street until the construction of the residences within the Park Addition at the south end of the district. The period of significance does not include World War II-era or postwar resources.

The West Napa Historic District includes a total of 371 parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). 294 of those parcels are contributors to the West Napa Historic District because they include a historic building that contributes to the significance of the District. Fifty nine (59) of these contributors also appear individually eligible for local listing due to their architectural character or association with prominent persons. Seventy seven (77) parcels are non-contributors because they lack sufficient integrity due to later alterations, were constructed after the close of the district's period of significance, do not contribute to the theme of residential development, or are vacant. Additionally, this district follows the recommendations

described in Anne Bloomfield's "A Residential Context for the Cultural Resources of Napa" (1995), which called for a potential historic district in West Napa comprising an area in which at least two-thirds of the resources are considered contributors.

FIRST & JEFFERSON STREETS HISTORIC DISTRICT

The First & Jefferson Streets National Register Historic District is an eight-block L-shaped district centered on the intersection of First and Jefferson streets. The district includes many of Napa's finest residential resources, is associated with themes of residential development, high architectural merit, and associations with master architect Luther Turton. The district developed as early as 1875, and it was a favored location for upper-middle class families to build their homes. The large, fashionable residences of prominent merchants, professionals, and community leaders are the focal point of the district. The district also includes more modest cottages which contribute to the setting of the larger residences and tell the story of the street's development and the diversity among the residents.

Specifically, the First & Jefferson Streets Historic District is eligible for listing in the national, state, and local registers under NRHP Criteria A & C (local level), CRHR Criteria 1 & 3, and HRI Landmark District Criteria A, B, C, E & F. The district is significant for its association with residential development patterns in Napa, which expanded due to the emerging commercial focus of the surrounding agricultural area in Napa Valley; for its association with a group of individuals important in the early history and development of Napa (roughly from the 1870s through the 1920s); as a collection of distinctive residential architecture, with all contributors standing out as excellent examples of nineteenth and early twentieth century single-family residences with high architectural merit; and as a representation of the work of Luther Turton (1862-1925), Napa's most prominent and prolific architect around the turn of the twentieth century. The district's period of significance is 1875 to 1925, which covers construction in the neighborhood from the first residences until the district was built out.

The First & Jefferson Streets Historic District includes a total of thirty-three (33) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Twenty-nine (29) of those parcels are contributors to the First & Jefferson Streets Historic District because they include a historic building that contributes to the significance of the District. Four (4) parcels are non-contributors because they were constructed after the close of the district's period of significance, or they lack sufficient integrity.

SURVEY SPREADSHEET

Intensive-level documentation allows for the evaluation of properties' eligibility for historic designation based on historic significance and integrity. The evaluation of historic significance follows National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) Criteria for Evaluation. The seven aspects of integrity presented by the NRHP and followed by the CRHR are used to guide evaluation of integrity. (For a detailed explanation of the Criteria for Evaluation and aspects of integrity, please see "Evaluation Criteria" in section **III. Guidelines for Evaluation**.)

Note: California Historical Resource Status Codes (CHRSC) indicate potential eligibility for designation, but *do not* result in official designation or listing on any historic lists or registers. Further action is required in order to officially designate any property as a historic resource. (See **Appendix** for an explanatory list of CHRSCs.)

Please refer to the individual DPR 523 D forms in the appendix for further information on specific districts and properties, their evaluations, and assigned CHRSCs.

A summary of eligibility determinations is as follows:

- 507 total parcels were included within the boundaries of the West Napa Survey Area
- 450 age-eligible resources were documented in the survey database
- 3 properties were previously listed in the NR & CR (1S)
- 14 additional properties were previously found eligible for listing in the NR through survey evaluation (3S)
- 3 properties were previously listed locally on the Napa HRI as Landmark Property (5S1)
- 18 properties were previously listed locally on the Napa HRI with a Map Score of "1" (3S)
- 49 properties were previously listed locally on the Napa HRI with a Map Score of "2" (5S3)
- 312 properties were previously listed locally on the Napa HRI with a Map Score of "3" (7N)
- 2 properties were previously found ineligible for listing in the NR through Section 106 process, but were not evaluated for CR or local listing (6Y)
- No properties appear to be individually eligible for listing on the CR (3CS)
- In addition to those already listed in the Napa HRI with Map Score of "2," 5 additional properties appear to warrant further individual evaluation for local listing (7N)
- First & Jefferson Streets Historic District (33 properties) appears to be eligible for listing in the national, state, and local registers (3D/5D3)
    - 29 properties within the First & Jefferson Streets Historic District appear to be eligible for NR, CR, and local listing as contributors to the district (3D/5D3)
    - 14 of these contributors also appear individually eligible for NR, CR, and local listing (3B/5B)
- West Napa Historic District (371 properties) appears to be eligible for listing in the national, state, and local registers (3D/5D3)
    - 294 properties within the West Napa Historic District appear to be eligible for NR, CR, and local designation as contributors to the district (3D/5D3)
    - 59 of these contributors also appear individually eligible for NR, CR, and/or local listing (3B and/or 5B)
- 148 properties do not appear to be eligible for listing at any level (6Z)
    - 64 of these lack integrity due to later alterations
    - 82 of these do not have sufficient significance to be individually eligible, nor do they contribute to the significant theme(s) of a historic district
- 15 properties do not have sufficient significance to be individually eligible, nor are they directly associated with the significant theme(s) of a historic district., but may warrant special consideration in local planning (6L)

- 57 properties were not surveyed
  - 36 of these are age-ineligible
  - 21 of these are vacant parcels

See Appendix for a complete list of parcels included in Intensive-Level Survey

Recommendations for Future Work

OFFICIAL DESIGNATION

Page & Turnbull recommends that those properties deemed eligible for listing at the local, state, or national level (as evaluated on the HRI and/or DPR 523D forms) be designated as such.

#1: DESIGNATE WEST NAPA HISTORIC DISTRICT AS A LANDMARK DISTRICT AND/OR NATIONAL REGISTER DISTRICT

Page & Turnbull recommends that official designation of the potential West Napa Historic District be pursued. The West Napa Intensive-Level Survey found that the potential West Napa Historic District is eligible for local listing for its association with themes of residential development and architecture within the City of Napa and the surrounding area. The West Napa Historic District clearly reads as a historic neighborhood because of the size, scale, and design of its contributing resources. It is locally significant and efforts to formally recognize and designate the neighborhood as a Landmark District should be a priority for preservation planning purposes.

In the City of Napa, local historic districts are known as Landmark Districts, and are defined by Section 15.52.020 (a) of the Napa Municipal Code as "any delineated geographic area having historical significance, special character or aesthetic value which serves as an established neighborhood, community center or distinct section of the city, possessing a significant concentration of cultural resources united historically or aesthetically by plan or by physical development, and which the city council designates by resolution as worthy of protection..."

Any proposed projects within the district boundaries will be subject to review under the California Environmental Quality Act (CEQA) to analyze the project's impact on the surrounding district, and will require a Certificate of Appropriateness (C of A). Note that per state law, CEQA review would occur regardless of whether or not the West Napa Historic District is officially designated. Official designation of the West Napa Historic District can make various preservation incentives available for individual properties within the district, including usage of the California Historic Building Code (CHBC) and the Mills Act, and will contribute to the preservation of the neighborhood as a whole. While official district designation and the CEQA review process help protect historic resources, they do not preclude properties from being altered or even demolished.

Additionally, the West Napa Historic District appears eligible for the National Register at the local level under Criterion A (Event) and C (Design/Construction). Page & Turnbull therefore recommends that the district be nominated to the National Register in addition to local designation as a Landmark District. West Napa could be nominated to the National Register under the Historic Residential Suburbs in the United States MPS to streamline the nomination process. For registration requirements for additional information about nominating districts under this MPS, refer to http://pdfhost.focus.nps.gov/docs/NRHP/Text/64500838.pdf. Note that nomination to the National Register will involve consent by the property owners, as well as a larger public participation program.

#2: NOMINATE FIRST & JEFFERSON STREETS HISTORIC DISTRICT TO THE NATIONAL REGISTER AND/OR LOCAL REGISTER

Page & Turnbull recommends that the potential First & Jefferson Streets Historic District be officially nominated to the National Register of Historic Places. The West Napa Intensive-Level Survey found that the potential First & Jefferson Streets Historic District is eligible for listing in the National Register for its associations with themes of residential development, high architectural merit, and master architect Luther Turton. The First & Jefferson Streets Historic District includes many of

Napa's finest residential resources, and as such would meet the National Register Criteria for eligibility. National Register designation of the First & Jefferson Streets Historic District should be a priority for preservation planning purposes.

Once the district is listed in the National Register, the district can make various preservation incentives available for individual properties within the district, including Federal Historic Preservation Tax Credits for income-producing properties and usage of the California Historic Building Code (CHBC) and the Mills Act, and will ensure that these resources are protected for the public to appreciate. As described above, proposed projects within the district boundaries will be subject to review under the California Environmental Quality Act (CEQA) to analyze the project's impact on the surrounding district, and will require a Certificate of Appropriateness (C of A).

Additionally, the First & Jefferson Streets Historic District is eligible for listing in the local register as a Landmark District under HRI Landmark District Criteria A, B, C & E. Page & Turnbull therefore recommends that the district be officially designated as a Landmark District in addition to being nominated to the National Register.

#3: NOMINATE INDIVIDUAL PROPERTIES TO THE NATIONAL REGISTER

Page & Turnbull recommends that resources determined individually eligible for listing in the National Register of Historic Places be officially nominated to the Register or receive official designation as a "determined eligible" resource. These resources have high architectural merit, and/or were designed by a master architect. As mentioned above, once the property is listed in the National Register, various preservation incentives will be available to property owners. While National Register nomination helps protect historic resources, it does not preclude properties from being altered or even demolished; however, any proposed projects within the district boundaries will be subject to review under the California Environmental Quality Act (CEQA) to analyze the project's impact on the surrounding district.

Preliminary recommendations for 2 properties to be nominated to the National Register are as follows (all listed on the HRI with a Map Score of "1"). 16 additional properties within the First & Jefferson Streets or West Napa National Register Historic Districts also appear individually eligible and could be nominated for individual listing at any time, but since they will already be listed on the National Register as contributors to the district, they are a lower priority for individual nomination.

Table 1. Individually significant properties recommended for nomination to the National Register of Historic Places (2 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002162006000	2265 THIRD ST	ca. 1890	1	3S	Parker-Levinson House. Moved to current location in 1954 from First & Franklin streets.
004141005000	645 SEYMOUR ST	1905	1	3S	Baird's Grocery/Corner Market

Table 2. Individually significant properties within First & Jefferson Streets Historic District or West Napa Historic District (Lower Priority, 16 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002133033000	1301 JEFFERSON ST	1906	1	3B	E.W. Doughty House
002133035000	1271 JEFFERSON ST	1898	1	3B	E.W. Doughty/E.F. Bryant House
002133040000	1125 JEFFERSON ST	1934	1	3B	Charles Ratto House
002151026000	1926 FIRST ST	1901	1	3B	George H. Francis House

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002151031000	1910 FIRST ST	1905	1	3B	Kahn-Voorhees House
002152003000	2133 FIRST ST	1892	2	3B	Wilfred Ingalls House
002152004000	2125 FIRST ST	1895	2	3B	Banks House
002152005000	2117 FIRST ST	1895	2	3B	O'Neill House
002152008000	2033 FIRST ST	1893	3	3B	Luther Turton House
002152009000	2021 FIRST ST	1875	1	3B	J.S. Trubody House
002153006000	1005 JEFFERSON ST	1892	1	3B	Noyes-York House
002154010000	1801 FIRST ST	1903	1	3B	Hunter-Prouty House
002162015000	2232 OAK ST	1880	1	3B	Daniel J. Thomas House
002175019000	845 JEFFERSON ST	1917	1	3B	Henry J. Manasse House
004155003000	1801 OAK ST	1905	1	3B	Dr. R.M. Squier House
004156009000	507 JEFFERSON ST	1908	1	3B	William Corlett house.

Nomination to the National Register will involve consent by the property owners, as well as a larger public participation program.

ADDITIONAL DOCUMENTATION

Although all age-eligible properties in the Survey Area were photographed and documented with preliminary status codes in the database during the West Napa Intensive-Level Survey undertaking, not all were documented in detail on DPR 523 forms. Because of the nature of their significance, most of the properties within West Napa were evaluated as part of the West Napa or First & Jefferson Streets historic district, but there are a number of properties not captured by this intensive-level survey effort that could benefit from additional documentation. Therefore, it is recommended that more exhaustive documentation of individual properties be undertaken in the future.

#3: DOCUMENT ADDITIONAL PROPERTIES ON DPR 523 B FORMS

Additional properties outside the West Napa Historic District that did not undergo intensive-level documentation during the current survey undertaking but appear to be historically significant should be researched and documented on Building, Structure, Object Records (DPR 523 B forms), and further evaluated for potential eligibility for listing in the local register. This recommendation may be most efficiently addressed on a property-by-property basis as development pressures arise. The comprehensive documentation of all age-eligible properties in the area that is provided in the database would act as a guide to indicate which properties should receive DPR 523 B form documentation when projects are proposed or planning decisions need to be made. Since the buildings' preliminary eligibility determinations were based solely on architectural merit, the production of DPR 523 B forms will likely result in revisions to a property's CHRSC. Completion of DPR 523B forms will also allow for easier designation to the California Register of Historical Resources.

Preliminary recommendations for documentation of 7 properties outside the boundaries of the district or constructed after the district's period of significance are as follows (including 2 properties listed on the HRI with a Map Score of "2" and 3 additional properties which appear to be individually significant). 39 additional properties within the West Napa Historic District (including 36 properties listed on the HRI with a Map Score of "2" and 3 additional properties) also appear individually eligible and could be nominated for individual listing at any time, but since they will already be listed on the HRI as contributors to the district, they are a lower priority for individual landmark nomination.

Table 3. Individually significant properties recommended for documentation on DPR 523 B Forms (7 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002133005000	1938 LAURELWOOD LN	ca. 1940	3	7N	
002133006000	1918 LAURELWOOD LN	ca. 1935	3	7N	
002133031000	1333 JEFFERSON ST	1951	3	7N	Streamline Moderne commercial building
002133052000	1137 WARREN ST	1910	2	5S3	Classical Revival house. Moved to site after 1949.
002145015000	2210 SECOND ST	1956	--	7N	First Church of Christ Scientist
004203014000	2214 PINE ST	1900	2	5S3	Classical Revival house. Moved to site circa 1925.
004212025000	405 JEFFERSON ST	ca. 1915	3	7N	Craftsman style house

Table 4. Individually significant properties within West Napa Historic District (Lower Priority, 39 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002133028000	1251 JEFFERSON ST	ca. 1885	2	5B	
002133030000	1207-1209 JEFFERSON ST	1897	2	5B	
002133038000	1219 JEFFERSON ST	ca.1900	2	5B	
002144015000	2230-2258 FIRST ST	1898	2	5B	
002145002000	2271-2273 FIRST ST	ca. 1900	2	5B	
002145007000	2211 FIRST ST	1896	2	5B	
002145016000	2225 FIRST ST	1896	2	5B	
002152033000	2042-2044 SECOND ST	1895	2	5B	
002154007000	1836 SECOND ST	1930	3	5B	Excellent example of stucco-clad Craftsman house
002162023000	715 SEYMOUR ST	ca. 1895	2	5B	
002171002000	2123 SECOND ST	1898	2	5B	
002171003000	2107 SECOND ST	1898	2	5B	
002172006000	2102 OAK ST	ca. 1905	2	5B	
002173003000	839 PATCHETT ST	1898	2	5B	
002173006000	817 PATCHETT ST	1897	2	5B	
002174005000	2000 OAK ST	1937	3	5B	Excellent example of Tudor Revival house
002176001000	1937 THIRD ST	1932	2	5B	St. Mary's Episcopal Church
002176009000	1830 OAK ST	1910	2	5B	
004132010000	507 MONROE ST	1895	2	5B	
004142003000	591-597 SEYMOUR ST	ca. 1885	2	5B	
004142004000	587 SEYMOUR ST	ca. 1905	2	5B	
004143002000	2137 OAK ST	ca. 1895	2	5B	
004144004000	563 MONTGOMERY ST	ca. 1905	2	5B	
004151003000	2021 OAK ST	1915	2	5B	
004153004000	1903 OAK ST	1930	3	5B	Excellent example of Tudor Revival house, with turret
004153009000	1930 STOCKTON ST	ca. 1885	2	5B	
004154001000	1941 STOCKTON ST	ca. 1905	2	5B	

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
004154004000	583 MADISON ST	ca. 1905	2	5B	
004154006000	559-561 MADISON ST	ca. 1905	2	5B	
004154008000	541 MADISON ST	ca. 1905	2	5B	
004154016000	540 PATCHETT ST	1910	2	5B	
004155001000	1839 OAK ST	1898	2	5B	
004156002000	587 JEFFERSON ST	ca. 1905	2	5B	
004203001000	2247 LAUREL ST	ca. 1905	2	5B	
004203003000	2219-2221 LAUREL ST	ca.1905	2	5B	
004212005000	1959 LAUREL ST	1900	2	5B	
004492008000	2330 SECOND ST	ca. 1905	2	5B	
004493010000	2288 THIRD ST	ca. 1905	2	5B	
004493011000	2290 THIRD ST	ca. 1905	2	5B	

Once DPR 523 B Forms have been completed, all properties determined eligible should be officially designated as Landmark Properties, and should be assigned a revised CHRSC of "5S1." Any properties determined ineligible for local listing after further research should be assigned a revised CHRSC of "6L" or "6Z."

DESIGN GUIDELINES & DEMOLITION REVIEW

#5: IMPLEMENT DESIGN GUIDELINES SPECIFIC TO WEST NAPA

In order to protect the historic character of West Napa, Page & Turnbull recommends implementing design guidelines to guide the placement and appearance of compatible infill construction as the neighborhood continues to develop in the twenty-first century. The "Design Guidelines for the Napa Abajo/Fuller Park Historic District," prepared for the City of Napa in April 1998, are currently used to guide development in West Napa; these guidelines would continue to apply within the boundaries of the West Napa Historic District until such time as neighborhood-specific guidelines are developed. Design Guidelines for West Napa would build upon the City's existing residential design guidelines, and should include, but are not necessarily limited to, the following:

Additions or alterations to historic properties

- Alterations to historic properties should not destroy the historic form and materials of the original building, and a strategy of repair over replacement should be used. Where possible, original materials—especially siding, windows, and architectural details—should be retained. If materials are too damaged or deteriorated to be repaired, replacement in-kind is acceptable. (See "Design Guidelines for the Napa Abajo/Fuller Park Historic District," Policies #1-29).
- Historic outbuildings such as barns and garages that date from the period of significance should be retained in place, as they add to the significance of the property and the district.
- Additions should be located at the rear or side of the lot, and should not overpower the existing historic residence. Additions should not impact the overall form of the building, especially its roofline. Second or third story additions to a building's primary façade are inappropriate in West Napa.
- Alterations to West Napa's large mansions should not remove distinctive ornamentation, while alterations to simple cottages should not add elaborate decoration where it did not originally exist. New elements should match the texture and level of detail of the existing building.

- Additions of integral garages are not appropriate. Adding a one- or two-car detached garage at the rear of the lot would be more compatible with the historic character of the district.
- Incompatible additions have compromised the integrity of many resources in the neighborhood, especially pyramidal-roofed vernacular cottages from the turn of the century. Removal of incompatible additions may expose a building's significant features, and may restore a property's integrity. Such buildings should be re-evaluated as potential contributors of the West Napa Historic District once their essential physical features are visible.
- Within the First & Jefferson Streets National Register Historic District, alterations to resources should be minimal, and should be designed in a manner that complies with the *Secretary of the Interior's Standards.*

Adaptive reuse of historic properties

- In West Napa, single-family residential use is the dominant historical use, and is therefore the preferred future use. However, where zoning allows, adaptive re-use of existing single family residences may be permitted if the new use does not require drastic changes to the building's character.
- Conversion of single-family homes to multiple-family housing may be appropriate. Reuse of historic or existing outbuildings such as barns or garages is the preferred method to accomplish this transition, but if a second unit is constructed, it should be located at the rear of the lot, simply deigned, and subordinate to the character of the existing residence.
- Conversion to commercial use, especially along Jefferson Street, may be appropriate. ADA accessibility may be an issue with residential-to-commercial conversions; if possible, ramps, lifts, and other accessibility requirements should be designed in a manner that minimally impacts the primary entrance. Major alterations such as installation of storefronts or additions to the primary façade are not appropriate.
- In order to preserve the residential character of the neighborhood, signage for commercial conversions should be unobtrusive. Signage should be limited in size, and should be freestanding or minimally attached to the building. Internally illuminated signage (i.e. light boxes, neon, etc.) is not appropriate.

New construction within the district

- Residential use, specifically single family homes or small flats, is the most compatible with the historic character of West Napa. However, where zoning allows, new commercial buildings may be acceptable along Jefferson Street, providing that the new construction follows the guidelines outlined below.
- A variety of architectural styles are currently represented in West Napa. Use of a historical style is not necessary—and in fact, false historicism is not recommended—but new construction must be in keeping with the size, scale, and materials of the district.
    - Wood-frame construction and wood or stucco siding should be used whenever possible
    - New construction should not exceed 3 stories in height
    - Integral garages prominently located on the primary façade should be avoided
- Building orientation and alignment should reflect the neighborhood's historic rhythm: buildings should be set back 5' to 15' from the property line, and should be separated from their neighbors.
- If possible, new construction should be located on non-contributing or vacant parcels, rather than subdividing a contributing parcel, in order to preserve the density of the district.

Demolition & alteration of non-contributing buildings

- Demolition of non-contributing resources is generally acceptable, and would not affect the character of the neighborhood. However, if an age-eligible building is a non-contributor

because it lacks integrity, feasibility of restoration should be considered before approving a demolition permit. (See above for discussion about removal of incompatible additions.)

- Alterations to non-contributing resources are generally acceptable as long as the changes reflect the guidelines for new construction outlined above.

These guidelines could be used by the Planning Department and Cultural Heritage Commission in conjunction with the existing "Design Guidelines for the Napa Abajo/Fuller Park Historic District" to evaluate the compatibility of proposed alterations and infill construction in the West Napa Historic District.

#6: REVIEW DEMOLITION OF SELECTED RESOURCES OUTSIDE WEST NAPA HISTORIC DISTRICT

Fifteen (15) properties within the boundaries of the West Napa Intensive-Level Survey Area are notable, but do not appear to be significant individually or as contributors to either the West Napa or First & Jefferson Streets historic districts. These resources appear to have architectural merit as examples of turn-of-the-century architectural styles, but do not appear to have enough significance to qualify individually for listing in the local, state, or national historical registers. Most are located along Oak, Monroe, Seymour, or Pine streets. These properties have been assigned a CHRSC of "6L," meaning that although they are not technically eligible for designation, they may warrant special consideration in local planning. (See Table 5)

Page & Turnbull recommends that these 15 properties be noted on the HRI and given special planning consideration. These buildings contribute to the historic character of the West Napa neighborhood, and while they fall outside the district boundaries, they still provide additional evidence of the residential development typical in this area. This is equivalent to a current HRI Map Score of "3" outside a potential historic district.

Including these properties the HRI would help preserve the character of the West Napa neighborhood by allowing staff to review their demolition. Staff should check to see whether the property still has the visual integrity to meet the Secretary's Standards, and should either refer the demolition to the CHC or document property conditions and approve the demolition. The number of staff-approved demolitions may average 3 per year. Proposed projects involving "6L" properties would likely not be subject to review under the California Environmental Quality Act (CEQA).

Table 5. Parcels ineligible for individual listing, but recommended for local planning consideration (15 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002161016000	2272-2274 THIRD ST	1930	3	6L	
002161018000	2250 THIRD ST	1934	3	6L	
002162001000	2328 OAK ST	1925	3	6L	
002162007000	2259 THIRD ST	ca. 1910	3	6L	
002162026000	2320 OAK ST	1925	3	6L	
002162027000	2288 OAK ST	1920	--	6L	
004132005000	563 MONROE ST	1908	--	6L	
004202001000	2279 LAUREL ST	ca. 1910	3	6L	
004203010000	447 SEYMOUR ST	1900	3	6L	
004211017000	426 SEYMOUR ST	1900	3	6L	
004212015000	465 JEFFERSON ST	1938	3	6L	
004212026000	1828 PINE ST	1905	3	6L	

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
004212027000	1836 PINE ST	1910	3	6L	
004212029000	1954 PINE ST	1900	--	6L	
004212047000	411 JEFFERSON ST	1920	3	6L	

Interim HRI Guidelines

Page & Turnbull's memorandum "Napa Historic Resources Inventory (HRI) Update" (20 November 2009) outlines the method for converting the City of Napa's current HRI rankings—which are based on the 1995 City-Wide Survey methodology—to a more uniform system based on California Historical Resource Status Codes (CHRSC). (See **Appendix** for a full version of the memorandum and a description of all CHRSCs). The following recommendations for how to integrate the West Napa survey results into the existing HRI system are based on this memorandum.

CURRENT DESIGN REVIEW SYSTEM

Depending on their status, properties throughout the city listed on the HRI are subject to varying levels of design review by the CHC and staff. Certificates of Appropriateness (C of A) are required as follows:

Landmarks & Landmark Districts: C of A required for any new construction; alterations and additions to a Landmark or a contributing resource in a Landmark District; alteration or addition to a non-contributing resource in a Landmark District; changes to major interior architectural features of a publicly-owned Landmark; and demolition of a building or structure.

Neighborhood Conservation Properties: C of A required for any substantial construction visible from a public way; substantial alteration or addition visible from a public way; and demolition of a building or structure.

Historic Resource Inventory (HRI) Properties: C of A required for demolition. The CHC reviews demolitions of all properties with a Map Score of "1" or "2" and properties with a Map Score of "3" within a potential historic district, while staff reviews demolitions of properties with a Map Score of "3" outside a potential historic district.

NEXT STEPS & INTERIM MEASURES

The properties identified in the West Napa intensive-level survey should be subject to design review under the new HRI system (using CHRSCs) as follows. This can be effective immediately, even though the city-wide HRI update has not yet been completed.

- **"5S1"** or **"5B"** is an individual Landmark, and should continue to be reviewed as such (CHC)
- **"3S"** or **"3B"** is automatically equivalent to Map Score of "1" and should continue to be reviewed as such (CHC)
- **"3CS"** is comparable to those properties listed in the HRI with a Map Score of "1" or "2" and should be reviewed as such by the CHC
- **"5S3"** is automatically equivalent to Map Score of "2" and should continue to be reviewed as such (CHC)

- **"3D"** or **"5D3"** is comparable to Map Score of "3" within a potential historic district and should be reviewed as such by the CHC
- **"6L"** is comparable to Map Score of "3" outside a potential historic district and should be reviewed as such by staff
- **"6Z"** properties do not need to be officially designated, and are not subject to review

For a complete list of properties with each CHRSC, see Appendix.

Since the HRI was originally formed in 1995, more properties have become age-eligible, more areas have been incorporated into the city limits, and survey methodologies have been updated. While West Napa was included in the 1995 survey, any properties within the West Napa survey area constructed before 1965 and not otherwise rated should thus be assigned a CHRSC of "7" ("Not Evaluated for NR or CR, or Needs Reevaluation"), and should be systematically re-evaluated.

In order to prevent demolition of potential historic resources while the conversion of the HRI system takes place, all properties with a CHRSC of "7" should be reviewed by staff as a building or demolition permit is filed. The property's CHRSC should be updated at this time, with additional research completed as necessary. If the property is still determined to be significant, staff should check to see whether the property still has sufficient integrity to convey its significance, and whether the surrounding area qualifies as a potential historic district. If so, the demolition permit application would be referred to the CHC. If not, staff would process the demolition permit application.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code 21000 et seq.) which requires state and local agencies to identify the significant environmental impacts of a proposed project and propose measures to avoid or mitigate adverse effects, if necessary.[84] CEQA is concerned with a wide variety of environmental factors, historic and cultural resources among them. A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead

[84] State of California, California Environmental Quality Act, http://ceres.ca.gov/topic/env_law/ceqa/summary.html, accessed 2009.

agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

CEQA REVIEW PROCESS

To summarize, resources officially listed or determined eligible for the California Register (including those listed or determined eligible for the National Register) are considered historic resources for the purposes of CEQA. Resources which have been officially designated in a local register of historic resources or recognized as historically significant by a local government pursuant to a local ordinance or resolution (such as the City of Napa's HRI), as well as resources identified as significant with a CHRSC of 3 or 5 in an adopted survey (such as the West Napa Intensive-Level Survey) are also recognized as historic resources under CEQA.

CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "…activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."[85] Historic and cultural resources are considered to be part of the environment, and therefore should a project be proposed that may affect an eligible or designated historic resource, the lead agency must complete the environmental review process as required by CEQA. In the West Napa survey area, the City of Napa will generally act as the lead agency.

Within West Napa, there are two National Register-eligible historic districts (First & Jefferson Streets, 29 contributors; West Napa, 294 contributors), as well as two (2) additional properties eligible for individual designation at the state or national level (see Table 1). These properties fall within Category 3, and therefore appear to qualify as historic resources under CEQA. Properties identified by the West Napa Intensive-Level Survey as eligible for listing in the HRI—including all contributors to either the West Napa Historic District or First & Jefferson Streets Historic District—fall within Category 2, and therefore also appear to qualify as historic resources under CEQA. If any project were proposed that might have an effect on these properties, some level of environmental review would likely be required. Properties designated with a CHRSC of "6L" or "6Z" are not eligible for listing, and therefore would not qualify as historic resources under CEQA.

[85] Ibid.

VI. CONCLUSION

The West Napa survey area has played an important role in the City of Napa's development, and contains a number of historic resources. The most significant forces that shaped the built environment in West Napa were residential growth, industrial development, and transportation. The neighborhood has been one of the city's primary residential areas since the Victorian era, primarily housing the city's middle and upper class citizens. The neighborhood's connection to the rest of the city, valley, and region via railroad and interurban electric streetcars provided a crucial connection to employment for residents of the neighborhood and commerce for the neighborhood's few industrial establishments. The character of the area has remained consistent throughout history and today it is representative of some of Napa's finest historic residential resources.

The historical narrative and property types guide presented in the historic context statement provide a foundation on which future historic resources documentation can be conducted. Using the information contained herein, it should be possible for city staff, historical consultants, and community parties to understand how individual historic properties connect with the neighborhood's social, cultural, commercial or developmental context. Subsequent evaluation with respect to a property's physical characteristics and historic significance and integrity can also be undertaken, thus enabling accurate determination of the resource's potential eligibility for designation at the national, state, or local levels.

The intensive-level survey of the West Napa survey area documents and evaluates selected individual residential and commercial properties within the survey area. The survey identified two potential historic districts at First & Jefferson streets (33 contributors) and encompassing most of the West Napa survey area (294 contributors), both of which appear eligible for listing in the national, state, and local registers; 18 individually significant properties that appear eligible for listing in the National Register; and 38 individually significant properties that may be eligible for local designation as Landmark Properties. Please refer to the survey report chapter and associated spreadsheets and forms for more detailed survey information.

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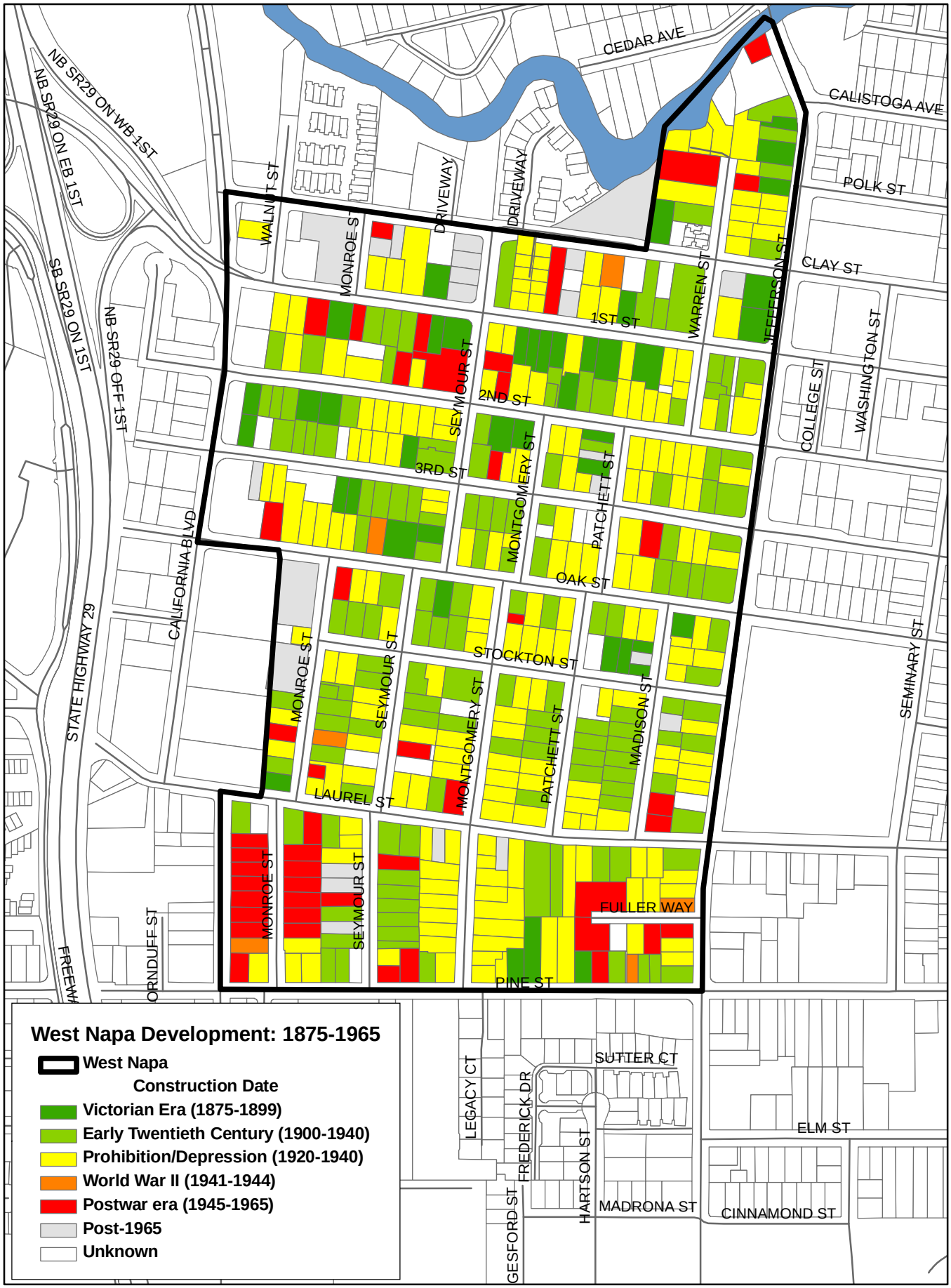
VIII. APPENDIX

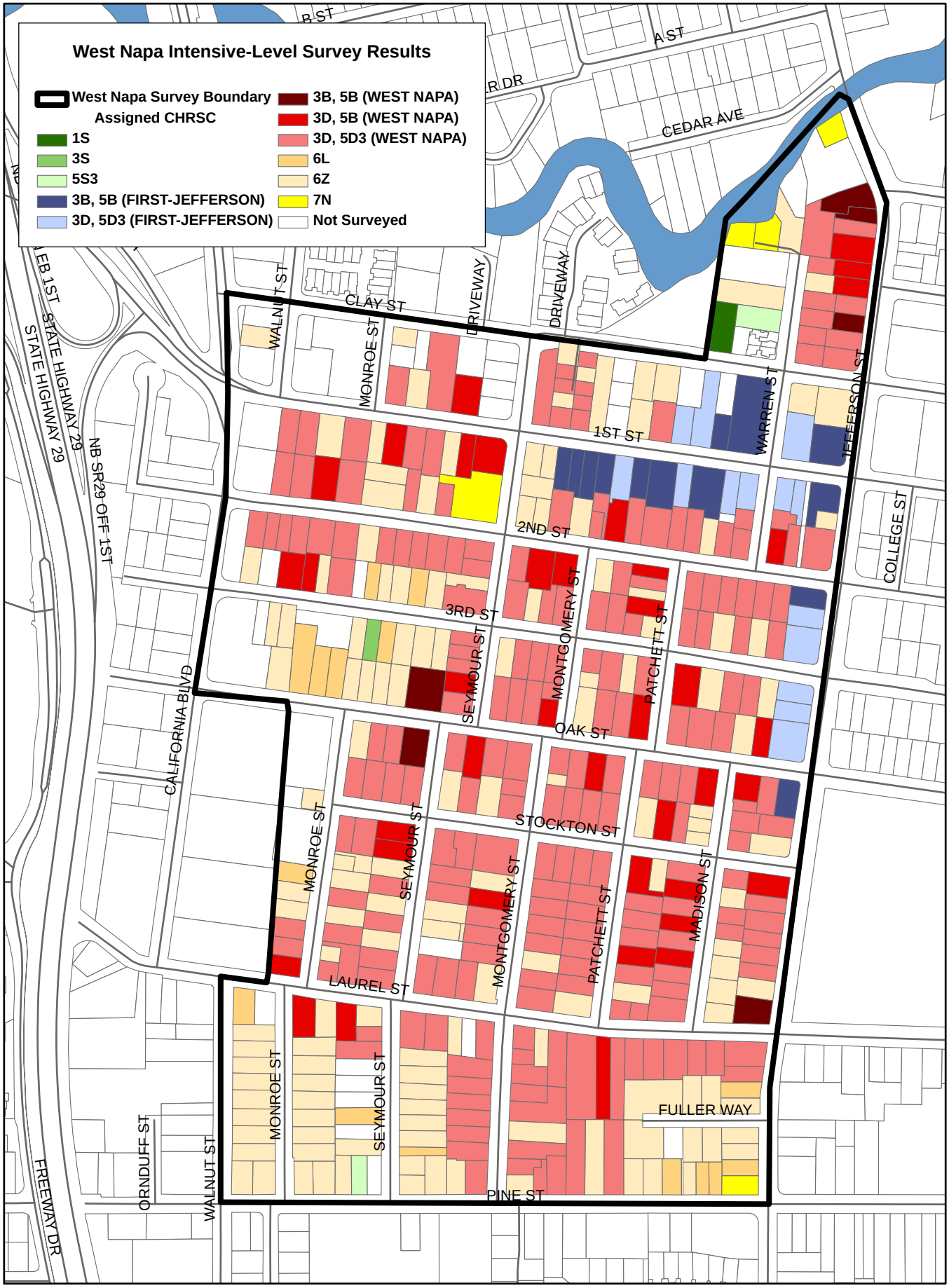
Maps

"West Napa Development, 1875-1965"
Map of survey area, showing overview of construction dates. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor's Office.

"West Napa Intensive-Level Survey Results"
Map of survey area, showing extent of intensive-level survey. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor's Office



Page & Turnbull, Inc. (21 July 2010)



Page & Turnbull, Inc. (13 September 2010)

HRI Update Memorandum

This section includes Page & Turnbull's memorandum "Napa Historic Resources Inventory (HRI) Update" (20 November 2009), which outlines the city-wide changes to the HRI rating system.

MEMORANDUM

DATE	20 November 2009	PROJECT NO.	08024
TO	Jennifer LaLiberte	PROJECT NAME	Heritage Napa
OF	City of Napa, Economic Development Dept./ Napa Community Redevelopment Agency 1600 Clay Street Napa, CA 94559	FROM	Rebecca Fogel & Caitlin Harvey
CC	Marlene Demery, City of Napa Ruth Todd, Page & Turnbull	VIA	Email

REGARDING NAPA HISTORIC RESOURCES INVENTORY (HRI) UPDATE [REVISED]

This memorandum discusses the method for converting the City of Napa's current HRI rankings—which are based on the 1995 City-Wide Survey methodology—to a more uniform system based on California Register of Historical Resources (CRHR) Status Codes. (See attached sheet for a full description of all CRHR Status Codes).

The following approach should be vetted with City of Napa staff and the Office of Historic Preservation (OHP) to ensure accuracy.

Current System

The current ranking system for the HRI was established by the Napa City-Wide Survey, completed in 1995 by San Buenaventura Research Associates of Santa Paula, California. As part of this windshield survey, buildings were rated and listed in the HRI according to a 1 to 5 point system called Map Score, defined as follows:

(–) Not rated (usually, a vacant parcel)

(1) Appears to be individually eligible for listing on the NRHP; already is listed or has been previously determined eligible for listing.

(2) Appears to be individually eligible for designation as a City Landmark; already is designated or has been previously determined eligible for listing.

(3) Not individually eligible for NRHP listing or designation as a landmark, but may be a contributor to the formation of an historic district.

(4) Ineligible; a non-contributor to a district.

(5) Not rated (usually, a non-visible property)

The Map Score for each property was derived from a combination of the building's construction date, Visual Estimate of Significance (VES) score, and integrity. According to the 1995 Survey Report, this system "served to weight the Map Scores for properties with similar visual characteristics towards higher levels of significance based on greater age. This weighting system also de-emphasized the importance of post-1945 buildings, but permitted the identification of architecturally significant contemporary buildings." [1]

In addition to the HRI ranking/Map Score, properties listed on the HRI can be designated as Landmark Properties, Landmark Districts, or Neighborhood Conservation Properties. Depending on their status, properties listed on the HRI are subject to varying levels of design review by the CHC and staff. Certificates of Appropriateness (C of A) are required as follows:

Landmarks & Landmark Districts: C of A required for any new construction; alterations and additions to a Landmark or a contributing resource in a Landmark District; alteration or addition to a non-contributing resource in a Landmark District; changes to major interior architectural features of a publicly-owned Landmark; and demolition of a building or structure.

Neighborhood Conservation Properties: C of A required for any substantial construction visible from a public way; substantial alteration or addition visible from a public way; and demolition of a building or structure.

Historic Resource Inventory (HRI) Properties: C of A required for demolition. The CHC reviews demolitions of all properties with a Map Score of "1" or "2" and properties with a Map Score of "3" within a potential historic district, while staff reviews demolitions of properties with a Map Score of "3" outside a potential historic district.

Proposed Changes

The first step in updating the HRI rankings is to cross-reference existing documentation (CHRIS Database and City of Napa Combined HRI List), and record existing CRHR status codes. All properties listed individually in the National Register will receive a status code of "1S," while properties which are contributors to a National Register historic district will receive a status code of "1D." All properties listed on the HRI as "Landmark Properties" will receive a status code of "5S1," while properties listed on the HRI as "Landmark Districts" will receive a status code of "5D1." All properties with other status codes will also be recorded.

MAP SCORE CONVERSION

Once these properties' existing status codes have been recorded, the current HRI rankings (Map Score) of the remaining properties will automatically be converted to CRHR Status Codes as follows:

Map Score of "1" → CRHR Status Code "3S" ("Appears eligible for NR as an individual property through survey evaluation")

Map Score of "2" → CRHR Status Code "5S3" ("Appears to be individually eligible for local listing or designation through survey evaluation")

Map Score of "3" → CRHR Status Code "7N" ("Needs to be reevaluated"). The 1995 survey identified these properties as potential contributors to a potential historic district; however, without documentation of such a district, these properties cannot be given an accurate CRHR status code. Therefore, properties with a Map Score of "3" should be systematically re-evaluated and recorded as they are studied. Some properties may ultimately become contributors to a historic district, or may be determined ineligible if no district exists in the vicinity.

Map Score of "4" → CRHR Status Code "6Z" ("Found ineligible for NR, CR, or Local designation through survey evaluation") or CRHR Status Code "7N" ("Needs to be reevaluated"). The 1995 survey assigned a Map Score of "4" to two categories of properties: those with poor integrity or architectural significance, and those located within Historic Resource Planning Areas (HRPAs)

constructed after 1950. Properties which were given a Map Score of "4" because they are a poor example of an architectural style or have undergone major alterations can be safely assumed to be ineligible for listing in the national, state, or local registers, and thus should be assigned a CRHR Status Code of "6Z." Properties which were given a Map Score of "4" because they are located within an HRPA but were constructed between 1950 and 1965 cannot be given an accurate CRHR status code without additional documentation; they should be assigned a CRHR Status Code of "7N" and reevaluated at a later date based on updated survey methodology.

Map Score of "5" → CRHR Status Code "7" ("Not Evaluated for NR or CR, or Needs Reevaluation"). These properties should be evaluated at a later date.

Since the HRI was originally formed in 1995, more properties have become age-eligible. Any properties constructed before 1965 and not otherwise rated should thus be assigned a CRHR Status Code "7" ("Not Evaluated for NR or CR, or Needs Reevaluation"), and should be evaluated at a later date.

Next Steps & Interim Measures

Once the HRI ranking system has been updated, properties with a CRHR Status Code of "7" or "7N" should be systematically re-evaluated. An updated reconnaissance-level survey could better identify some of the "7" properties, while intensive-level survey(s) would identify historic districts in order to refine the classification of "7N" properties.

In order to prevent demolition of potential historic resources while this conversion takes place, all properties with a CRHR Status Code of "7" or "7N" should be reviewed by staff. The property's CRHR Status Code should be updated at this time, with additional research completed as necessary. If the property is still determined to be significant, staff should check to see whether the property still has sufficient integrity to convey its significance, and whether the surrounding area qualifies as a potential historic district. If so, the demolition permit application would be referred to the CHC. If not, staff would process the demolition permit application.

Creating and maintaining the HRI is an ongoing process, as the accuracy of older surveys diminishes with time and more uncharted areas are incorporated into the city limits. 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. The proposed changes to the HRI rating system will further strengthen this process of identifying and protecting Napa's historic resources.

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[1] San Buenaventura Research Associates, "Napa City-Wide Historic Resources Survey: Methodology and Results Report" (Napa: unpublished report, March 1995), in City of Napa Planning Division Archives, 6.

California Historical Resource Status Codes

The following table includes a list of all California Historical Resource Status Codes (CHRSC) for reference.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

4CM	Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

Architectural Survey (Spreadsheets & DPR 523 D Forms)

Attached are the survey spreadsheets for the West Napa Intensive-Level Survey, and the District Records (DPR 523 D Forms) for the West Napa Historic District and the First & Jefferson Streets Historic District.

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

SURVEY SPREADSHEET KEY

c_apn_key: Assessor's Parcel Number (APN)
c_full_address: Parcel address (as assigned by Napa County Assessor)
add_bldg_address: Additional street address (as assigned by P&T via field reconnaissance)
bldg_name_alt: Building name or other identifier
use: National Register code indicating use (i.e. HP2 = Single-family use)
yrbuilt: Construction date (as assigned by Napa County Assessor)
cor_yrbuilt: Corrected construction date (as assigned by P&T, based on various research sources)
cor_yrbuilt_src: Research source for corrected construction date
archt_style: Architectural style(s)
HRI_rating: Current rating (Map Score 1, 2, or 3) assigned to each parcel
chrsc: California Historic Resource Status Code (CHRSC) assigned by P&T as part of intensive-level survey
district_dform: Historic District (if applicable)
skip_reason: Reason property was not surveyed (if applicable)

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002133003000_0000	1145 - 1145 WARREN ST			HP2.	1951	1935	HRI	Classical Revival	3	6Z		
002133004000_0000	1151 - 1181 WARREN ST				1964	0						Age-Ineligible
002133005000_0000	1938 - 1938 LAURELWOOD LN			HP2.	1951	1940	Sanborn Maps	Craftsman	3	7N		
002133006000_0000	1918 - 1918 LAURELWOOD LN			HP2.	1951	1935	HRI	Vernacular	3	7N		
002133020000_0000	1834 - 1834 CLAY ST			HP2.	1939	1930	HRI	Tudor Revival	3	3D, 5D3	WEST NAPA	
002133021000_0000	1122 - 1122 WARREN ST			HP2.	1932	1920	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002133023000_0000	1140 - 1140 WARREN ST			HP2.	1941	1920	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002133024000_0000	1150 - 1152 WARREN ST			HP3.	1951	1945	HRI	Modern	3	6Z	WEST NAPA	
002133025000_0000	1162 - 1162 WARREN ST			HP2.	1941	1920	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002133026000_0000	1170 - 1190 WARREN ST			HP2.	0	1925	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002133028000_0000	1251 - 1251 JEFFERSON ST			HP2.	0	1885	HRI	Greek Revival, Vernacular	2	3D, 5B	WEST NAPA	
002133029000_0000	1111 - 1111 JEFFERSON ST			HP2.	1934	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002133030000_0000	1207 - 1209 JEFFERSON ST		Bickford House	HP3.	1897	0		Craftsman, Queen Anne	2	3D, 5B	WEST NAPA	
002133031000_0000	1333 - 1333 JEFFERSON ST			HP6.	1951	0		Art Moderne	3	7N		
002133033000_0000	1301 - 1301 JEFFERSON ST		Napa Old World Inn B&B	HP2.	1900	1906	HRI	Craftsman, Queen Anne	1	3B, 5B	WEST NAPA	
002133035000_0000	1271 - 1271 JEFFERSON ST		Doughty-Bryant House	HP2.	1898	0		Queen Anne	1	3B, 5B	WEST NAPA	
002133036000_0000	1261 - 1263 JEFFERSON ST			HP3.	0	1900	HRI	Vernacular	3	3D, 5D3	WEST NAPA	
002133038000_0000	1219 - 1219 JEFFERSON ST			HP2.	1920	1900	Architectural Estimate	Queen Anne	2	3D, 5B	WEST NAPA	
002133039000_0000	1135 - 1135 JEFFERSON ST			HP2.	0	1930	HRI	Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002133040000_0000	1125 - 1125 JEFFERSON ST		Charles Ratto House	HP2.	1934	0		Mediterranean Revival	1	3B, 5B	WEST NAPA	
002133041000_0000	1109 - 1109 JEFFERSON ST			HP2.	1890	1905	HRI	Classical Revival	3	3D, 5D3	WEST NAPA	
002133042000_0000	1900 - 1900 LAURELWOOD LN			HP2.	1946	1935	HRI	Vernacular	3	6Z		
002133045000_0000	1303 - 1303 JEFFERSON ST				0	0						Vacant
002133048000_0000	2020 - 2044 CLAY ST				1999	0						Age-Ineligible
002133050000_0000	1930 - 1930 CLAY ST		Buford House; County Detention Home; T	HP2.	1890	1877	HRI	Italianate	1	1S		
002133052000_0000	1137 - 1137 WARREN ST			HP2.	1910	1900	HRI	Classical Revival, Queen Anne	2	5S3		
002133053000_0000	1130 - 1130 WARREN ST			HP2.	1941	1920	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002142002000_0000	2405 - 2413 CLAY ST				0	0						Age-Ineligible
002142003000_0000	1031 - 1031 WALNUT ST			HP2.	1952	1940	Architectural Estimate	Vernacular		6Z		
002142004000_0000	2408 - 2408 FIRST ST				0	0						Vacant
002142005000_0000					0	0						Vacant
002143001000_0000	1032 - 1034 WALNUT ST				0	0						Vacant
002143005000_0000	2310 - 2310 FIRST ST				2004	0			0			Age-Ineligible
002143006000_0000	2342 - 2360 FIRST ST				0	0						Age-Ineligible
002144001000_0000	1066 - 1068 MONROE ST			HP3.	0	1955	Architectural Estimate	Modern		6Z		
002144002000_0000	2285 - 2285 CLAY ST				1983	0						Age-Ineligible
002144003000_0000	2240 - 2240 FIRST ST			HP2.	1930	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002144006000_0000	2260 - 2260 FIRST ST			HP2.	1939	0		Classical Revival		6Z	WEST NAPA	
002144007000_0000	2270 - 2270 FIRST ST		"Baby Historic" House	HP2.	1935	0		Colonial Revival	3	3D, 5D3	WEST NAPA	
002144008000_0000	1050 - 1052 MONROE ST				1971	0						Age-Ineligible
002144010000_0000	1025 - 1025 SEYMOUR ST				1982	0						Age-Ineligible
002144011000_0000	1045 - 1045 SEYMOUR ST				1979	0						Age-Ineligible
002144012000_0000	1065 - 1065 SEYMOUR ST				1980	0						Age-Ineligible
002144013000_0000	1085 - 1085 SEYMOUR ST				1980	0						Age-Ineligible
002144014000_0000	2215 - 2219 CLAY ST				0	0						Age-Ineligible
002144015000_0000	2230 - 2258 FIRST ST		W.J. Stoddard House	HP2.	1898	0		Queen Anne	2	3D, 5B	WEST NAPA	
002145001000_0000	2283 - 2285 FIRST ST			HP2.	0	1950	Architectural Estimate	Vernacular		6Z	WEST NAPA	
002145002000_0000	2271 - 2273 FIRST ST			HP3.	0	1900	HRI	Classical Revival, Vernacular	2	3D, 5B	WEST NAPA	
002145003000_0000	2249 - 2249 FIRST ST			HP2.	1910	0		Craftsman	3	3D, 5D3	WEST NAPA	
002145004000_0000	2247 - 2247 FIRST ST			HP2.	0	1905	HRI	Classical Revival, Vernacular	3	3D, 5D3	WEST NAPA	
002145005000_0000	2237 - 2237 FIRST ST			HP2.	1951	0		Modern, Vernacular		6Z	WEST NAPA	
002145007000_0000	2211 - 2211 FIRST ST		Beeby Robinson House	HP2.	1896	0		Queen Anne	2	3D, 5B	WEST NAPA	
002145010000_0000	2238 - 2238 SECOND ST			HP2.	1935	1920	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002145011000_0000	2256 - 2256 SECOND ST			HP2.	0	1915	HRI	Vernacular	3	3D, 5D3	WEST NAPA	
002145012000_0000	2270 - 2280 SECOND ST			HP3.	0	1940	Architectural Estimate	Vernacular	3	6Z	WEST NAPA	
002145013000_0000					0	0				6Z	WEST NAPA	Vacant
002145014000_0000	2242 - 2244 SECOND ST			HP2.	1960	0		Modern		6Z	WEST NAPA	
002145015000_0000	2210 - 2210 SECOND ST		First Church of Christ Scientist	HP16	0	1956	Date on Building	Modern		7N	WEST NAPA	
002145016000_0000	2225 - 2225 FIRST ST		Charles Pearch House	HP2.	1896	0		Classical Revival	2	3D, 5B	WEST NAPA	

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002151001000_0000	2150 - 2150 FIRST ST			HP2.	1910	0		Craftsman	3	3D, 5D3	WEST NAPA	
002151002000_0000	11 - 9 BULSON CT		Bulson Court Bungalows	HP3.	0	1920	HRI	Craftsman	3	6Z	WEST NAPA	
002151004000_0000	2106 - 2120 FIRST ST			HP3.	1960	0		Modern		6Z	WEST NAPA	
002151006000_0000	2035 - 2035 CLAY ST			HP2.	1940	0		Vernacular	3	6Z		
002151007000_0000	2025 - 2025 CLAY ST			HP2.	1942	0		Minimal Traditional	3	6Z		
002151013000_0000	2010 - 2010 FIRST ST		J.W. Hoover House/De Mar House	HP2.	1898	0		Queen Anne	2	3D, 5D3	FIRST-JEFFERSON	
002151014000_0000	2020 - 2024 FIRST ST			HP2.	0	1930	HRI	Tudor Revival	3	3D, 5D3	WEST NAPA	
002151015000_0000	2040 - 2040 FIRST ST			HP2.	1936	0		Mediterranean Revival, Vernacular	3	6Z		
002151016000_0000	2126 - 2126 FIRST ST		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151017000_0000	2 - 2 BULSON CT		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151018000_0000	4 - 4 BULSON CT		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151019000_0000	6 - 6 BULSON CT		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Vernacular	3	6Z	WEST NAPA	
002151020000_0000	8 - 8 BULSON CT		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151021000_0000	7 - 7 BULSON CT		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151022000_0000	5 - 5 BULSON CT		Bulson Court Bungalows	HP2.	1932	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151023000_0000	3 - 3 BULSON CT		Bulson Court Bungalows	HP2.	1936	1920	Sanborn Maps	Craftsman	3	6Z	WEST NAPA	
002151024000_0000	2140 - 2140 FIRST ST		Bulson Court Bungalows	HP2.	1920	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002151025000_0000				HP4.	0	0						Vacant
002151026000_0000	1926 - 1926 FIRST ST		George H. Francis House	HP2.	1900	1901	HRI	Shingle	1	3B, 5B	FIRST-JEFFERSON	
002151028000_0000	1938 - 1938 FIRST ST		W.B. Griffiths House/The Inn on First	HP2.	1915	1905	Sanborn Maps	Prairie	3	3D, 5D3	FIRST-JEFFERSON	
002151031000_0000	1910 - 1910 FIRST ST		Kahn-Voorhees House/Beazley House Be	HP2.	0	1905	HRI	Shingle	1	3B, 5B	FIRST-JEFFERSON	
002151032000_0000	2045 - 2045 CLAY ST				2007	0						Age-Ineligible
002151033000_0000	2055 - 2055 CLAY ST					0						Age-Ineligible
002151034000_0000	2048 - 2048 FIRST ST				2007	0						Age-Ineligible
002152001000_0000	940 - 950 SEYMOUR ST			HP3.	0	1940	HRI	Modern	3	6Z	WEST NAPA	
002152002000_0000	2139 - 2139 FIRST ST			HP2.	1926	0		Vernacular	3	6Z	WEST NAPA	
002152003000_0000	2131 - 2133 FIRST ST		Wilfred Ingalls House	HP2.	1900	1892	HRI	Queen Anne	2	3B, 5B	FIRST-JEFFERSON	
002152004000_0000	2125 - 2125 FIRST ST		Banks House	HP2.	1898	1895	Building Permit	Queen Anne	2	3B, 5B	FIRST-JEFFERSON	
002152005000_0000	2117 - 2117 FIRST ST		O'Neill House	HP2.	1898	1895	Building Permit	Queen Anne	2	3B, 5B	FIRST-JEFFERSON	
002152006000_0000	2109 - 2109 FIRST ST		Hackett House	HP2.	1895	0		Queen Anne	1	3B, 5B	FIRST-JEFFERSON	
002152008000_0000	2033 - 2033 FIRST ST		Turton House	HP2.	1940	1893	HRI	Queen Anne, Tudor Revival	3	3B, 5B	FIRST-JEFFERSON	
002152009000_0000	2021 - 2021 FIRST ST		J.S. Trubody House	HP2.	0	1873	HRI	Italianate	1	3B, 5B	FIRST-JEFFERSON	
002152010000_0000	2005 - 2005 FIRST ST			HP2.	1920	0		Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002152011000_0000	1929 - 1929 FIRST ST		Williams Smith House	HP2.	1868	1875	Building Permit	Second Empire	1	3B, 5B	FIRST-JEFFERSON	
002152012000_0000	1917 - 1917 FIRST ST			HP2.	1925	1920	Sanborn Maps	Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002152013000_0000	1905 - 1905 FIRST ST	970 Warren St		HP2.	1935	1925	Sanborn Maps	Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002152014000_0000					0	0						Vacant
002152015000_0000	927 - 927 WARREN ST			HP2.	1922	0		Craftsman	3	3D, 5D3	WEST NAPA	
002152016000_0000	1906 - 1906 SECOND ST			HP2.	1916	0		Craftsman	3	3D, 5D3	WEST NAPA	
002152017000_0000	1924 - 1924 SECOND ST			HP2.	1925	0		Vernacular	3	3D, 5D3	WEST NAPA	
002152018000_0000	1928 - 1932 SECOND ST			HP2.	0	1940	HRI	Vernacular	3	6Z	WEST NAPA	
002152019000_0000	1936 - 1936 SECOND ST			HP2.	1934	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002152022000_0000	2016 - 2018 SECOND ST			HP2.	0	1910	HRI	Vernacular	3	3D, 5D3	WEST NAPA	
002152023000_0000	2030 - 2030 SECOND ST			HP2.	1910	0		Vernacular	0	3D, 5D3	WEST NAPA	
002152025000_0000	2048 - 2050 SECOND ST	2048 2nd St		HP2.	0	1910	HRI	Vernacular		3D, 5D3	WEST NAPA	
002152025000_0001	2048 - 2050 SECOND ST	2050 2nd St		HP2.	0	1910	HRI	Vernacular		3D, 5D3	WEST NAPA	
002152026000_0000	2054 - 2054 SECOND ST			HP2.	1910	0		Vernacular		3D, 5D3	WEST NAPA	
002152027000_0000	2100 - 2110 SECOND ST			HP3.	1940	0		Modern	3	6Z	WEST NAPA	
002152028000_0000	2122 - 2122 SECOND ST			HP2.	1927	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002152029000_0000	2130 - 2130 SECOND ST			HP2.	1948	0		Minimal Traditional	3	6Z	WEST NAPA	
002152030000_0000	2140 - 2140 SECOND ST			HP2.	1940	0		Minimal Traditional	3	6Z	WEST NAPA	
002152031000_0000	926 - 926 SEYMOUR ST			HP2.	1949	0		Minimal Traditional	3	6Z	WEST NAPA	
002152032000_0000	2000 - 2000 SECOND ST			HP2.	1936	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002152033000_0000	2042 - 2044 SECOND ST			HP2.	1895	0		Vernacular	2	3D, 5B	WEST NAPA	
002152034000_0000	2041 - 2041 FIRST ST			HP2.	1937	0		Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002153006000_0000	1005 - 1005 JEFFERSON ST		Noyes-York House	HP2.	0	1892	HRI	Queen Anne	1	3B, 5B	FIRST-JEFFERSON	
002153008000_0000	1031 - 1045 JEFFERSON ST			HP2.	1980	1875	HRI	Italianate	1	6Z	WEST NAPA	
002153009000_0000	1827 - 1835 CLAY ST				1980	0				6Z	WEST NAPA	Age-Ineligible
002153010000_0000	1834 - 1834 FIRST ST		Dr. Lawrence Welti House	HP2.	1924			Craftsman	2	3D, 5D3	FIRST-JEFFERSON	

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002154001000_0000	1835 - 1835 FIRST ST		Dempsey House	HP2.	1910	0		Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002154007000_0000	1836 - 1836 SECOND ST			HP2.	1930	0		Craftsman	3	3D, 5B	WEST NAPA	
002154008000_0000	928 - 928 WARREN ST			HP2.	1911	0		Craftsman	3	3D, 5D3	WEST NAPA	
002154010000_0000	1801 - 1801 FIRST ST		Hunter-Prouty House	HP2.	1896	1903	HRI	Queen Anne, Shingle	1	3B, 5B	FIRST-JEFFERSON	
002154012000_0000	929 - 929 JEFFERSON ST			HP2.	1939	0		Contemporary	3	6Z	WEST NAPA	
002154014000_0000	905 - 907 JEFFERSON ST			HP2.	0	1930	Sanborn Maps	Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002154015000_0000			Hunter-Prouty House		0	0						Vacant
002154016000_0000	1827 - 1831 FIRST ST		Edward Welti House	HP2.	0	1901	HRI	Queen Anne	2	3D, 5D3	FIRST-JEFFERSON	
002154017000_0000					0	0						Vacant
002154018000_0000	1824 - 1824 SECOND ST			HP2.	0	1905	HRI	Vernacular	3	3D, 5D3	WEST NAPA	
002161001000_0000	2281 - 2281 SECOND ST			HP3.	1918	0		Minimal Traditional	3	6Z	WEST NAPA	
002161002000_0000	2267 - 2267 SECOND ST			HP2.	1928	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002161003000_0000	2257 - 2257 SECOND ST			HP2.	1980	1930	HRI	Vernacular	3	3D, 5D3	WEST NAPA	
002161004000_0000	2245 - 2245 SECOND ST			HP2.	1934	0		Craftsman	3	3D, 5D3	WEST NAPA	
002161005000_0000	2235 - 2235 SECOND ST			HP2.	1935	0		Vernacular	3	3D, 5D3	WEST NAPA	
002161006000_0000	2225 - 2225 SECOND ST			HP2.	1920	0		Craftsman	3	3D, 5D3	WEST NAPA	
002161007000_0000	817 - 817 SEYMOUR ST			HP2.	1932	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002161008000_0000	815 - 815 SEYMOUR ST			HP2.	1936	0		Craftsman	3	3D, 5D3	WEST NAPA	
002161009000_0000	811 - 811 SEYMOUR ST			HP2.	1915			None/Altered	3	6Z	WEST NAPA	
002161010000_0000	809 - 809 SEYMOUR ST			HP2.	1910	1900	Sanborn Maps	Queen Anne, Vernacular	3	3D, 5D3	WEST NAPA	
002161011000_0000	2240 - 2240 THIRD ST			HP2.	0	1890	Architectural Estimate	None/Altered	2	6Z		
002161014000_0000	2258 - 2258 THIRD ST			HP2.	1937	0		Minimal Traditional	3	6Z		
002161015000_0000	2266 - 2266 THIRD ST			HP2.	1938	0		Minimal Traditional	3	6Z		
002161016000_0000	2272 - 2274 THIRD ST			HP2.	1930	0		Craftsman	3	6L		
002161017000_0000	2280 - 2280 THIRD ST				0	0						Vacant
002161018000_0000	2250 - 2250 THIRD ST			HP2.	1934	0		Craftsman	3	6L		
002162001000_0000	2328 - 2328 OAK ST			HP2.	1925	0		Craftsman	3	6L		
002162005000_0000	2275 - 2275 THIRD ST			HP2.	1885	0		None/Altered		6Z		
002162006000_0000	2265 - 2265 THIRD ST		Parker-Levinson House	HP2.	0	1890	Architectural Estimate	Queen Anne	1	3S		
002162007000_0000	2259 - 2259 THIRD ST			HP2.	1920	1910	Architectural Estimate	Vernacular	3	6L		
002162008000_0000	2245 - 2245 THIRD ST			HP2.	1910	0		Vernacular	3	6Z		
002162009000_0000	2233 - 2233 THIRD ST			HP2.	1907	0		Craftsman	3	6Z		
002162010000_0000	2225 - 2225 THIRD ST			HP2.	1910	0		None/Altered		6Z		
002162011000_0000	747 - 747 SEYMOUR ST			HP2.	1925	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002162012000_0000	739 - 739 SEYMOUR ST			HP2.	1925	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002162013000_0000	731 - 731 SEYMOUR ST			HP2.	1910	1915	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002162015000_0000	2232 - 2232 OAK ST		Daniel J. Thomas House	HP2.	1925	1880	HRI	Stick/Eastlake	1	3B, 5B	WEST NAPA	
002162016000_0000	2260 - 2260 OAK ST			HP2.	1923	1905	Sanborn Maps	Vernacular	3	6Z		
002162017000_0000	2270 - 2276 OAK ST			HP2.	0	1940	Architectural Estimate	None/Altered		6Z		
002162018000_0000	2280 - 2280 OAK ST			HP2.	1933	0		None/Altered, Vernacular		6Z		
002162020000_0000	2250 - 2250 OAK ST			HP2.	1942			Mediterranean Revival	3	6Z		
002162023000_0000	715 - 715 SEYMOUR ST			HP2.	1870	1895	Architectural Estimate	Vernacular	2	3D, 5B	WEST NAPA	
002162024000_0000	2214 - 2214 OAK ST			HP2.	1915	0		Craftsman	3	3D, 5D3	WEST NAPA	
002162026000_0000	2320 - 2320 OAK ST			HP2.	1925	0		Craftsman	3	6L		
002162027000_0000	2288 - 2288 OAK ST			HP2.	1920	0		Vernacular		6L		
002162028000_0000					0	0						Vacant
002171001000_0000	2141 - 2141 SECOND ST		Hopper Creek Montessori School	HP2.	0	1915	HRI	Craftsman	3	3D, 5D3	WEST NAPA	
002171002000_0000	2123 - 2123 SECOND ST			HP3.	1898	0		Italianate	2	3D, 5B	WEST NAPA	
002171003000_0000	2107 - 2107 SECOND ST			HP2.	1898	0		None/Altered, Vernacular	2	3D, 5B	WEST NAPA	
002171004000_0000	2110 - 2110 THIRD ST			HP2.	1925	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002171005000_0000	2120 - 2120 THIRD ST			HP2.	1922	1925	Sanborn Maps	Spanish Eclectic	3	3D, 5D3	WEST NAPA	
002171006000_0000	2130 - 2130 THIRD ST			HP2.	1951	0		None/Altered	3	6Z	WEST NAPA	
002171007000_0000	2150 - 2150 THIRD ST			HP2.	1900			Vernacular	3	3D, 5D3	WEST NAPA	
002172001000_0000	2147 - 2147 THIRD ST			HP2.	1918	0		Ranch		6Z	WEST NAPA	
002172002000_0000	2129 - 2129 THIRD ST			HP2.	1916	0		Craftsman	3	3D, 5D3	WEST NAPA	
002172003000_0000	2117 - 2117 THIRD ST			HP2.	1931	1916	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002172004000_0000	2107 - 2107 THIRD ST			HP2.	1916	0		Craftsman	3	3D, 5D3	WEST NAPA	
002172005000_0000	723 - 723 MONTGOMERY ST			HP2.	1925	1922	Sanborn Maps	Craftsman, Vernacular	3	3D, 5D3	WEST NAPA	
002172006000_0000	2102 - 2102 OAK ST			HP2.	1916	1905	Sanborn Maps	Vernacular	2	3D, 5B	WEST NAPA	

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002172007000_0000	2118 - 2118 OAK ST			HP2.	1920	0		Craftsman	3	3D, 5D3	WEST NAPA	
002172008000_0000	2120 - 2124 OAK ST			HP2.	0	1910	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
002172009000_0000	2136 - 2136 OAK ST			HP2.	1899	1925	Architectural Estimate	Classical Revival, Craftsman	3	3D, 5D3	WEST NAPA	
002173001000_0000	2041 - 2041 SECOND ST			HP2.	1927	1922	Sanborn Maps	Craftsman		6Z	WEST NAPA	
002173002000_0000	2027 - 2027 SECOND ST			HP2.	1927	0		Craftsman	3	3D, 5D3	WEST NAPA	
002173003000_0000	839 - 839 PATCHETT ST			HP2.	1898	0		Queen Anne	2	3D, 5B	WEST NAPA	
002173004000_0000	831 - 831 PATCHETT ST			HP2.	1910	1900	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
002173005000_0000	827 - 829 PATCHETT ST			HP2.	0	1970	Architectural Estimate	Classical Revival		6Z	WEST NAPA	Age-Ineligible
002173006000_0000	817 - 817 PATCHETT ST			HP2.	1897	0		Classical Revival	2	3D, 5B	WEST NAPA	
002173007000_0000	2020 - 2020 THIRD ST				1979	0				6Z	WEST NAPA	Age-Ineligible
002173008000_0000	2024 - 2024 THIRD ST			HP2.	1937	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002173009000_0000	2028 - 2028 THIRD ST			HP2.	1936	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002173010000_0000	2044 - 2044 THIRD ST			HP2.	1910	0		Vernacular	3	3D, 5D3	WEST NAPA	
002174001000_0000	2041 - 2041 THIRD ST			HP2.	1913			Craftsman	3	3D, 5D3	WEST NAPA	
002174002000_0000	2027 - 2027 THIRD ST			HP2.	1930	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
002174003000_0000					0	0				6Z	WEST NAPA	Vacant
002174004000_0000	727 - 727 PATCHETT ST			HP2.	0	1930	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
002174004000_0002	727 - 727 PATCHETT ST	2001-2007 3rd Street		HP2.	0	1940	Sanborn Maps	None/Altered	3	6Z	WEST NAPA	
002174005000_0000	2000 - 2000 OAK ST			HP2.	1937	0		Tudor Revival	3	3D, 5B	WEST NAPA	
002174006000_0000	2020 - 2020 OAK ST			HP2.	1924	0		Craftsman	3	3D, 5D3	WEST NAPA	
002174007000_0000	2032 - 2032 OAK ST			HP2.	1900	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002174008000_0000	2040 - 2040 OAK ST			HP2.	1900	1905	Sanborn Maps	Vernacular	3	6Z	WEST NAPA	
002174009000_0000					0	0				6Z	WEST NAPA	Vacant
002175001000_0000	1939 - 1939 SECOND ST			HP2.	1920	0		Craftsman		3D, 5D3	WEST NAPA	
002175002000_0000	1927 - 1927 SECOND ST			HP2.	1920	0		Craftsman	3	3D, 5D3	WEST NAPA	
002175003000_0000	1915 - 1915 SECOND ST			HP2.	1926	0		Craftsman	3	3D, 5D3	WEST NAPA	
002175004000_0000	1901 - 1901 SECOND ST			HP2.	1934	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002175005000_0000	1839 - 1839 SECOND ST			HP2.	1920	0		Craftsman	3	3D, 5D3	WEST NAPA	
002175006000_0000	1831 - 1831 SECOND ST			HP2.	1910	0		Craftsman	3	3D, 5D3	WEST NAPA	
002175010000_0000	1830 - 1830 THIRD ST			HP2.	1913	0		Craftsman	3	3D, 5D3	WEST NAPA	
002175011000_0000	1840 - 1840 THIRD ST			HP2.	1928	0		Craftsman, None/Altered		6Z	WEST NAPA	
002175012000_0000	1902 - 1902 THIRD ST			HP2.	1936	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002175013000_0000	1916 - 1918 THIRD ST			HP2.	1953	1905	Sanborn Maps	Craftsman		6Z	WEST NAPA	
002175014000_0000	1928 - 1928 THIRD ST			HP2.	1928	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002175015000_0000	1938 - 1938 THIRD ST			HP2.	1930	0		Craftsman	3	3D, 5D3	WEST NAPA	
002175017000_0000	811 - 811 JEFFERSON ST		Napa County Farm Bureau	HP2.	1910	0		Classical Revival	3	3D, 5D3	FIRST-JEFFERSON	
002175019000_0000	845 - 845 JEFFERSON ST		Henry J. Manasse House	HP2.	0	1917	HRI	Prairie	1	3B, 5B	FIRST-JEFFERSON	
002175020000_0000	829 - 829 JEFFERSON ST			HP2.	1921	0		Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002176001000_0000	1937 - 1937 THIRD ST		St. Mary's Episcopal Church	HP16	0	1932	Building Permit	Gothic Revival	2	3D, 5B	WEST NAPA	
002176002000_0000	1917 - 1917 THIRD ST		St. Mary's Episcopal Church rectory	HP16	0	1960	HRI	Modern	2	6Z	WEST NAPA	
002176003000_0000	1905 - 1905 THIRD ST			HP2.	1900	1915	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002176004000_0000	1841 - 1841 THIRD ST			HP2.	1937	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
002176005000_0000				HP4.	0	1930	Architectural Estimate	Vernacular		6Z	WEST NAPA	
002176009000_0000	1830 - 1830 OAK ST			HP2.	1910	0		Craftsman	2	3D, 5B	WEST NAPA	
002176010000_0000	1842 - 1842 OAK ST			HP2.	1910	0		None/Altered, Prairie		6Z	WEST NAPA	
002176011000_0000	1856 - 1856 OAK ST			HP2.	1930	1915	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
002176012000_0000	1912 - 1912 OAK ST			HP2.	1926	0		Colonial Revival	3	3D, 5D3	WEST NAPA	
002176013000_0000	720 - 720 PATCHETT ST			HP2.	1937	0		Colonial Revival	3	3D, 5D3	WEST NAPA	
002176015000_0000	753 - 753 JEFFERSON ST			HP2.	0	1905	Sanborn Maps	Craftsman	2	3D, 5D3	FIRST-JEFFERSON	
002176017000_0000	731 - 731 JEFFERSON ST			HP2.	0	1920	HRI	Craftsman	3	3D, 5D3	FIRST-JEFFERSON	
002176019000_0000	703 - 703 JEFFERSON ST		Old Bridge Cellars	HP2.	1900	0		Classical Revival	3	3D, 5D3	FIRST-JEFFERSON	
004132001000_0000	2321 - 2321 OAK ST				1980	0						Age-Ineligible
004132002000_0000	601 - 601 MONROE ST			HP2.	1938	0		Minimal Traditional	3	6Z		
004132003000_0000					0	0			2			Age-Ineligible
004132005000_0000	563 - 563 MONROE ST			HP2.	1908	0		Vernacular		6L		
004132006000_0000	537 - 537 MONROE ST			HP2.	1939	0		Minimal Traditional		6Z		
004132007000_0000	531 - 531 MONROE ST			HP2.	1948	0		Minimal Traditional	3	6Z		
004132008000_0000	527 - 527 MONROE ST			HP2.	1915	1930	Sanborn Maps	Tudor Revival	3	3D, 5D3	WEST NAPA	
004132009000_0000	519 - 519 MONROE ST			HP2.	1917	0		Craftsman	3	3D, 5D3	WEST NAPA	

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004132010000_0000	507 - 507 MONROE ST			HP2.	1895	0		Vernacular	2	3D, 5B	WEST NAPA	
004132016000_0000	597 - 597 MONROE ST				1986	0						Age-Ineligible
004141001000_0000	620 - 622 MONROE ST			HP2.	1963	0		Ranch	3	6Z		
004141002000_0000	2231 - 2231 OAK ST			HP2.	1935	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004141003000_0000	2221 - 2221 OAK ST	645 Seymour		HP2.	1935	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
004141005000_0000	2201 - 2201 OAK ST		Baird's Grocery	HP2.	1905	0		Vernacular	1	3B, 5B	WEST NAPA	
004141006000_0000	601 - 619 SEYMOUR ST		619 Seymour St	HP2.	1940	1930	HRI	Tudor Revival	3	3D, 5D3	WEST NAPA	
004141006000_0001	601 - 619 SEYMOUR ST		601 Seymour St	HP2.	1940	1930	HRI	Tudor Revival	3	3D, 5D3	WEST NAPA	
004141007000_0000	2220 - 2220 STOCKTON ST			HP2.	1914	0		Vernacular	3	3D, 5D3	WEST NAPA	
004141008000_0000	2230 - 2230 STOCKTON ST			HP2.	1907	1912	Architectural Estimate	Vernacular	3	3D, 5D3	WEST NAPA	
004141009000_0000	2240 - 2240 STOCKTON ST			HP2.	1900	1915	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004142001000_0000	2241 - 2241 STOCKTON ST			HP2.	1930	1925	HRI	Tudor Revival	3	3D, 5D3	WEST NAPA	
004142002000_0000	2231 - 2231 STOCKTON ST			HP2.	1934	0		Craftsman, Vernacular	3	3D, 5D3	WEST NAPA	
004142003000_0000	591 - 597 SEYMOUR ST			HP2.	1900	1905	Architectural Estimate	Queen Anne	2	3D, 5B	WEST NAPA	
004142004000_0000	587 - 587 SEYMOUR ST			HP2.	1925	1905	Architectural Estimate	Queen Anne	2	3D, 5B	WEST NAPA	
004142005000_0000	567 - 577 SEYMOUR ST			HP2.	1940	0		Vernacular	3	6Z	WEST NAPA	
004142006000_0000	565 - 565 SEYMOUR ST			HP2.	1927	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004142007000_0000	553 - 555 SEYMOUR ST			HP3.	0	1905	Sanborn Maps	None/Altered, Vernacular	3	6Z	WEST NAPA	
004142008000_0000	541 - 541 SEYMOUR ST			HP2.	1920	0		Craftsman	3	3D, 5D3	WEST NAPA	
004142009000_0000	519 - 519 SEYMOUR ST			HP2.	1928	0		Craftsman		3D, 5D3	WEST NAPA	
004142010000_0000	509 - 509 SEYMOUR ST			HP2.	1920	1905	Sanborn Maps	Classical Revival		3D, 5D3	WEST NAPA	
004142011000_0000	2230 - 2230 LAUREL ST			HP2.	1935	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004142012000_0000	2240 - 2240 LAUREL ST			HP2.	1937	0		Minimal Traditional	3	3D, 5D3	WEST NAPA	
004142013000_0000	510 - 510 MONROE ST			HP2.	1962	0		Ranch		6Z	WEST NAPA	
004142014000_0000	532 - 532 MONROE ST			HP2.	1915	0		Prairie	3	3D, 5D3	WEST NAPA	
004142015000_0000	538 - 538 MONROE ST			HP2.	1942	0		Tudor Revival	3	6Z	WEST NAPA	
004142016000_0000	544 - 544 MONROE ST			HP2.	1920	1915	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004142017000_0000	554 - 554 MONROE ST			HP2.	0	1915	Sanborn Maps	Vernacular	0	6Z	WEST NAPA	
004142018000_0000	566 - 566 MONROE ST			HP2.	1899	1915	Sanborn Maps	Vernacular		6Z	WEST NAPA	
004142019000_0000	568 - 568 MONROE ST			HP2.	1936	1915	Sanborn Maps	Vernacular		6Z	WEST NAPA	
004142020000_0000	525 - 533 SEYMOUR ST				0	0				6Z	WEST NAPA	Age-Ineligible
004143001000_0000	2149 - 2149 OAK ST			HP2.	1915	0		Craftsman	3	3D, 5D3	WEST NAPA	
004143002000_0000	2137 - 2137 OAK ST			HP2.	0	1895	Architectural Estimate	Vernacular	2	3D, 5B	WEST NAPA	
004143003000_0000	2125 - 2125 OAK ST			HP2.	1910	1915	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004143004000_0000	2107 - 2107 OAK ST			HP2.	1923	1925	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004143005000_0000	617 - 617 MONTGOMERY ST			HP2.	1927	0		Tudor Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004143006000_0000	605 - 605 MONTGOMERY ST			HP2.	1930	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004143007000_0000	2120 - 2120 STOCKTON ST			HP2.	1927	1912	Sanborn Maps	Vernacular	3	6Z	WEST NAPA	
004143008000_0000	2134 - 2134 STOCKTON ST			HP2.	1918			Craftsman	3	3D, 5D3	WEST NAPA	
004143009000_0000	612 - 612 SEYMOUR ST	2150 Stockton Street		HP3.	0	1915	Sanborn Maps	Vernacular		6Z	WEST NAPA	
004144001000_0000	2149 - 2149 STOCKTON ST			HP2.	1913	0		Vernacular		3D, 5D3	WEST NAPA	
004144002000_0000	2131 - 2131 STOCKTON ST			HP2.	1922	0		Craftsman		3D, 5D3	WEST NAPA	
004144004000_0000	563 - 563 MONTGOMERY ST			HP2.	1914	1905	Sanborn Maps	Queen Anne, Vernacular	2	3D, 5B	WEST NAPA	
004144005000_0000	551 - 551 MONTGOMERY ST			HP2.	1920	0		Craftsman	3	3D, 5D3	WEST NAPA	
004144006000_0000	541 - 541 MONTGOMERY ST			HP2.	0	1925	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004144007000_0000	529 - 529 MONTGOMERY ST			HP2.	1928	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004144008000_0000	2100 - 2100 LAUREL ST	511 Montgomery Street		HP3.	1961	0		Ranch		6Z	WEST NAPA	
004144009000_0000	2118 - 2120 LAUREL ST			HP3.	0	1905	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004144010000_0000	2136 - 2136 LAUREL ST			HP2.	1927	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004144011000_0000	2146 - 2146 LAUREL ST			HP2.	1925	0		Colonial Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004144013000_0000					0	0				6Z	WEST NAPA	Vacant
004144014000_0000	554 - 554 SEYMOUR ST	554 1/2 Seymour		HP2.	0	1920	Sanborn Maps	Craftsman, Vernacular		6Z	WEST NAPA	
004144015000_0000	564 - 564 SEYMOUR ST			HP2.	1920	1905	Sanborn Maps	Queen Anne	0	3D, 5D3	WEST NAPA	
004144016000_0000	576 - 576 SEYMOUR ST			HP2.	1920	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004144017000_0000	540 - 546 SEYMOUR ST	528 - 546 Seymour Street		HP3.	0	1950	Sanborn Maps	Ranch	3	6Z	WEST NAPA	
004144018000_0000	573 - 577 MONTGOMERY ST				0	0				6Z	WEST NAPA	Age-Ineligible
004144019000_0000	2107 - 2107 STOCKTON ST			HP2.	1925	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004151001000_0000	2041 - 2041 OAK ST			HP2.	1900	0		Craftsman, Vernacular	3	3D, 5D3	WEST NAPA	
004151002000_0000	2035 - 2035 OAK ST			HP2.	1923	0		Craftsman	3	3D, 5D3	WEST NAPA	

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004151003000_0000	2021 - 2021 OAK ST			HP2.	1915	0		Craftsman, Vernacular	2	3D, 5B	WEST NAPA	
004151004000_0000	2005 - 2005 OAK ST			HP2.	1925	0		Craftsman		3D, 5D3	WEST NAPA	
004151005000_0000	605 - 605 PATCHETT ST			HP2.	1929	0		Tudor Revival		3D, 5D3	WEST NAPA	
004151006000_0000	2010 - 2020 STOCKTON ST			HP2.	1921	0		Craftsman	3	3D, 5D3	WEST NAPA	
004151007000_0000	2030 - 2030 STOCKTON ST			HP2.	1926	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004151008000_0000	2040 - 2040 STOCKTON ST			HP2.	1927	0		Craftsman	3	3D, 5D3	WEST NAPA	
004151009000_0000	620 - 620 MONTGOMERY ST			HP2.	1957	0		Craftsman, Vernacular		6Z	WEST NAPA	
004152001000_0000	2039 - 2039 STOCKTON ST			HP2.	1915	1912	Sanborn Maps	Classical Revival	3	3D, 5D3	WEST NAPA	
004152002000_0000	2029 - 2029 STOCKTON ST			HP2.	1928	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004152003000_0000	2019 - 2019 STOCKTON ST			HP2.	1928	0		Spanish Eclectic	3	3D, 5D3	WEST NAPA	
004152004000_0000	2005 - 2005 STOCKTON ST			HP2.	1922	1912	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004152005000_0000	573 - 573 PATCHETT ST			HP2.	1930	1905	Sanborn Maps	Queen Anne	3	3D, 5D3	WEST NAPA	
004152006000_0000	565 - 565 PATCHETT ST			HP2.	1950	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004152007000_0000	553 - 553 PATCHETT ST			HP2.	1916	0		Craftsman	3	3D, 5D3	WEST NAPA	
004152008000_0000	533 - 541 PATCHETT ST			HP2.	0	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004152009000_0000	529 - 529 PATCHETT ST			HP2.	1928	1920	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004152010000_0000	521 - 521 PATCHETT ST			HP2.	1927	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004152011000_0000	2006 - 2006 LAUREL ST			HP2.	1928	0		Colonial Revival	3	6Z	WEST NAPA	
004152012000_0000	504 - 504 MONTGOMERY ST			HP2.	1928	0		Vernacular	3	3D, 5D3	WEST NAPA	
004152013000_0000	518 - 518 MONTGOMERY ST			HP2.	1933	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004152014000_0000	528 - 528 MONTGOMERY ST			HP2.	1930	1920	Sanborn Maps	Vernacular	3	6Z	WEST NAPA	
004152015000_0000	540 - 540 MONTGOMERY ST			HP2.	1928	0		Vernacular	3	3D, 5D3	WEST NAPA	
004152016000_0000	552 - 552 MONTGOMERY ST			HP2.	1913	0		Vernacular	3	3D, 5D3	WEST NAPA	
004152017000_0000	462 - 562 MONTGOMERY ST			HP2.	0	1935	Architectural Estimate	Spanish Colonial Revival	3	3D, 5D3	WEST NAPA	
004152018000_0000	574 - 574 MONTGOMERY ST			HP2.	1924			Vernacular	3	3D, 5D3	WEST NAPA	
004153001000_0000	1941 - 1941 OAK ST			HP2.	1920	1905	Sanborn Maps	Classical Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004153002000_0000	1929 - 1929 OAK ST			HP2.	1915	1905	Sanborn Maps	Classical Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004153003000_0000	1919 - 1923 OAK ST			HP3.	1923			Craftsman	3	3D, 5D3	WEST NAPA	
004153004000_0000	1903 - 1903 OAK ST			HP2.	1930	0		Tudor Revival	3	3D, 5B	WEST NAPA	
004153005000_0000	619 - 619 MADISON ST			HP2.	1899	0		Vernacular	3	6Z	WEST NAPA	
004153006000_0000	611 - 611 MADISON ST				2005	0				6Z	WEST NAPA	Age-Ineligible
004153007000_0000	603 - 603 MADISON ST	1900 Stockton Street		HP3.	1910	1900	Sanborn Maps	None/Altered		6Z	WEST NAPA	
004153008000_0000	1920 - 1920 STOCKTON ST			HP2.	1910	1890	Architectural Estimate	Vernacular	3	3D, 5D3	WEST NAPA	
004153009000_0000	1930 - 1930 STOCKTON ST			HP2.	1900	1885	Architectural Estimate	Vernacular	2	3D, 5B	WEST NAPA	
004153010000_0000	1942 - 1942 STOCKTON ST	620 Patchett Street		HP3.	0	1955	Architectural Estimate	Ranch		6Z	WEST NAPA	
004154001000_0000	1941 - 1941 STOCKTON ST	586 Patchett Street		HP2.	0	1905	Sanborn Maps	Queen Anne	2	3D, 5B	WEST NAPA	
004154002000_0000	1929 - 1929 STOCKTON ST			HP2.	1925	0		Craftsman	3	6Z	WEST NAPA	
004154003000_0000	1903 - 1903 STOCKTON ST			HP2.	1929	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004154004000_0000	583 - 583 MADISON ST			HP2.	1920	1905	Sanborn Maps	Queen Anne	2	3D, 5B	WEST NAPA	
004154005000_0000	569 - 569 MADISON ST			HP2.	1919	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004154006000_0000	559 - 561 MADISON ST	561 Madison Street		HP2.	0	1905	Sanborn Maps	Queen Anne	2	3D, 5B	WEST NAPA	
004154007000_0000	549 - 549 MADISON ST			HP2.	1920	1905	Sanborn Maps	Classical Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004154008000_0000	541 - 541 MADISON ST			HP2.	1920	1905	Sanborn Maps	Queen Anne	2	3D, 5B	WEST NAPA	
004154009000_0000	527 - 527 MADISON ST			HP2.	1917	0		Craftsman	3	3D, 5D3	WEST NAPA	
004154010000_0000	519 - 519 MADISON ST			HP2.	1918	0		Craftsman, Vernacular	3	3D, 5D3	WEST NAPA	
004154011000_0000	505 - 505 MADISON ST			HP2.	1935	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004154012000_0000	1922 - 1922 LAUREL ST			HP2.	1932	0		Craftsman	3	3D, 5D3	WEST NAPA	
004154013000_0000	1924 - 1924 LAUREL ST			HP2.	1935	0		Tudor Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004154014000_0000	520 - 520 PATCHETT ST			HP2.	1938	0		Vernacular	3	6Z	WEST NAPA	
004154015000_0000	530 - 530 PATCHETT ST			HP2.	1940	1930	Architectural Estimate	Craftsman, Spanish Eclectic	3	3D, 5D3	WEST NAPA	
004154016000_0000	540 - 540 PATCHETT ST			HP2.	1910	0		Queen Anne	2	3D, 5B	WEST NAPA	
004154017000_0000	550 - 550 PATCHETT ST			HP2.	1924	1915	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004154018000_0000	564 - 564 PATCHETT ST			HP2.	1910	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004154019000_0000	576 - 576 PATCHETT ST			HP2.	1918	0		Craftsman	3	3D, 5D3	WEST NAPA	
004155001000_0000	1839 - 1839 OAK ST			HP2.	1898	0		Folk Victorian	2	3D, 5B	WEST NAPA	
004155002000_0000	1815 - 1815 OAK ST			HP2.	1925	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004155003000_0000	1801 - 1801 OAK ST		Dr. R.M. Squier House	HP2.	1900	1905	Sanborn Maps	Shingle	1	3B, 5B	FIRST-JEFFERSON	
004155004000_0000	617 - 619 JEFFERSON ST			HP3.	0	1930	Architectural Estimate	Spanish Colonial Revival	3	3D, 5D3	WEST NAPA	
004155005000_0000	605 - 605 JEFFERSON ST			HP2.	1900	0		None/Altered, Vernacular	3	6Z	WEST NAPA	

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004155006000_0000	1834 - 1834 STOCKTON ST			HP2.	1929	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004155007000_0000	618 - 618 MADISON ST			HP2.	1930	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004155008000_0000	636 - 636 MADISON ST			HP2.	1936	0		Vernacular	3	3D, 5D3	WEST NAPA	
004156001000_0000	594 - 594 MADISON ST			HP2.	1905	0		Classical Revival, Queen Anne	3	3D, 5D3	WEST NAPA	
004156002000_0000	587 - 587 JEFFERSON ST			HP2.	0	1905	Sanborn Maps	Italianate	2	3D, 5B	WEST NAPA	
004156003000_0000	575 - 575 JEFFERSON ST			HP2.	1934	0		Spanish Colonial Revival	3	3D, 5D3	WEST NAPA	
004156004000_0000	563 - 563 JEFFERSON ST			HP2.	0	1915	Sanborn Maps	Colonial Revival	3	3D, 5D3	WEST NAPA	
004156005000_0000	553 - 553 JEFFERSON ST			HP2.	0	1930	Sanborn Maps	Tudor Revival	3	3D, 5D3	WEST NAPA	
004156006000_0000	541 - 541 JEFFERSON ST			HP2.	1930	0		Spanish Eclectic	3	3D, 5D3	WEST NAPA	
004156007000_0000	531 - 531 JEFFERSON ST			HP2.	1935	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004156008000_0000	521 - 523 JEFFERSON ST				0	0				6Z	WEST NAPA	Age-Ineligible
004156009000_0000	507 - 507 JEFFERSON ST		William Corlett House	HP2.	1901	0		Shingle	1	3B, 5B	WEST NAPA	
004156010000_0000	1850 - 1852 LAUREL ST			HP3.	1948	0		Ranch	3	6Z	WEST NAPA	
004156011000_0000	520 - 526 MADISON ST			HP3.	1951	0		Ranch	3	6Z	WEST NAPA	
004156012000_0000	532 - 534 MADISON ST	532 - 536 Madison Street		HP3.	0	1905	Sanborn Maps	American Foursquare		6Z	WEST NAPA	
004156013000_0000	546 - 546 MADISON ST			HP2.	1928	0		Tudor Revival	3	6Z	WEST NAPA	
004156014000_0000	558 - 558 MADISON ST			HP2.	1927	0		Tudor Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004156015000_0000	568 - 568 MADISON ST			HP2.	1900	1915	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004156016000_0000	580 - 580 MADISON ST				1978	0				6Z	WEST NAPA	Age-Ineligible
004202001000_0000	2279 - 2279 LAUREL ST			HP2.	1925	1910	Architectural Estimate	Vernacular	3	6L		
004202002000_0000	495 - 497 MONROE ST				0	0						Vacant
004202003000_0000	491 - 491 MONROE ST			HP2.	1949	0		Ranch		6Z		
004202004000_0000	481 - 481 MONROE ST			HP2.	1949	0		Ranch		6Z		
004202005000_0000	471 - 471 MONROE ST			HP2.	1948	0		Ranch		6Z		
004202006000_0000	461 - 461 MONROE ST			HP2.	1954	0		Ranch		6Z		
004202007000_0000	451 - 451 MONROE ST			HP2.	1950	0		None/Altered		6Z		
004202008000_0000	441 - 441 MONROE ST			HP2.	1948	0		Minimal Traditional		6Z		
004202009000_0000	431 - 431 MONROE ST			HP2.	1948	0		Mediterranean Revival		6Z		
004202010000_0000	421 - 421 MONROE ST			HP2.	1941	0		Vernacular		6Z		
004202011000_0000	2272 - 2272 PINE ST			HP2.	1939	0		Vernacular		6Z		
004202012000_0000	2280 - 2280 PINE ST			HP2.	1946	0		None/Altered		6Z		
004203001000_0000	2247 - 2247 LAUREL ST			HP2.	1930	1905	Architectural Estimate	Queen Anne	2	3D, 5B	WEST NAPA	
004203002000_0000	2237 - 2239 LAUREL ST			HP3.	1951	0		Minimal Traditional	3	6Z	WEST NAPA	
004203003000_0000	2219 - 2221 LAUREL ST			HP2.	0	1905	Architectural Estimate	Queen Anne	2	3D, 5B	WEST NAPA	
004203004000_0000	491 - 491 SEYMOUR ST			HP2.	1936	0		Minimal Traditional	3	6Z	WEST NAPA	
004203005000_0000	487 - 487 SEYMOUR ST			HP2.	1930	0		Vernacular	3	3D, 5D3	WEST NAPA	
004203006000_0000	483 - 483 SEYMOUR ST			HP2.	1925	0		Craftsman	3	3D, 5D3	WEST NAPA	
004203007000_0000	477 - 477 SEYMOUR ST				1967	0						Age-Ineligible
004203008000_0000	467 - 467 SEYMOUR ST				1968	0						Age-Ineligible
004203009000_0000	457 - 457 SEYMOUR ST				1965	0						Age-Ineligible
004203010000_0000	447 - 447 SEYMOUR ST			HP2.	1900	0		Vernacular	3	6L		
004203011000_0000	437 - 437 SEYMOUR ST				1974	0						Age-Ineligible
004203012000_0000	431 - 431 SEYMOUR ST			HP2.	1918	1905	Architectural Estimate	Vernacular	3	6Z		
004203013000_0000	2200 - 2200 PINE ST				0	0						Vacant
004203014000_0000	2214 - 2214 PINE ST			HP2.	1925	1900	Architectural Estimate	Colonial Revival	2	5S3		
004203015000_0000	2224 - 2224 PINE ST			HP2.	1944	1905	Architectural Estimate	Vernacular		6Z		
004203016000_0000	2238 - 2238 PINE ST			HP2.	1939	0		Vernacular	3	6Z		
004203017000_0000	2246 - 2246 PINE ST			HP2.	1950	1939	Sanborn Maps	Vernacular		6Z		
004203018000_0000	420 - 420 MONROE ST			HP2.	1938	0		Vernacular		6Z		
004203019000_0000	430 - 430 MONROE ST			HP2.	1948	0		Ranch		6Z		
004203020000_0000	440 - 440 MONROE ST			HP2.	1948	0		Vernacular		6Z		
004203021000_0000	450 - 450 MONROE ST			HP2.	1959	0		Ranch		6Z		
004203022000_0000	460 - 460 MONROE ST			HP2.	1952	0		Vernacular		6Z		
004203023000_0000	470 - 470 MONROE ST			HP2.	1948	0		Ranch		6Z		
004203024000_0000	480 - 482 MONROE ST			HP2.	0	1950	Architectural Estimate	Ranch		6Z		
004211001000_0000	2139 - 2139 LAUREL ST			HP2.	1910	1905	Sanborn Maps	Vernacular		3D, 5D3	WEST NAPA	
004211002000_0000	2137 - 2137 LAUREL ST			HP2.	0	1900	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004211003000_0000	2135 - 2135 LAUREL ST			HP2.	1935	0		Tudor Revival	3	6Z	WEST NAPA	
004211004000_0000	2105 - 2105 LAUREL ST				2004	0						Age-Ineligible

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
004211005000_0000	495 - 495 MONTGOMERY ST			HP2.	1930	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004211006000_0000	475 - 475 MONTGOMERY ST			HP2.	1937	0		Spanish Eclectic	3	3D, 5D3	WEST NAPA	
004211007000_0000	465 - 465 MONTGOMERY ST			HP2.	1935	0		Spanish Eclectic	3	3D, 5D3	WEST NAPA	
004211008000_0000	455 - 455 MONTGOMERY ST			HP2.	1937	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004211009000_0000	447 - 447 MONTGOMERY ST			HP2.	1937	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004211010000_0000	435 - 435 MONTGOMERY ST			HP2.	1937	0		International	3	3D, 5D3	WEST NAPA	
004211011000_0000	425 - 425 MONTGOMERY ST			HP2.	1937	0		Spanish Colonial Revival	3	3D, 5D3	WEST NAPA	
004211012000_0000	405 - 405 MONTGOMERY ST			HP2.	1937	0		Spanish Colonial Revival	3	3D, 5D3	WEST NAPA	
004211013000_0000	2116 - 2120 PINE ST			HP3.	0	1905	Architectural Estimate	None/Altered	3	6Z		
004211014000_0000	2130 - 2130 PINE ST			HP2.	1947	0		Minimal Traditional	3	6Z		
004211015000_0000	2140 - 2140 PINE ST			HP2.	1951	0		Ranch		6Z		
004211016000_0000	420 - 420 SEYMOUR ST			HP2.	1940	0		Vernacular	3	6Z		
004211017000_0000	426 - 426 SEYMOUR ST			HP2.	1900	0		Vernacular	3	6L		
004211018000_0000	434 - 436 SEYMOUR ST			HP2.	0	1910	Architectural Estimate	Shingle	3	6Z		
004211019000_0000	446 - 446 SEYMOUR ST			HP2.	1910	1905	Architectural Estimate	Vernacular	3	6Z		
004211020000_0000	456 - 456 SEYMOUR ST			HP2.	1900	1915	Sanborn Maps	None		6Z		
004211021000_0000	464 - 464 SEYMOUR ST			HP2.	1911	1905	Sanborn Maps	None/Altered	3	6Z		
004211022000_0000	474 - 474 SEYMOUR ST			HP2.	1910	1905	Sanborn Maps	Vernacular	3	6Z		
004211023000_0000	484 - 484 SEYMOUR ST			HP2.	1948	0		Minimal Traditional	3	6Z		
004212001000_0000	496 - 496 MONTGOMERY ST			HP2.	1936	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
004212002000_0000	2035 - 2035 LAUREL ST				2008	0				6Z	WEST NAPA	Age-Ineligible
004212004000_0000	2005 - 2005 LAUREL ST			HP2.	1906	0		Craftsman		3D, 5D3	WEST NAPA	
004212005000_0000	1959 - 1959 LAUREL ST			HP2.	1900			Colonial Revival	2	3D, 5B	WEST NAPA	
004212006000_0000	1949 - 1949 LAUREL ST			HP2.	1925	0		Vernacular	3	3D, 5D3	WEST NAPA	
004212007000_0000	1939 - 1939 LAUREL ST			HP2.	1923	0		Craftsman	3	3D, 5D3	WEST NAPA	
004212008000_0000	1927 - 1927 LAUREL ST			HP2.	1910	0		Classical Revival, Vernacular	3	3D, 5D3	WEST NAPA	
004212009000_0000	1915 - 1915 LAUREL ST			HP2.	1906	0		Vernacular	3	3D, 5D3	WEST NAPA	
004212011000_0000	1901 - 1901 LAUREL ST			HP2.	1932	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
004212012000_0000	1831 - 1831 LAUREL ST			HP2.	1928	0		Craftsman	3	3D, 5D3	WEST NAPA	
004212013000_0000	487 - 487 JEFFERSON ST			HP2.	1930	1905	Sanborn Maps	Craftsman	3	3D, 5D3	WEST NAPA	
004212014000_0000	475 - 475 JEFFERSON ST			HP2.	1936	0		Mediterranean Revival	3	3D, 5D3	WEST NAPA	
004212015000_0000	465 - 465 JEFFERSON ST			HP2.	1938	0		Tudor Revival	3	6L		
004212016000_0000	455 - 455 JEFFERSON ST			HP2.	1941	0		Vernacular	3	6Z		
004212017000_0000	1830 - 1830 FULLER WAY			HP2.	1939	0		Vernacular	3	6Z		
004212018000_0000	1850 - 1850 FULLER WAY			HP2.	1939	0		Minimal Traditional	3	6Z		
004212019000_0000	1868 - 1868 FULLER WAY			HP2.	1950	0		Ranch	3	6Z		
004212020000_0000	1875 - 1875 FULLER WAY			HP2.	1951	0		Ranch		6Z		
004212021000_0000					0	0						Vacant
004212022000_0000	1855 - 1855 FULLER WAY			HP2.	1940	0		Colonial Revival	3	6Z		
004212023000_0000	1833 - 1833 FULLER WAY			HP2.	1965	0		Vernacular		6Z		
004212024000_0000	425 - 425 JEFFERSON ST			HP2.	1935	0		Mediterranean Revival	3	6Z		
004212025000_0000	405 - 405 JEFFERSON ST			HP2.	0	1915	Sanborn Maps	Craftsman	3	7N		
004212026000_0000	1828 - 1828 PINE ST			HP2.	1905	0		Vernacular	3	6L		
004212027000_0000	1836 - 1836 PINE ST			HP2.	1910	0		Vernacular	3	6L		
004212028000_0000	1844 - 1844 PINE ST			HP2.	1941	0		Minimal Traditional	3	6Z		
004212029000_0000	1954 - 1954 PINE ST			HP2.	1900			Vernacular		6L		
004212030000_0000	1966 - 1966 PINE ST			HP2.	1958	0		Vernacular		6Z		
004212031000_0000	1980 - 1980 PINE ST			HP2.	1897	0		Vernacular		6Z		
004212032000_0000	2000 - 2000 PINE ST			HP2.	1933	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004212033000_0000	2010 - 2010 PINE ST			HP2.	1938	0		None/Altered	3	6Z	WEST NAPA	
004212034000_0000	2020 - 2022 PINE ST			HP2.	0	1895	HRI	Queen Anne	3	3D, 5D3	WEST NAPA	
004212035000_0000	2030 - 2030 PINE ST			HP2.	0	1885	HRI	Vernacular	3	3D, 5D3	WEST NAPA	
004212036000_0000	2040 - 2040 PINE ST			HP2.	1936	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004212037000_0000	404 - 404 MONTGOMERY ST			HP2.	1937	0		Mediterranean Revival, None/Altered	3	6Z	WEST NAPA	
004212038000_0000	416 - 416 MONTGOMERY ST			HP2.	1937	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004212039000_0000	420 - 420 MONTGOMERY ST			HP2.	1937	0		Minimal Traditional	3	3D, 5D3	WEST NAPA	
004212040000_0000	424 - 424 MONTGOMERY ST			HP2.	1937	0		Vernacular	3	6Z	WEST NAPA	
004212041000_0000	434 - 434 MONTGOMERY ST			HP2.	1937	0		Minimal Traditional	3	3D, 5D3	WEST NAPA	
004212042000_0000	444 - 444 MONTGOMERY ST			HP2.	1937	0		Vernacular	3	3D, 5D3	WEST NAPA	

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004212044000_0000	474 - 474 MONTGOMERY ST			HP2.	1937	0		Vernacular	3	3D, 5D3	WEST NAPA	
004212045000_0000					0	0						Vacant
004212046000_0000	1815 - 1815 FULLER WAY			HP2.	1948	0		Mediterranean Revival	3	6Z		
004212047000_0000	411 - 411 JEFFERSON ST			HP2.	1920	0		Utilitarian	3	6L		
004212049000_0000	454 - 454 MONTGOMERY ST			HP2.	1937	0		Tudor Revival	3	3D, 5D3	WEST NAPA	
004212050000_0000	2019 - 2019 LAUREL ST			HP2.	1933	0		Craftsman	3	3D, 5D3	WEST NAPA	
004492001000_0000	2349 - 2349 FIRST ST				0	0						Vacant
004492002000_0000	2347 - 2347 FIRST ST			HP6.	1925	0		Craftsman	3	3D, 5D3	WEST NAPA	
004492003000_0000	2337 - 2337 FIRST ST			HP2.	1935	1925	HRI	Tudor Revival	3	3D, 5D3	WEST NAPA	
004492004000_0000	2325 - 2325 FIRST ST			HP6.	0	1945	Building Permit	Utilitarian		6Z		
004492006000_0000	2307 - 2307 FIRST ST			HP2.	1910	1895	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004492007000_0000	2282 - 2284 SECOND ST			HP2.	1935	0		Vernacular	3	3D, 5D3	WEST NAPA	
004492007000_0001	2282 - 2284 SECOND ST			HP2.	1935	0		Minimal Traditional	3	3D, 5D3	WEST NAPA	
004492008000_0000	2330 - 2330 SECOND ST			HP2.	0	1905	Architectural Estimate	Vernacular	2	3D, 5B	WEST NAPA	
004492010000_0000	2334 - 2334 SECOND ST			HP2.	1910	0		Vernacular	3	3D, 5D3	WEST NAPA	
004492012000_0000	920 - 920 CALIFORNIA BLVD				0	0						Vacant
004492013000_0000	2332 - 2332 SECOND ST			HP2.	0	1925	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004493002000_0000	2337 - 2337 SECOND ST			HP2.	1900	1895		Vernacular	3	3D, 5D3	WEST NAPA	
004493003000_0000	2333 - 2333 SECOND ST			HP2.	1910	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004493004000_0000	2331 - 2331 SECOND ST			HP2.	1920	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004493005000_0000	2329 - 2329 SECOND ST			HP2.	1915	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004493006000_0000	2287 - 2287 SECOND ST			HP2.	1915	1880	Architectural Estimate	Vernacular	3	3D, 5D3	WEST NAPA	
004493007000_0000	2285 - 2285 SECOND ST			HP2.	1900	1895	Sanborn Maps	20th Century Commercial, Vernacular		3D, 5D3	WEST NAPA	
004493008000_0000	2282 - 2284 THIRD ST			HP2.	0	1905	Sanborn Maps	Vernacular	3	3D, 5D3	WEST NAPA	
004493009000_0000	2286 - 2286 THIRD ST				1900	0				6Z	WEST NAPA	Vacant
004493010000_0000	2288 - 2288 THIRD ST			HP2.	1925	1905	Sanborn Maps	Queen Anne	2	3D, 5B	WEST NAPA	
004493011000_0000	2290 - 2290 THIRD ST			HP2.	1900	1905	Sanborn Maps	Queen Anne	2	3D, 5B	WEST NAPA	
004493012000_0000	2292 - 2292 THIRD ST				0	0						Age-Ineligible
004493013000_0000	2294 - 2296 THIRD ST			HP3.	1915	1895	Sanborn Maps	None/Altered	3	6Z		
004501001000_0000	2467 - 2467 THIRD ST				0	0						Age-Ineligible
004503001000_0000	2299 - 2299 THIRD ST				0	0						Age-Ineligible
004503002000_0000	2295 - 2295 THIRD ST				1980	0						Age-Ineligible
004503003000_0000	2293 - 2293 THIRD ST			HP2.	1920	1930	Sanborn Maps	Vernacular	3	6Z		
004503004000_0000	2291 - 2291 THIRD ST			HP2.	1920	1930	Sanborn Maps	Vernacular	3	6Z		
004503006000_0000	2400 - 2400 OAK ST			HP8.	1951	0		Utilitarian		6Z		

*NRHP Status Code 3D, 5D3

*Resource Name or # (Assigned by recorder) West Napa Historic District

D1. Historic Name West Napa

D2. Common Name: West Napa

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

The West Napa Historic District is an irregularly-shaped district located within the West Napa neighborhood in the City of Napa. West Napa is one of the city's historic residential neighborhoods, roughly bounded by Jefferson Street on the east, Pine Street on the south, Monroe Street on the west, and Clay Street and Napa Creek on the north. Other nearby neighborhoods include Spencer's Addition, located across Napa Creek to the north, and Downtown and Fuller Park, located across Jefferson Street to the east. West Napa is primarily comprised of middle-class, single-family residences constructed between 1875 and World War II; the West Napa Historic District features a concentration of these resources which support themes of residential development and architecture. (See Continuation Sheets, Pages 2-11)

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

The West Napa Historic District (District) is composed of 31 blocks platted in the late nineteenth and early twentieth centuries, and is roughly bounded by Jefferson Street on the east, Pine Street on the south, Monroe Street on the west, and Clay Street, and Napa Creek on the north. The West Napa Historic District contains the L-shaped First & Jefferson Streets National Register Historic District, which includes West Napa's largest and most ornate homes. Outside the First & Jefferson Streets Historic District, the highest concentrations of intact resources are located along Oak Street, Jefferson Street north of Clay Street, Patchett Street, and Montgomery Street. (See Continuation Sheet, Page 13, with map on Continuation Sheet, Page 14)

*D5. Boundary Justification

The West Napa Historic District boundary includes a concentration of properties that exhibit high architectural merit and date to the Victorian era and early twentieth century. The District encompasses a number of early subdivisions and additions, namely Wilson's Extension to Hill's Addition (1872), Boggs' Addition (1872), Patchett's Addition (1873), Hogan's Addition (1873), West Napa/Hartson's Addition (1886), Ornduff Tract (1887), Piatt's Addition (circa 1890), and a number of subdivisions therein. (See Continuation Sheet, Page 15)

D6. Significance: Theme Residential Development; Architecture

Area West Napa, Napa, California

Period of Significance 1875 - 1937

Applicable Criteria NRHP Criteria A & C (local level), CRHR Criteria 1 & 3, Napa HRI Landmark District Criteria A, B, C & E

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

The West Napa Historic District is significant at the local level under National Register of Historic Places Criteria A & C, California Register of Historical Resources Criteria 1 & 3, and Napa HRI Landmark District Criteria A, B, C & E for its association with residential development patterns in Napa, and as a concentrated grouping of architecturally significant residences from the late nineteenth and early twentieth centuries. As such, the district appears eligible for listing in the local, state, and national registers, and meets the significance criteria for "Streetcar Suburbs, 1888 to 1928," as defined by the Historic Residential Suburbs in the United States Multiple Property Submission (MPS).

(See Continuation Sheets, pages 15-24).

*D7. References (Give full citations including the names and addresses of any informants, where possible.):
(See Continuation Sheet, Page 25)

*D8. Evaluator: Rebecca Fogel

Date: 10 September 2010

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

D3. Detailed Description (continued)

The West Napa Historic District is a middle-class residential neighborhood characterized by detached single-family residences constructed between 1875 and 1937, the period of significance for the district. Houses within the West Napa Historic District range from large-scale mansions to small-scale cottages. All are one to two-and-a-half stories in height and feature wood frame construction. The residences are most commonly clad with wood or stucco siding. The District includes many high-style late nineteenth century and early twentieth century architectural styles, including Italianate, Second Empire, Stick/Eastlake, Queen Anne, Shingle, Classical Revival, Craftsman, American Foursquare, Prairie, Spanish Eclectic, Mediterranean Revival, Tudor Revival, and Minimal Traditional. Mansions located within the district are typically very ornate, while cottages and bungalows exhibit more modest ornamentation.

In addition to the primary dwelling, a few of the properties include ancillary buildings, such as garages, sheds, and carriage houses. Some are designed to match the architectural style of the primary dwelling, while others are utilitarian. These historic ancillary buildings enrich the historic context of the neighborhood, and should thus be considered contributing elements of the District.

The West Napa Historic District is composed of a number of subdivisions all platted at an angle to the original Napa City street grid. Residences in the West Napa Historic District are set back approximately 5' to 15' from the front lot line and most have landscaped front yards and rear yards. Site features within the district include wide concrete sidewalks, low site walls with wrought iron fencing at several residences, and street trees. Street trees planted throughout the neighborhood include mature palm trees, maple trees, and a variety of small deciduous trees. Additionally, historic cast iron acorn-shaped street lamps are located along First Street.

The West Napa Historic District includes a total of 371 parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Of those parcels, 294 are historic resources which contribute to the residential and architectural themes of the West Napa Historic District. Seventy-seven (77) parcels are non-contributors because they lack sufficient integrity due to later alterations, were constructed after the close of the district's period of significance, or do not contribute to the residential development theme.

The spreadsheet below lists the resources located within the district by address and identifies the type of resource, its construction date, and its architectural style. Construction dates are provided using data from the Napa County Assessor's Office, or estimated based on Sanborn Fire Insurance Maps, architectural styles and forms, and other research sources. The HRI Ratings indicate the local historical ratings currently assigned to each property. The spreadsheet also includes a column with the California Historical Resource Status Codes (CHRSC) assigned to each property. Most contributors have been assigned CHRSCs of "3D" (Appears eligible for NR as a contributor to a NR eligible district through survey evaluation) and "5D3" (Appears to be a contributor to a district that appears eligible for local listing through survey evaluation). Fifty nine (59) of these contributors are also individually eligible for listing in the local register, and have thus been assigned a CHRSC of "5B" (Locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation). 20 of these locally-eligible parcels also appear individually eligible for listing in the National Register, and thus were assigned an additional CHRSC of "3B" (Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation). Non-Contributors have been assigned a CHRSC of "6Z" (Found ineligible for NR, CR, or Local designation through survey evaluation).

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002133020000_0000	1834 - 1834 CLAY ST	1930	Tudor Revival	3	3D, 5D3	
002133021000_0000	1122 - 1122 WARREN ST	1920	Craftsman	3	3D, 5D3	
002133023000_0000	1140 - 1140 WARREN ST	1920	Craftsman	3	3D, 5D3	
002133024000_0000	1150 - 1152 WARREN ST	1945	Modern	3	6Z	
002133025000_0000	1162 - 1162 WARREN ST	1920	Craftsman	3	3D, 5D3	
002133026000_0000	1170 - 1190 WARREN ST	1925	Craftsman	3	3D, 5D3	
002133028000_0000	1251 - 1251 JEFFERSON ST	1885	Greek Revival, Vernacular	2	3D, 5B	
002133029000_0000	1111 - 1111 JEFFERSON ST	1934	Mediterranean Revival	3	3D, 5D3	
002133030000_0000	1207 - 1209 JEFFERSON ST	1897	Craftsman, Queen Anne	2	3D, 5B	Bickford House

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002133033000_0000	1301 - 1301 JEFFERSON ST	1906	Craftsman, Queen Anne	1	3B, 5B	Napa Old World Inn B&B
002133035000_0000	1271 - 1271 JEFFERSON ST	1898	Queen Anne	1	3B, 5B	Doughty-Bryant House
002133036000_0000	1261 - 1263 JEFFERSON ST	1900	Vernacular	3	3D, 5D3	
002133038000_0000	1219 - 1219 JEFFERSON ST	1900	Queen Anne	2	3D, 5B	
002133039000_0000	1135 - 1135 JEFFERSON ST	1930	Mediterranean Revival	3	3D, 5D3	
002133040000_0000	1125 - 1125 JEFFERSON ST	1934	Mediterranean Revival	1	3B, 5B	Charles Ratto House
002133041000_0000	1109 - 1109 JEFFERSON ST	1905	Classical Revival	3	3D, 5D3	
002133053000_0000	1130 - 1130 WARREN ST	1920	Craftsman	3	3D, 5D3	
002144003000_0000	2240 - 2240 FIRST ST	1930	Mediterranean Revival	3	3D, 5D3	
002144006000_0000	2260 - 2260 FIRST ST	1939	Classical Revival		6Z	
002144007000_0000	2270 - 2270 FIRST ST	1935	Colonial Revival	3	3D, 5D3	"Baby Historic" House
002144015000_0000	2230 - 2258 FIRST ST	1898	Queen Anne	2	3D, 5B	W.J. Stoddard House
002145001000_0000	2283 - 2285 FIRST ST	1950	Vernacular		6Z	
002145002000_0000	2271 - 2273 FIRST ST	1900	Classical Revival, Vernacular	2	3D, 5B	
002145003000_0000	2249 - 2249 FIRST ST	1910	Craftsman	3	3D, 5D3	
002145004000_0000	2247 - 2247 FIRST ST	1905	Classical Revival, Vernacular	3	3D, 5D3	
002145005000_0000	2237 - 2237 FIRST ST	1951	Modern, Vernacular		6Z	
002145007000_0000	2211 - 2211 FIRST ST	1896	Queen Anne	2	3D, 5B	Beeby Robinson House
002145010000_0000	2238 - 2238 SECOND ST	1920	Craftsman	3	3D, 5D3	
002145011000_0000	2256 - 2256 SECOND ST	1915	Vernacular	3	3D, 5D3	
002145012000_0000	2270 - 2280 SECOND ST	1940	Vernacular	3	6Z	
002145013000_0000					6Z	Vacant
002145014000_0000	2242 - 2244 SECOND ST	1960	Modern		6Z	
002145015000_0000	2210 - 2210 SECOND ST	1956	Modern		7N	First Church of Christ Scientist
002145016000_0000	2225 - 2225 FIRST ST	1896	Classical Revival	2	3D, 5B	Charles Pearch House
002151001000_0000	2150 - 2150 FIRST ST	1910	Craftsman	3	3D, 5D3	
002151002000_0000	11 - 9 BULSON CT	1920	Craftsman	3	6Z	Bulson Court Bungalows
002151004000_0000	2106 - 2120 FIRST ST	1960	Modern		6Z	
002151013000_0000	2010 - 2010 FIRST ST	1898	Queen Anne	2	3D, 5D3	J.W. Hoover House/ De Mar House
002151014000_0000	2020 - 2024 FIRST ST	1930	Tudor Revival	3	3D, 5D3	
002151016000_0000	2126 - 2126 FIRST ST	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows
002151017000_0000	2 - 2 BULSON CT	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows
002151018000_0000	4 - 4 BULSON CT	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows
002151019000_0000	6 - 6 BULSON CT	1920	Vernacular	3	6Z	Bulson Court Bungalows
002151020000_0000	8 - 8 BULSON CT	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002151021000_0000	7 - 7 BULSON CT	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows
002151022000_0000	5 - 5 BULSON CT	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows
002151023000_0000	3 - 3 BULSON CT	1920	Craftsman	3	6Z	Bulson Court Bungalows
002151024000_0000	2140 - 2140 FIRST ST	1920	Craftsman	3	3D, 5D3	Bulson Court Bungalows
002151026000_0000	1926 - 1926 FIRST ST	1901	Shingle	1	3B, 5B	George H. Francis House
002151028000_0000	1938 - 1938 FIRST ST	1905	Prairie	3	3D, 5D3	W.B. Griffiths House/ The Inn on First
002151031000_0000	1910 - 1910 FIRST ST	1905	Shingle	1	3B, 5B	Kahn-Voorhees House/ Beazley House Bed & Breakfast
002152001000_0000	940 - 950 SEYMOUR ST	1940	Modern	3	6Z	
002152002000_0000	2139 - 2139 FIRST ST	1926	Vernacular	3	6Z	
002152003000_0000	2131 - 2133 FIRST ST	1892	Queen Anne	2	3B, 5B	Wilfred Ingalls House
002152004000_0000	2125 - 2125 FIRST ST	1895	Queen Anne	2	3B, 5B	Banks House
002152005000_0000	2117 - 2117 FIRST ST	1895	Queen Anne	2	3B, 5B	O'Neill House
002152006000_0000	2109 - 2109 FIRST ST	1895	Queen Anne	1	3B, 5B	Hackett House
002152008000_0000	2033 - 2033 FIRST ST	1893	Queen Anne, Tudor Revival	3	3B, 5B	Turton House
002152009000_0000	2021 - 2021 FIRST ST	1873	Italianate	1	3B, 5B	J.S. Trubody House
002152010000_0000	2005 - 2005 FIRST ST	1920	Craftsman	3	3D, 5D3	
002152011000_0000	1929 - 1929 FIRST ST	1875	Second Empire	1	3B, 5B	Williams Smith House
002152012000_0000	1917 - 1917 FIRST ST	1920	Craftsman	3	3D, 5D3	
002152013000_0000	1905 - 1905 FIRST ST	1925	Craftsman	3	3D, 5D3	970 Warren St
002152015000_0000	927 - 927 WARREN ST	1922	Craftsman	3	3D, 5D3	
002152016000_0000	1906 - 1906 SECOND ST	1916	Craftsman	3	3D, 5D3	
002152017000_0000	1924 - 1924 SECOND ST	1925	Vernacular	3	3D, 5D3	
002152018000_0000	1928 - 1932 SECOND ST	1940	Vernacular	3	6Z	
002152019000_0000	1936 - 1936 SECOND ST	1934	Mediterranean Revival	3	3D, 5D3	
002152022000_0000	2016 - 2018 SECOND ST	1910	Vernacular	3	3D, 5D3	
002152023000_0000	2030 - 2030 SECOND ST	1910	Vernacular	0	3D, 5D3	
002152025000_0000	2048 - 2050 SECOND ST	1910	Vernacular		3D, 5D3	2048 2nd St
002152025000_0001	2048 - 2050 SECOND ST	1910	Vernacular		3D, 5D3	2050 2nd St
002152026000_0000	2054 - 2054 SECOND ST	1910	Vernacular		3D, 5D3	
002152027000_0000	2100 - 2110 SECOND ST	1940	Modern	3	6Z	
002152028000_0000	2122 - 2122 SECOND ST	1927	Mediterranean Revival	3	3D, 5D3	
002152029000_0000	2130 - 2130 SECOND ST	1948	Minimal Traditional	3	6Z	
002152030000_0000	2140 - 2140 SECOND ST	1940	Minimal Traditional	3	6Z	
002152031000_0000	926 - 926 SEYMOUR ST	1949	Minimal Traditional	3	6Z	
002152032000_0000	2000 - 2000 SECOND ST	1936	Tudor Revival	3	3D, 5D3	
002152033000_0000	2042 - 2044 SECOND ST	1895	Vernacular	2	3D, 5B	
002152034000_0000	2041 - 2041 FIRST ST	1937	Craftsman	3	3D, 5D3	
002153006000_0000	1005 - 1005 JEFFERSON ST	1892	Queen Anne	1	3B, 5B	Noyes-York House

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002153008000_0000	1031 - 1045 JEFFERSON ST	1875	Italianate	1	6Z	
002153009000_0000	1827 - 1835 CLAY ST	1980			6Z	Age-Ineligible
002153010000_0000	1834 - 1834 FIRST ST	1924	Craftsman	2	3D, 5D3	Dr. Lawrence Welti House
002154001000_0000	1835 - 1835 FIRST ST	1910	Craftsman	3	3D, 5D3	Dempsey House
002154007000_0000	1836 - 1836 SECOND ST	1930	Craftsman	3	3D, 5B	
002154008000_0000	928 - 928 WARREN ST	1911	Craftsman	3	3D, 5D3	
002154010000_0000	1801 - 1801 FIRST ST	1903	Queen Anne, Shingle	1	3B, 5B	Hunter-Prouty House
002154012000_0000	929 - 929 JEFFERSON ST	1939	Contemporary	3	6Z	
002154014000_0000	905 - 907 JEFFERSON ST	1930	Mediterranean Revival	3	3D, 5D3	
002154016000_0000	1827 - 1831 FIRST ST	1901	Queen Anne	2	3D, 5D3	Edward Welti House
002154018000_0000	1824 - 1824 SECOND ST	1905	Vernacular	3	3D, 5D3	
002161001000_0000	2281 - 2281 SECOND ST	1918	Minimal Traditional	3	6Z	
002161002000_0000	2267 - 2267 SECOND ST	1928	Tudor Revival	3	3D, 5D3	
002161003000_0000	2257 - 2257 SECOND ST	1930	Vernacular	3	3D, 5D3	
002161004000_0000	2245 - 2245 SECOND ST	1934	Craftsman	3	3D, 5D3	
002161005000_0000	2235 - 2235 SECOND ST	1935	Vernacular	3	3D, 5D3	
002161006000_0000	2225 - 2225 SECOND ST	1920	Craftsman	3	3D, 5D3	
002161007000_0000	817 - 817 SEYMOUR ST	1932	Tudor Revival	3	3D, 5D3	
002161008000_0000	815 - 815 SEYMOUR ST	1936	Craftsman	3	3D, 5D3	
002161009000_0000	811 - 811 SEYMOUR ST	1915	None/Altered	3	6Z	
002161010000_0000	809 - 809 SEYMOUR ST	1900	Queen Anne, Vernacular	3	3D, 5D3	
002162011000_0000	747 - 747 SEYMOUR ST	1925	Mediterranean Revival	3	3D, 5D3	
002162012000_0000	739 - 739 SEYMOUR ST	1920	Craftsman	3	3D, 5D3	
002162013000_0000	731 - 731 SEYMOUR ST	1915	Craftsman	3	3D, 5D3	
002162015000_0000	2232 - 2232 OAK ST	1880	Stick/Eastlake	1	3B, 5B	Daniel J. Thomas House
002162023000_0000	715 - 715 SEYMOUR ST	1895	Vernacular	2	3D, 5B	
002162024000_0000	2214 - 2214 OAK ST	1915	Craftsman	3	3D, 5D3	
002171001000_0000	2141 - 2141 SECOND ST	1915	Craftsman	3	3D, 5D3	Hopper Creek Montessori School
002171002000_0000	2123 - 2123 SECOND ST	1898	Italianate	2	3D, 5B	
002171003000_0000	2107 - 2107 SECOND ST	1898	None/Altered, Vernacular	2	3D, 5B	
002171004000_0000	2110 - 2110 THIRD ST	1925	Tudor Revival	3	3D, 5D3	
002171005000_0000	2120 - 2120 THIRD ST	1925	Spanish Eclectic	3	3D, 5D3	
002171006000_0000	2130 - 2130 THIRD ST	1951	None/Altered	3	6Z	
002171007000_0000	2150 - 2150 THIRD ST	1900	Vernacular	3	3D, 5D3	
002172001000_0000	2147 - 2147 THIRD ST	1918	Ranch		6Z	
002172002000_0000	2129 - 2129 THIRD ST	1916	Craftsman	3	3D, 5D3	
002172003000_0000	2117 - 2117 THIRD ST	1916	Craftsman	3	3D, 5D3	
002172004000_0000	2107 - 2107 THIRD ST	1916	Craftsman	3	3D, 5D3	

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002172005000_0000	723 - 723 MONTGOMERY ST	1922	Craftsman, Vernacular	3	3D, 5D3	
002172006000_0000	2102 - 2102 OAK ST	1905	Vernacular	2	3D, 5B	
002172007000_0000	2118 - 2118 OAK ST	1920	Craftsman	3	3D, 5D3	
002172008000_0000	2120 - 2124 OAK ST	1910	Vernacular	3	3D, 5D3	
002172009000_0000	2136 - 2136 OAK ST	1925	Classical Revival, Craftsman	3	3D, 5D3	
002173001000_0000	2041 - 2041 SECOND ST	1922	Craftsman		6Z	
002173002000_0000	2027 - 2027 SECOND ST	1927	Craftsman	3	3D, 5D3	
002173003000_0000	839 - 839 PATCHETT ST	1898	Queen Anne	2	3D, 5B	
002173004000_0000	831 - 831 PATCHETT ST	1900	Vernacular	3	3D, 5D3	
002173005000_0000	827 - 829 PATCHETT ST	1970	Classical Revival		6Z	Age-Ineligible
002173006000_0000	817 - 817 PATCHETT ST	1897	Classical Revival	2	3D, 5B	
002173007000_0000	2020 - 2020 THIRD ST	1979			6Z	Age-Ineligible
002173008000_0000	2024 - 2024 THIRD ST	1937	Tudor Revival	3	3D, 5D3	
002173009000_0000	2028 - 2028 THIRD ST	1936	Mediterranean Revival	3	3D, 5D3	
002173010000_0000	2044 - 2044 THIRD ST	1910	Vernacular	3	3D, 5D3	
002174001000_0000	2041 - 2041 THIRD ST	1913	Craftsman	3	3D, 5D3	
002174002000_0000	2027 - 2027 THIRD ST	1930	Mediterranean Revival	3	3D, 5D3	
002174003000_0000					6Z	Vacant
002174004000_0000	727 - 727 PATCHETT ST	1930	Vernacular	3	3D, 5D3	
002174004000_0002	727 - 727 PATCHETT ST	1940	None/Altered	3	6Z	2001-2007 3rd Street
002174005000_0000	2000 - 2000 OAK ST	1937	Tudor Revival	3	3D, 5B	
002174006000_0000	2020 - 2020 OAK ST	1924	Craftsman	3	3D, 5D3	
002174007000_0000	2032 - 2032 OAK ST	1920	Craftsman	3	3D, 5D3	
002174008000_0000	2040 - 2040 OAK ST	1905	Vernacular	3	6Z	
002174009000_0000					6Z	Vacant
002175001000_0000	1939 - 1939 SECOND ST	1920	Craftsman		3D, 5D3	
002175002000_0000	1927 - 1927 SECOND ST	1920	Craftsman	3	3D, 5D3	
002175003000_0000	1915 - 1915 SECOND ST	1926	Craftsman	3	3D, 5D3	
002175004000_0000	1901 - 1901 SECOND ST	1934	Tudor Revival	3	3D, 5D3	
002175005000_0000	1839 - 1839 SECOND ST	1920	Craftsman	3	3D, 5D3	
002175006000_0000	1831 - 1831 SECOND ST	1910	Craftsman	3	3D, 5D3	
002175010000_0000	1830 - 1830 THIRD ST	1913	Craftsman	3	3D, 5D3	
002175011000_0000	1840 - 1840 THIRD ST	1928	Craftsman, None/Altered		6Z	
002175012000_0000	1902 - 1902 THIRD ST	1936	Tudor Revival	3	3D, 5D3	
002175013000_0000	1916 - 1918 THIRD ST	1905	Craftsman		6Z	
002175014000_0000	1928 - 1928 THIRD ST	1928	Tudor Revival	3	3D, 5D3	
002175015000_0000	1938 - 1938 THIRD ST	1930	Craftsman	3	3D, 5D3	
002175017000_0000	811 - 811 JEFFERSON ST	1910	Classical Revival	3	3D, 5D3	Napa County Farm Bureau

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002175019000_0000	845 - 845 JEFFERSON ST	1917	Prairie	1	3B, 5B	Henry J. Manasse House
002175020000_0000	829 - 829 JEFFERSON ST	1921	Craftsman	3	3D, 5D3	
002176001000_0000	1937 - 1937 THIRD ST	1932	Gothic Revival	2	3D, 5B	St. Mary's Episcopal Church
002176002000_0000	1917 - 1917 THIRD ST	1960	Modern	2	6Z	St. Mary's Episcopal Church rectory
002176003000_0000	1905 - 1905 THIRD ST	1915	Craftsman	3	3D, 5D3	
002176004000_0000	1841 - 1841 THIRD ST	1937	Tudor Revival	3	3D, 5D3	
002176005000_0000		1930	Vernacular		6Z	
002176009000_0000	1830 - 1830 OAK ST	1910	Craftsman	2	3D, 5B	
002176010000_0000	1842 - 1842 OAK ST	1910	None/Altered, Prairie		6Z	
002176011000_0000	1856 - 1856 OAK ST	1915	Craftsman	3	3D, 5D3	
002176012000_0000	1912 - 1912 OAK ST	1926	Colonial Revival	3	3D, 5D3	
002176013000_0000	720 - 720 PATCHETT ST	1937	Colonial Revival	3	3D, 5D3	
002176015000_0000	753 - 753 JEFFERSON ST	1905	Craftsman	2	3D, 5D3	
002176017000_0000	731 - 731 JEFFERSON ST	1920	Craftsman	3	3D, 5D3	
002176019000_0000	703 - 703 JEFFERSON ST	1900	Classical Revival	3	3D, 5D3	Old Bridge Cellars
004132008000_0000	527 - 527 MONROE ST	1930	Tudor Revival	3	3D, 5D3	
004132009000_0000	519 - 519 MONROE ST	1917	Craftsman	3	3D, 5D3	
004132010000_0000	507 - 507 MONROE ST	1895	Vernacular	2	3D, 5B	
004141002000_0000	2231 - 2231 OAK ST	1935	Tudor Revival	3	3D, 5D3	
004141003000_0000	2221 - 2221 OAK ST	1935	Mediterranean Revival	3	3D, 5D3	645 Seymour
004141005000_0000	2201 - 2201 OAK ST	1905	Vernacular	1	3B, 5B	Baird's Grocery
004141006000_0000	601 - 619 SEYMOUR ST	1930	Tudor Revival	3	3D, 5D3	619 Seymour St
004141006000_0001	601 - 619 SEYMOUR ST	1930	Tudor Revival	3	3D, 5D3	601 Seymour St
004141007000_0000	2220 - 2220 STOCKTON ST	1914	Vernacular	3	3D, 5D3	
004141008000_0000	2230 - 2230 STOCKTON ST	1912	Vernacular	3	3D, 5D3	
004141009000_0000	2240 - 2240 STOCKTON ST	1915	Vernacular	3	3D, 5D3	
004142001000_0000	2241 - 2241 STOCKTON ST	1925	Tudor Revival	3	3D, 5D3	
004142002000_0000	2231 - 2231 STOCKTON ST	1934	Craftsman, Vernacular	3	3D, 5D3	
004142003000_0000	591 - 597 SEYMOUR ST	1905	Queen Anne	2	3D, 5B	
004142004000_0000	587 - 587 SEYMOUR ST	1905	Queen Anne	2	3D, 5B	
004142005000_0000	567 - 577 SEYMOUR ST	1940	Vernacular	3	6Z	
004142006000_0000	565 - 565 SEYMOUR ST	1920	Craftsman	3	3D, 5D3	
004142007000_0000	553 - 555 SEYMOUR ST	1905	None/Altered, Vernacular	3	6Z	
004142008000_0000	541 - 541 SEYMOUR ST	1920	Craftsman	3	3D, 5D3	
004142009000_0000	519 - 519 SEYMOUR ST	1928	Craftsman		3D, 5D3	
004142010000_0000	509 - 509 SEYMOUR ST	1905	Classical Revival		3D, 5D3	
004142011000_0000	2230 - 2230 LAUREL ST	1935	Tudor Revival	3	3D, 5D3	

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
004142012000_0000	2240 - 2240 LAUREL ST	1937	Minimal Traditional	3	3D, 5D3	
004142013000_0000	510 - 510 MONROE ST	1962	Ranch		6Z	
004142014000_0000	532 - 532 MONROE ST	1915	Prairie	3	3D, 5D3	
004142015000_0000	538 - 538 MONROE ST	1942	Tudor Revival	3	6Z	
004142016000_0000	544 - 544 MONROE ST	1915	Vernacular	3	3D, 5D3	
004142017000_0000	554 - 554 MONROE ST	1915	Vernacular	0	6Z	
004142018000_0000	566 - 566 MONROE ST	1915	Vernacular		6Z	
004142019000_0000	568 - 568 MONROE ST	1915	Vernacular		6Z	
004142020000_0000	525 - 533 SEYMOUR ST				6Z	Age-Ineligible
004143001000_0000	2149 - 2149 OAK ST	1915	Craftsman	3	3D, 5D3	
004143002000_0000	2137 - 2137 OAK ST	1895	Vernacular	2	3D, 5B	
004143003000_0000	2125 - 2125 OAK ST	1915	Craftsman	3	3D, 5D3	
004143004000_0000	2107 - 2107 OAK ST	1925	Craftsman	3	3D, 5D3	
004143005000_0000	617 - 617 MONTGOMERY ST	1927	Tudor Revival, Vernacular	3	3D, 5D3	
004143006000_0000	605 - 605 MONTGOMERY ST	1930	Tudor Revival	3	3D, 5D3	
004143007000_0000	2120 - 2120 STOCKTON ST	1912	Vernacular	3	6Z	
004143008000_0000	2134 - 2134 STOCKTON ST	1918	Craftsman	3	3D, 5D3	
004143009000_0000	612 - 612 SEYMOUR ST	1915	Vernacular		6Z	2150 Stockton Street
004144001000_0000	2149 - 2149 STOCKTON ST	1913	Vernacular		3D, 5D3	
004144002000_0000	2131 - 2131 STOCKTON ST	1922	Craftsman		3D, 5D3	
004144004000_0000	563 - 563 MONTGOMERY ST	1905	Queen Anne, Vernacular	2	3D, 5B	
004144005000_0000	551 - 551 MONTGOMERY ST	1920	Craftsman	3	3D, 5D3	
004144006000_0000	541 - 541 MONTGOMERY ST	1925	Craftsman	3	3D, 5D3	
004144007000_0000	529 - 529 MONTGOMERY ST	1928	Tudor Revival	3	3D, 5D3	
004144008000_0000	2100 - 2100 LAUREL ST	1961	Ranch		6Z	511 Montgomery Street
004144009000_0000	2118 - 2120 LAUREL ST	1905	Craftsman	3	3D, 5D3	
004144010000_0000	2136 - 2136 LAUREL ST	1920	Craftsman	3	3D, 5D3	
004144011000_0000	2146 - 2146 LAUREL ST	1925	Colonial Revival, Vernacular	3	3D, 5D3	
004144013000_0000					6Z	Vacant
004144014000_0000	554 - 554 SEYMOUR ST	1920	Craftsman, Vernacular		6Z	554 1/2 Seymour
004144015000_0000	564 - 564 SEYMOUR ST	1905	Queen Anne	0	3D, 5D3	
004144016000_0000	576 - 576 SEYMOUR ST	1905	Vernacular	3	3D, 5D3	
004144017000_0000	540 - 546 SEYMOUR ST	1950	Ranch	3	6Z	528 - 546 Seymour Street
004144018000_0000	573 - 577 MONTGOMERY ST				6Z	Age-Ineligible
004144019000_0000	2107 - 2107 STOCKTON ST	1905	Vernacular	3	3D, 5D3	
004151001000_0000	2041 - 2041 OAK ST	1900	Craftsman, Vernacular	3	3D, 5D3	
004151002000_0000	2035 - 2035 OAK ST	1923	Craftsman	3	3D, 5D3	
004151003000_0000	2021 - 2021 OAK ST	1915	Craftsman, Vernacular	2	3D, 5B	
004151004000_0000	2005 - 2005 OAK ST	1925	Craftsman		3D, 5D3	

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
004151005000_0000	605 - 605 PATCHETT ST	1929	Tudor Revival		3D, 5D3	
004151006000_0000	2010 - 2020 STOCKTON ST	1921	Craftsman	3	3D, 5D3	
004151007000_0000	2030 - 2030 STOCKTON ST	1920	Craftsman	3	3D, 5D3	
004151008000_0000	2040 - 2040 STOCKTON ST	1927	Craftsman	3	3D, 5D3	
004151009000_0000	620 - 620 MONTGOMERY ST	1957	Craftsman, Vernacular		6Z	
004152001000_0000	2039 - 2039 STOCKTON ST	1912	Classical Revival	3	3D, 5D3	
004152002000_0000	2029 - 2029 STOCKTON ST	1928	Tudor Revival	3	3D, 5D3	
004152003000_0000	2019 - 2019 STOCKTON ST	1928	Spanish Eclectic	3	3D, 5D3	
004152004000_0000	2005 - 2005 STOCKTON ST	1912	Vernacular	3	3D, 5D3	
004152005000_0000	573 - 573 PATCHETT ST	1905	Queen Anne	3	3D, 5D3	
004152006000_0000	565 - 565 PATCHETT ST	1905	Vernacular	3	3D, 5D3	
004152007000_0000	553 - 553 PATCHETT ST	1916	Craftsman	3	3D, 5D3	
004152008000_0000	533 - 541 PATCHETT ST	1920	Craftsman	3	3D, 5D3	
004152009000_0000	529 - 529 PATCHETT ST	1920	Craftsman	3	3D, 5D3	
004152010000_0000	521 - 521 PATCHETT ST	1905	Vernacular	3	3D, 5D3	
004152011000_0000	2006 - 2006 LAUREL ST	1928	Colonial Revival	3	6Z	
004152012000_0000	504 - 504 MONTGOMERY ST	1928	Vernacular	3	3D, 5D3	
004152013000_0000	518 - 518 MONTGOMERY ST	1933	Tudor Revival	3	3D, 5D3	
004152014000_0000	528 - 528 MONTGOMERY ST	1920	Vernacular	3	6Z	
004152015000_0000	540 - 540 MONTGOMERY ST	1928	Vernacular	3	3D, 5D3	
004152016000_0000	552 - 552 MONTGOMERY ST	1913	Vernacular	3	3D, 5D3	
004152017000_0000	462 - 562 MONTGOMERY ST	1935	Spanish Colonial Revival	3	3D, 5D3	
004152018000_0000	574 - 574 MONTGOMERY ST	1924	Vernacular	3	3D, 5D3	
004153001000_0000	1941 - 1941 OAK ST	1905	Classical Revival, Vernacular	3	3D, 5D3	
004153002000_0000	1929 - 1929 OAK ST	1905	Classical Revival, Vernacular	3	3D, 5D3	
004153003000_0000	1919 - 1923 OAK ST	1923	Craftsman	3	3D, 5D3	
004153004000_0000	1903 - 1903 OAK ST	1930	Tudor Revival	3	3D, 5B	
004153005000_0000	619 - 619 MADISON ST	1899	Vernacular	3	6Z	
004153006000_0000	611 - 611 MADISON ST	2005			6Z	Age-Ineligible
004153007000_0000	603 - 603 MADISON ST	1900	None/Altered		6Z	1900 Stockton Street
004153008000_0000	1920 - 1920 STOCKTON ST	1890	Vernacular	3	3D, 5D3	
004153009000_0000	1930 - 1930 STOCKTON ST	1885	Vernacular	2	3D, 5B	
004153010000_0000	1942 - 1942 STOCKTON ST	1955	Ranch		6Z	620 Patchett Street
004154001000_0000	1941 - 1941 STOCKTON ST	1905	Queen Anne	2	3D, 5B	586 Patchett Street
004154002000_0000	1929 - 1929 STOCKTON ST	1925	Craftsman	3	6Z	
004154003000_0000	1903 - 1903 STOCKTON ST	1929	Tudor Revival	3	3D, 5D3	
004154004000_0000	583 - 583 MADISON ST	1905	Queen Anne	2	3D, 5B	

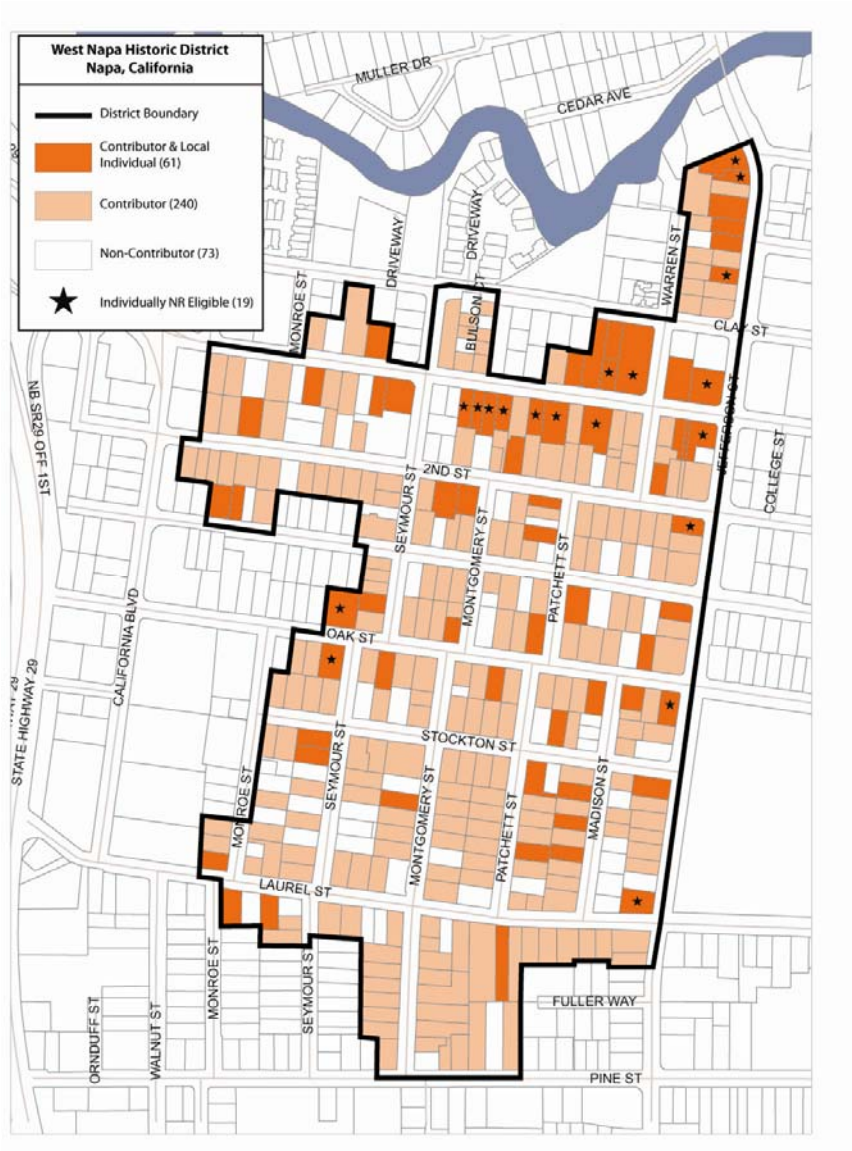
APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
004154005000_0000	569 - 569 MADISON ST	1905	Vernacular	3	3D, 5D3	
004154006000_0000	559 - 561 MADISON ST	1905	Queen Anne	2	3D, 5B	561 Madison Street
004154007000_0000	549 - 549 MADISON ST	1905	Classical Revival, Vernacular	3	3D, 5D3	
004154008000_0000	541 - 541 MADISON ST	1905	Queen Anne	2	3D, 5B	
004154009000_0000	527 - 527 MADISON ST	1917	Craftsman	3	3D, 5D3	
004154010000_0000	519 - 519 MADISON ST	1918	Craftsman, Vernacular	3	3D, 5D3	
004154011000_0000	505 - 505 MADISON ST	1935	Tudor Revival	3	3D, 5D3	
004154012000_0000	1922 - 1922 LAUREL ST	1932	Craftsman	3	3D, 5D3	
004154013000_0000	1924 - 1924 LAUREL ST	1935	Tudor Revival, Vernacular	3	3D, 5D3	
004154014000_0000	520 - 520 PATCHETT ST	1938	Vernacular	3	6Z	
004154015000_0000	530 - 530 PATCHETT ST	1930	Craftsman, Spanish Eclectic	3	3D, 5D3	
004154016000_0000	540 - 540 PATCHETT ST	1910	Queen Anne	2	3D, 5B	
004154017000_0000	550 - 550 PATCHETT ST	1915	Craftsman	3	3D, 5D3	
004154018000_0000	564 - 564 PATCHETT ST	1905	Vernacular	3	3D, 5D3	
004154019000_0000	576 - 576 PATCHETT ST	1918	Craftsman	3	3D, 5D3	
004155001000_0000	1839 - 1839 OAK ST	1898	Folk Victorian	2	3D, 5B	
004155002000_0000	1815 - 1815 OAK ST	1925	Tudor Revival	3	3D, 5D3	
004155003000_0000	1801 - 1801 OAK ST	1905	Shingle	1	3B, 5B	Dr. R.M. Squier House
004155004000_0000	617 - 619 JEFFERSON ST	1930	Spanish Colonial Revival	3	3D, 5D3	
004155005000_0000	605 - 605 JEFFERSON ST	1900	None/Altered, Vernacular	3	6Z	
004155006000_0000	1834 - 1834 STOCKTON ST	1929	Tudor Revival	3	3D, 5D3	
004155007000_0000	618 - 618 MADISON ST	1930	Tudor Revival	3	3D, 5D3	
004155008000_0000	636 - 636 MADISON ST	1936	Vernacular	3	3D, 5D3	
004156001000_0000	594 - 594 MADISON ST	1905	Classical Revival, Queen Anne	3	3D, 5D3	
004156002000_0000	587 - 587 JEFFERSON ST	1905	Italianate	2	3D, 5B	
004156003000_0000	575 - 575 JEFFERSON ST	1934	Spanish Colonial Revival	3	3D, 5D3	
004156004000_0000	563 - 563 JEFFERSON ST	1915	Colonial Revival	3	3D, 5D3	
004156005000_0000	553 - 553 JEFFERSON ST	1930	Tudor Revival	3	3D, 5D3	
004156006000_0000	541 - 541 JEFFERSON ST	1930	Spanish Eclectic	3	3D, 5D3	
004156007000_0000	531 - 531 JEFFERSON ST	1935	Tudor Revival	3	3D, 5D3	
004156008000_0000	521 - 523 JEFFERSON ST				6Z	Age-Ineligible
004156009000_0000	507 - 507 JEFFERSON ST	1901	Shingle	1	3B, 5B	William Corlett House
004156010000_0000	1850 - 1852 LAUREL ST	1948	Ranch	3	6Z	
004156011000_0000	520 - 526 MADISON ST	1951	Ranch	3	6Z	

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
004156012000_0000	532 - 534 MADISON ST	1905	American Foursquare		6Z	532 - 536 Madison Street
004156013000_0000	546 - 546 MADISON ST	1928	Tudor Revival	3	6Z	
004156014000_0000	558 - 558 MADISON ST	1927	Tudor Revival, Vernacular	3	3D, 5D3	
004156015000_0000	568 - 568 MADISON ST	1915	Vernacular	3	3D, 5D3	
004156016000_0000	580 - 580 MADISON ST	1978			6Z	Age-Ineligible
004203001000_0000	2247 - 2247 LAUREL ST	1905	Queen Anne	2	3D, 5B	
004203002000_0000	2237 - 2239 LAUREL ST	1951	Minimal Traditional	3	6Z	
004203003000_0000	2219 - 2221 LAUREL ST	1905	Queen Anne	2	3D, 5B	
004203004000_0000	491 - 491 SEYMOUR ST	1936	Minimal Traditional	3	6Z	
004203005000_0000	487 - 487 SEYMOUR ST	1930	Vernacular	3	3D, 5D3	
004203006000_0000	483 - 483 SEYMOUR ST	1925	Craftsman	3	3D, 5D3	
004211001000_0000	2139 - 2139 LAUREL ST	1905	Vernacular		3D, 5D3	
004211002000_0000	2137 - 2137 LAUREL ST	1900	Vernacular	3	3D, 5D3	
004211003000_0000	2135 - 2135 LAUREL ST	1935	Tudor Revival	3	6Z	
004211005000_0000	495 - 495 MONTGOMERY ST	1930	Tudor Revival	3	3D, 5D3	
004211006000_0000	475 - 475 MONTGOMERY ST	1937	Spanish Eclectic	3	3D, 5D3	
004211007000_0000	465 - 465 MONTGOMERY ST	1935	Spanish Eclectic	3	3D, 5D3	
004211008000_0000	455 - 455 MONTGOMERY ST	1937	Tudor Revival	3	3D, 5D3	
004211009000_0000	447 - 447 MONTGOMERY ST	1937	Tudor Revival	3	3D, 5D3	
004211010000_0000	435 - 435 MONTGOMERY ST	1937	International	3	3D, 5D3	
004211011000_0000	425 - 425 MONTGOMERY ST	1937	Spanish Colonial Revival	3	3D, 5D3	
004211012000_0000	405 - 405 MONTGOMERY ST	1937	Spanish Colonial Revival	3	3D, 5D3	
004212001000_0000	496 - 496 MONTGOMERY ST	1936	Mediterranean Revival	3	3D, 5D3	
004212002000_0000	2035 - 2035 LAUREL ST	2008			6Z	Age-Ineligible
004212004000_0000	2005 - 2005 LAUREL ST	1906	Craftsman		3D, 5D3	
004212005000_0000	1959 - 1959 LAUREL ST	1900	Colonial Revival	2	3D, 5B	
004212006000_0000	1949 - 1949 LAUREL ST	1925	Vernacular	3	3D, 5D3	
004212007000_0000	1939 - 1939 LAUREL ST	1923	Craftsman	3	3D, 5D3	
004212008000_0000	1927 - 1927 LAUREL ST	1910	Classical Revival, Vernacular	3	3D, 5D3	
004212009000_0000	1915 - 1915 LAUREL ST	1906	Vernacular	3	3D, 5D3	
004212011000_0000	1901 - 1901 LAUREL ST	1932	Mediterranean Revival	3	3D, 5D3	
004212012000_0000	1831 - 1831 LAUREL ST	1928	Craftsman	3	3D, 5D3	
004212013000_0000	487 - 487 JEFFERSON ST	1905	Craftsman	3	3D, 5D3	
004212014000_0000	475 - 475 JEFFERSON ST	1936	Mediterranean Revival	3	3D, 5D3	

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
004212032000_0000	2000 - 2000 PINE ST	1933	Tudor Revival	3	3D, 5D3	
004212033000_0000	2010 - 2010 PINE ST	1938	None/Altered	3	6Z	
004212034000_0000	2020 - 2022 PINE ST	1895	Queen Anne	3	3D, 5D3	
004212035000_0000	2030 - 2030 PINE ST	1885	Vernacular	3	3D, 5D3	
004212036000_0000	2040 - 2040 PINE ST	1936	Tudor Revival	3	3D, 5D3	
004212037000_0000	404 - 404 MONTGOMERY ST	1937	Mediterranean Revival, None/Altered	3	6Z	
004212038000_0000	416 - 416 MONTGOMERY ST	1937	Tudor Revival	3	3D, 5D3	
004212039000_0000	420 - 420 MONTGOMERY ST	1937	Minimal Traditional	3	3D, 5D3	
004212040000_0000	424 - 424 MONTGOMERY ST	1937	Vernacular	3	6Z	
004212041000_0000	434 - 434 MONTGOMERY ST	1937	Minimal Traditional	3	3D, 5D3	
004212042000_0000	444 - 444 MONTGOMERY ST	1937	Vernacular	3	3D, 5D3	
004212044000_0000	474 - 474 MONTGOMERY ST	1937	Vernacular	3	3D, 5D3	
004212049000_0000	454 - 454 MONTGOMERY ST	1937	Tudor Revival	3	3D, 5D3	
004212050000_0000	2019 - 2019 LAUREL ST	1933	Craftsman	3	3D, 5D3	
004492002000_0000	2347 - 2347 FIRST ST	1925	Craftsman	3	3D, 5D3	
004492003000_0000	2337 - 2337 FIRST ST	1925	Tudor Revival	3	3D, 5D3	
004492006000_0000	2307 - 2307 FIRST ST	1895	Vernacular	3	3D, 5D3	
004492007000_0000	2282 - 2284 SECOND ST	1935	Vernacular	3	3D, 5D3	
004492007000_0001	2282 - 2284 SECOND ST	1935	Minimal Traditional	3	3D, 5D3	
004492008000_0000	2330 - 2330 SECOND ST	1905	Vernacular	2	3D, 5B	
004492010000_0000	2334 - 2334 SECOND ST	1910	Vernacular	3	3D, 5D3	
004492013000_0000	2332 - 2332 SECOND ST	1925	Vernacular	3	3D, 5D3	
004493002000_0000	2337 - 2337 SECOND ST	1895	Vernacular	3	3D, 5D3	
004493003000_0000	2333 - 2333 SECOND ST	1905	Vernacular	3	3D, 5D3	
004493004000_0000	2331 - 2331 SECOND ST	1905	Vernacular	3	3D, 5D3	
004493005000_0000	2329 - 2329 SECOND ST	1905	Vernacular	3	3D, 5D3	
004493006000_0000	2287 - 2287 SECOND ST	1880	Vernacular	3	3D, 5D3	
004493007000_0000	2285 - 2285 SECOND ST	1895	20th Century Commercial, Vernacular		3D, 5D3	
004493008000_0000	2282 - 2284 THIRD ST	1905	Vernacular	3	3D, 5D3	
004493009000_0000	2286 - 2286 THIRD ST	1900			6Z	Vacant
004493010000_0000	2288 - 2288 THIRD ST	1905	Queen Anne	2	3D, 5B	
004493011000_0000	2290 - 2290 THIRD ST	1905	Queen Anne	2	3D, 5B	

D4. Boundary Description (continued)

Specifically, the West Napa Historic District boundary begins on Jefferson Street at the northeast corner of parcel 002133033000 (just south of Napa Creek), and continues clockwise, running south on Jefferson Street to the southeast corner of parcel 004212014000 (just south of Laurel Street). The boundary turns west, continuing along the rear parcel lines of those properties fronting onto Laurel Street, and turns south towards Pine Street at the southwest corner of parcel 004212007000. At Pine Street, the boundary continues west until just past Montgomery Street, where it turns north at the southwest corner of parcel 004211012000 and runs behind the rear parcel lines of those properties fronting Montgomery Street. At the northwest corner of parcel 004211006000, the boundary turns west, jogs south at Seymour Street, continues west along the south edge of parcel 004203006000, jogs north at the west edge of said parcel, and continues west to Monroe Street along the rear edge of those parcels fronting Laurel Street. At the southwest corner of parcel 004203001000, the boundary turns north and runs along Monroe Street, jogging west to include parcels 004132010000, 004132009000, and 004132008000 (just north of Laurel Street). From the northwest corner of parcel 004141008000 (just south of Oak Street), the boundary stair steps east around a group of non-contributing parcels: it runs east along the north edge of said parcel, thence north to the northwest corner of parcel 004141002000, thence east (paralleling Oak Street) to the southwest corner of parcel 002162014000, thence north to the northwest corner of said parcel, thence east to the northeast corner of said parcel, and thence north to Third Street along the rear property lines behind three parcels that front Seymour Street . The boundary then continues north across Third Street to the northwest corner of parcel 00216100000, thence west along the rear parcel line of the properties that front Second Street to the northeast corner of parcel 004493008000, and thence south to southeast corner of said parcel. From there, the boundary turns west and runs along Third Street, turns north at the southwest corner of parcel 004493011000, turns west at the northwest corner of said parcel, runs west along the rear parcel line of the properties that front onto Second Street, turning north at the southwest corner of parcel 04493002000 (just east of California Boulevard). From there, the boundary continues north across Second Street and runs along the west edge of parcels 004492010000 & 004492002000 to First Street. From the corner of Walnut and First streets, the boundary runs east on First Street, turns north at Monroe Street, turns east to follow the rear parcel line of properties that front onto First Street, turns south at the northeast corner of parcel 002144015000 (just west of Seymour Street), and turns east at First Street. From the corner of Seymour and First Street, the boundary turns north and runs to Clay Street. The boundary continues east to Warren Street, but stair steps south around a large group of non-contributing parcels, excluding them from the district: 002151004, 002151032000, 002151033000, 002151034000, 002151015000, 002151006000, 002151007000, and 002151027000. From Clay Street, the boundary turns to run north along Warren Street to the northwest corner of parcel 002133026000, and thence northeast to the starting point on Jefferson Street.



West Napa Historic District Map, 2010.
Outline indicates West Napa Historic District boundaries.
Starred parcels indicate Individually Eligible for National Register (assigned a CHRSC of 3B or 3S).
Orange shaded parcels indicate National Resgister/Local Landmark District Contributors that are also individually eligible locally as Landmark Properties (assigned a CHRSC of 3D and 5B).
Light orange shaded parcels indicate District Contributors (assigned a CHRSC of 3D and 5D3).
Blank parcels indicate Non-Contributors (assigned a CHRSC of 6Z).

D5. Boundary Justification (continued)

The resources which best support the district's architectural theme are homes located along Jefferson Street, First Street, Second Street, Oak Street, Patchett Street, and Montgomery Street. While these residences range in size, ornamentation, and construction date, all are crucial to understanding the settlement of West Napa. The busy boulevard of Jefferson Street forms a logical eastern edge to the District. The remainder of the boundary has been drawn to include a contiguous area with a high concentration of contributors and exclude large groups of non-contributors, that lack sufficient integrity due to later alterations, were constructed after the close of the period of significance, or do not contribute to the theme of residential development. Non-contributors were excluded from the District on Monroe and Seymour streets in the southwest corner of the Survey Area; Fuller Way in the southeast corner of the Survey Area; Third, Oak, and Monroe streets at the west edge of the Survey Area; some parcels along Clay Street at the north edge of the Survey Area; and parcels along Napa Creek in the northeast corner of the Survey Area.

D6. Significance (continued)

Specifically, the West Napa Historic District is significant under NRHP Criterion A/CRHR Criterion 1/Napa HRI Criteria A & B as a middle-class residential neighborhood, and demonstrates the residential development patterns as the City of Napa emerged as the commercial center of the surrounding agricultural area in Napa Valley. The district initially developed due to its location along major transportation routes, and the neighborhood flourished in the early twentieth century because of its proximity to the interurban electric railroad (running along Jefferson Street, 1905-1930), Fuller Park (dedicated in 1905), and a cluster of factories at the west edge of the district. The district is significant under NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark District Criterion E because its contributors are excellent examples of nineteenth and early twentieth century single-family residential construction, and reflect a variety of period styles, especially Craftsman and Tudor Revival. Most residences have high architectural merit, and many were designed by Napa's leading architects and builders around the turn of the twentieth century. The period of significance of the West Napa Historic District is 1875 to 1937, covering the construction of the earliest extant residences along First Street until the construction of the residences within the Park Addition at the south end of the district. The period of significance does not include World War II-era or postwar resources.

Themes: Residential Development & Architecture (1875-1937)

Victorian Era: During the Victorian era, the City of Napa was established as the commercial center for the Napa Valley agricultural region. As business boomed, residences were constructed in the neighborhoods adjacent to Downtown, including West Napa; however, West Napa was slower to develop than nearby Fuller Park and Napa Abajo. The northwest corner of the West Napa Historic District began to develop early in the Victorian era, although only six blocks were included in the city limits when the City of Napa was originally incorporated in 1872. These blocks had been platted in 1872 as part of Bogg's Addition (bounded by Clay, Jefferson, Second, and Patchett streets) and Wilson's Extension of Hill's Addition (north of Clay Street).

West Napa was initially dominated by the holdings of John Patchett, who purchased a large piece of the original Mexican Rancho Entre Napa for his residence and orchard near Second and Patchett streets. In 1873, Patchett registered a large portion of his land as an addition to the city limits. "Patchett's Addition" incorporated most of the district into the city limits, including the south side of First Street from Patchett Street to Monroe Street. Each block in Patchett's Addition was divided into four parcels. Patchett's Addition was quickly joined by the adjacent Hogan's Addition (south of Patchett's Addition, 1873), and Piatt's Addition (northwest of Patchett's Addition, 1873). In 1886, Chancellor Hartson filed an addition known as Napa's West End, which was located south of Hogan's Addition. The following year, the Ornduff Tract was established directly adjacent to the west side of Patchett's Addition, but was not included inside the city limits until 1918.[1] Early additions such as these 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.

Beginning in the 1890s, blocks in the West Napa additions were subdivided further into six to eight saleable parcels of a convenient size for building. For example, the G.G. Pinkham Subdivision (1891) created a dozen parcels within Patchett's Addition, roughly contained within the western half of the block that is now bounded by First, Second, Seymour and Warren streets. Nearby, Hubb's Subdivison was created in 1893 and also consisted of a partial block between First and Second streets.[2] Pinkham's & Hubb's subdivisions were typical of development during this era: Victorian-era developers rarely purchased land to build speculative tract of nearly identical houses, but rather subdivided the land and sold vacant parcels individually, and the buyers of the lots were

[1] Napa County Assessor, addition and subdivision map books.
[2] Ibid.

responsible for construction of individual houses. Large parcels were also 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 nineteenth century homes. Large-scale subdivisions of land did occur in later periods, though, sparked in part by the development of the street car in the 1900s.

The West Napa Historic District began to develop as a residential suburb during the Victorian era because it was centered between the downtown and agricultural tracts farther west and could house those working in both locations. First Street has functioned as a major east-west traffic artery for much of the city's history; leading west from Downtown, it provided access to the farmland in Brown's Valley and encouraged development along its length. Jefferson Street was also a major boulevard, carrying traffic northward up the valley. Additionally, the Southern Pacific Railroad tracks along the western edge of the district along what is now California Boulevard, and a passenger depot was located at the west end of Stockton Street. This semi-rural setting with proximity to downtown and railroad transportation made West Napa a desirable place for Napa's upper-middle class citizens to build their homes. Because commuting long distances was a hardship due to the poor conditions of the city's roads—including Jefferson Street—the large and fashionable dwellings of the merchant and professional families stretched along First Street from Downtown to just west of Jefferson Street and smaller but substantial cottages continued westward into the countryside. The area south of Oak Street was so far from the commercial center that it did not substantially develop until the arrival of the interurban electric railroad in the twentieth century.

By 1875, a few pioneering citizens had joined Patchett and established residences surrounded by large parcels along First and Clay streets, but the remainder of the district was still sparsely populated. These early residents of the West Napa Historic District included J.S. Trubody, the first commercial vegetable grower in the county, who built an elaborate Italianate style house at 2021 First Street (1875); Williams Smith, co-owner of Napa's first hardware store, constructed a Second Empire style house nearby at 1929 First Street (1875); and Finis Ewing Johnston, a prominent early attorney whose Italianate/Greek Revival style house at 1041 Jefferson Street (1875) has diminished integrity due to a large addition from the 1980s.

Development of the district remained sparse through the 1880s. A historic bird's-eye view from around 1885 shows about a dozen houses in the district, all located on large parcels with outbuildings (some no longer extant). Notable examples from the 1880s include the Stick/Eastlake style Daniel J. Thomas House at 2232 Oak Street (circa 1880), the Beeby Robinson House at 2211 First Street (circa 1885), the Charles Pearch House at 2225 First Street (circa 1885), the Queen Anne-style J.W. Hoover House at 2010 First Street (1889), and a handful of other cottages. In Victorian-era Napa, it was not unusual to find small cottages or subsistence farms such as those in close proximity to mansions like the Trubody Estate; it was not until after World War I that neighborhoods in Napa began to show a more socio-economically uniform composition.

The 1890s saw more construction in the West Napa Historic District. In the early 1890s, the identical Belnap Cottages at 1792 Second Street and 952 Jefferson Street were built as rental properties by contractor Theodore Belnap, who eventually lived in the latter.[3] Four of the six parcels in the Pinkham Subdivision (1891) were developed in the 1890s with Queen Anne style residences designed by prominent local architect Luther Turton: the two-story Wilfred Ingalls House at 2133 First Street (1892), which features a round turret with a witch's cap; the Hackett House at 2109 First Street (1895), which is cottage-sized, but is the most exuberantly ornamented of the group; and the Banks House at 2125 First Street and the O'Neill House at 2117 First Street, both constructed in 1895, which are prime examples of Queen Anne style cottages. In 1893, Luther Turton designed his own house at 2033 First Street—a unique half-timbered variation of the Queen Anne style. Other notable cottages from the 1890s include the Oliver Hoffman House at 2107 Second Street (1898) and the Turton-designed Queen Anne style W.J. Stoddard House at 2230 First Street (1898).

The landmark Queen Anne style Noyes-York House at 1005 Jefferson Street—another Turton design—was constructed at the prominent corner of Jefferson and First streets in 1892. The palm trees in the yard were planted in 1895.[4] At the time, palm trees were a symbol of wealth because they were suggestive of exotic travel, a luxury available only to the rich in the Victorian era.[5] In fact, Turton, Noyes, Smith, and other prominent residents planted palm trees along First Street and tried to rename the street "Palm Drive" to make it more stylish; apparently neither the trees nor the name stuck.[6] Other iconic homes in the district include

[3] Kilgallin, 52.
[4] Kilgallin, 52.
[5] Lin Weber, *Napa* (Charleston, SC: Arcadia Publishing, 2004), 34.
[6] "A Partial History of First Street, Compiled from City of Napa Planning Department Records, 15 April 1994, Including 1978 West Napa Survey District #5 Master List and 1988 West Napa Survey District #5 Master List Update." (15 April 1994).

the Queen Anne style Doughty-Bryant House at 1271 Jefferson Street (1898), and the Stick/Eastlake style Bickford House at 1209 Jefferson Street (circa 1897), which was moved in 1912 from a location adjacent to Napa Creek to its current location on Jefferson Street.

As demonstrated above, First Street, Jefferson Street, and parts of Oak Street were favored locations for prominent merchants and professionals to build large residences, and soon became some of the city's most fashionable streets. The West Napa Historic District also includes more modest cottages which contribute to the setting of the larger residences and tell the story of the neighborhood's development and the diversity among the residents. The presence of small houses interspersed among larger residences demonstrates the social values of the community and the unique attitude of Napans towards class differences. Residents from this era included professionals and skilled workers such as bankers, business owners, lawyers, artists, farmers, carpenters, and builders, among others.

Residences from the 1880s and 1890s ranged in size, but all were one- or two-story single-family homes of wood-frame construction with wood siding and gable or hip roofs, and were constructed in popular Victorian-era architectural styles such as Greek or Gothic Revival, Italianate, Stick/Eastlake, Queen Anne, and vernacular styles. Large mansions and a handful of smaller custom-built cottages were very ornate (such as the Noyes-York House or the group of Turton-designed cottages on First Street), while more modest cottages employed standard vernacular models with more modest amounts of fashionable ornamentation added. With the exception of those designed by Turton, buildings from this era were likely designed by local builders either using pattern books or simply based on previous experience. As in most residential neighborhoods in Victorian Napa, homes in West Napa were generally built as independent units, not as speculative tracts of nearly identical houses.

Early Twentieth Century: Continuing the development patterns started in the Victorian era, the West Napa Historic District really began to flourish as a middle-class residential neighborhood in the early twentieth century. The district experienced a building boom from 1905 to 1930 that was likely influenced in part by the arrival of the interurban electric railroad, the dedication of Fuller Park on Jefferson Street, and the construction of several factories at the west end of the district. Prior to the train connection and the factories, the West Napa Historic District averaged about five houses per block, most concentrated north of Oak Street. After the interurban electric railroad was established, however, development appeared to increase. The northern portion of the district filled out more, and after 1910, development began to expand south of Oak Street as well. By that time, there were five to ten houses per block, with the concentration of buildings fairly evenly distributed throughout the neighborhood.[7]

The Vallejo, Benicia & Napa Valley (VB&NV) interurban electric railroad was established in 1905, connecting Napa with cities on the bay and up the valley. Specifically, it allowed people who worked in Vallejo and Mare Island to live in the quiet neighborhoods of Napa. The interurban railroad tracks ran west along Third Street and turned north on Jefferson Street, passing along the east edge of the district.[8] The interurban electric railroad finally connected the residential neighborhoods with Downtown and the surrounding region, and residents relied on the railroad for business and leisure travel; this raised property values and encouraged additional development along the route, including in the West Napa Historic District. Many workers with homes in the district commuted to jobs in Vallejo or Mare Island. Similarly, the construction of Fuller Park at Oak and Jefferson streets in 1905 drew residents to the West Napa Historic District.

A small cluster of factories developed near the Southern Pacific tracks just outside the West Napa Historic District, encouraging workers from these businesses to reside nearby in cottages throughout the district. The Cameron Shirt Company opened in 1901 at 808 Monroe Street near the corner of Oak Street (no longer extant). It became the first union shop in Napa; W.H. Cameron's 225 employees manufactured shirts and blouses for military as well as civilian markets. The Napa Glove Company factory was located just down the street from the Cameron Shirt Company at 402 Monroe Street (the original building is gone, though it is interesting to note that Napa Glove & Safety is still located on the same lot). It was established in 1910 by former employees of the California Glove Company on Soscol Avenue. Its two-story concrete factory building (no longer extant) was designed by Luther Turton—further evidence of his versatility as an architect—and constructed by E.W. Doughty.[9] A leather factory was located just across the street from the Napa Glove Company and a wood yard featuring two large wood sheds was located on the southern end of the block bounded by Seymour, Stockton, Montgomery, and Laurel streets (neither still exists). Other small industrial facilities in the district in 1910 included a painting shop behind a house on Oak Street (now used as a garage), a carpenter shop on Laurel Street (then called Linn Street) near Patchett Street, and a blacksmith shop at the west end of First Street (neither extant).

[7] Sanborn Fire Insurance Maps (1910).
[8] Bloomfield, 32-33.
[9] State of California DPR 523 form: Napa Glove Company, 1989.

As Napa grew both physically and economically in the twentieth century, the incorporated city limits expanded to encompass more of the West Napa Historic District; by 1907 the incorporated area had grown to include Laurel Street on the south and as far west as the irregular boundary of Monroe and Walnut streets. The portion of the district south of Laurel Street was added in 1914, and the small half-block-wide section on the east side of California Boulevard, bounded by First and Oak streets on the north and south, was added in 1918.[10] Additional subdivision of land within the district also occurred as a response to the city's growing population, and the West Napa Historic District was continually parceled into smaller lots for eventual development. Such subdivisions include the Subdivision of Blocks 50-63 (portions of Hogan's Addition and Patchett's Addition, 1904); Bradshaw's Subdivision (eastern portion of Patchett's Addition, 1909); Farman's Subdivision (west side of Patchett's Addition, 1909); Steckter's Subdivision (southwestern corner of Patchett's Addition, 1910); and Benedict's Subdivision (southeast corner of Napa's West End addition, pre-1918). The street grid in the district also changed as Montgomery, Patchett, Jefferson and Third streets were cut through the large orchard parcel belonging to the Patchett family, subdividing that last remaining large agricultural property in the neighborhood. West Napa is one of the best examples of early twentieth century neighborhood development in the City of Napa. Its proximity to Downtown, its location along the interurban electric railroad route, and its reputation as a fashionable neighborhood made West Napa a desirable place to build, especially for middle-class residents. Land speculators capitalized on these factors, setting the stage for the construction of single-family homes in the neighborhood that would continue through the 1930s. Other historic neighborhoods such as Napa Abajo and Fuller Park had already been subdivided by this time, and twentieth century construction was merely interspersed among older residences.

Many of the early twentieth century residents of the West Napa Historic District appear to have been middle to upper class merchants and professionals, with many houses continuing to be associated with prominent names, as they were during the Victorian era.[11] A 1910 "land use" document records the following occupations of residents living in West Napa: merchant, trained nurse, doctor, glove manufacturing manager, architect, jeweler, bookkeeper, attorney, and constable .[12] In addition to these professional-level occupations, however, there were some skilled laborers also living in the area, including a carpenter, mail carrier, painter, foreman, teamster, stonemason, tanner, electrician, and contractor. The residences of many of the first group were concentrated along First Street, while those of the second group tended to be located along Oak Street and the north-south streets below it.

Residences from this era were still wood-frame, single-family houses constructed in popular early twentieth century architectural styles—Classical Revival, Shingle, Craftsman, and Prairie styles had replaced Victorian-era styles—and continued to range from large mansions to modest dwellings and cottages. They continued to be well-appointed buildings that were indicative of a middle- to upper-class demographic. Houses from the early twentieth century were interspersed among existing nineteenth century residences, and ranged farther west and south, expanding the perceived limits of the neighborhood. Prominent West Napa residences of the early twentieth century include the Kahn-Voorhees House at 1910 First Street (1905) designed for Dr. Adolph Kahn, one of Napa's leading physicians and City Council member, and the George H. Francis House at 1926 First Street (1901), commissioned by the owner and editor of the *Napa Valley Register* for his son; both were designed in the Shingle style by Luther Turton. Remarkably similar in style and features to the Francis House, the Dr. R.M. Squier House at 1801 Oak Street (1905) was another Turton design located across from Fuller Park. The Edward Welti House at 1831 First Street (1901), which belonged to a harness merchant, is illustrative of the stylistic transition between the Victorian-era Queen Anne style and the later Classical Revival style. Architect William Corlett designed the Shingle style Hunter-Prouty House at 1801 First Street in 1903, which belonged first to a prominent Napa real estate man, and later to a jeweler. Corlett's own house, a Shingle Style design with a dramatically pitched roof (1908-1910), was located at 507 Jefferson Street. The Benjamin Bradshaw House at 1842 Oak Street (circa 1910) was designed in the American Foursquare style, while the Dempsey House at 1835 First Street (1910) , and the Crawford House at 2021 Oak Street (1915) were Craftsman bungalows. The Henry J. Manasse House, owned by a member of the family that owned and operated the Sawyer Tannery, was designed by Luther Turton in 1917 and exhibits the Prairie style that was made popular by Frank Lloyd Wright during this period.[13]

The steady growth of the West Napa Historic District in the early twentieth century also led to the construction of smaller dwellings and cottages that were interspersed among the mansion or located in the as-yet undeveloped areas of the neighborhood. They tended to be located on smaller parcels and were located closer together, although the neighborhood was still not densely

[10] Bloomfield, 2. Weber, *Napa,* 96.
[11] Bloomfield, 55.
[12] "1910 Land Use: Cross Reference 1910-1976: Street Addresses." Available at Napa City-County Public Library.
[13] State of California DPR 523 forms.

developed. All are generally built of wood-frame construction, generally one-story in height, commonly employed wood cladding, and were simple in their ornamentation and finishes. Architectural styles commonly represented by modest dwellings and cottages in the district include less elaborate examples of popular twentieth century styles like Classical Revival, Shingle, Craftsman, American Foursquare, and other vernacular styles.

This era also saw the construction of the district's only commercial building, Baird's Grocery Store, at 2201 Oak Street/645 Seymour Street. The building is a two-story building in the Western False Front style and housed the grocery store on the first floor, with a residence on the second. While the building only features a partial residential use, a neighborhood grocery store such as this would have been an important part of the community, and thus supports the theme of residential growth in the district.

Prohibition & Depression Era: Residential construction slowed during World War I, but resumed in the 1920s until the Great Depression. As in other neighborhoods, large Victorian-era parcels throughout the district continued to be subdivided, and houses constructed after the war were interspersed among the existing nineteenth and early twentieth century residences; this explains the smaller size and scale of the residences. For example, the simplified Craftsman style residence at 2005 First Street was constructed between the Trubody Estate and the Williams Smith House in 1920. Similarly, 2041 First Street, a small, simple, stucco-clad Craftsman bungalow with wide square columns supporting the porch, was also constructed circa 1920 on a portion of the parcel occupied by the Turton House.

During the city's post-World War I building boom, the size, style, and layout of the houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. In the West Napa Historic District, construction of single-family residences occurred steadily, and continued to represent a variety of sizes. The new houses were clad in stucco instead of wood, became longer and lower, and abandoned front porches. The Craftsman style, pioneered at the turn of the century, was hugely popular through the 1920s, while Eclectic Revival styles such as Spanish Eclectic, Mediterranean Revival, Tudor Revival, and Monterey Colonial Revival, gained popularity in the 1930s.[14] Craftsman and Tudor Revival were especially popular styles in the West Napa Historic District, and are widely represented; the district includes a higher concentration of these styles than any other neighborhood in the city. Most bungalows in West Napa also feature detached garages at the rear or side of the property designed to match the bungalow's architectural style, which was a new development pattern that corresponded with the widespread popularity of the automobile.

By 1924, the neighborhood's blocks generally contained at least ten one- or two-story houses.[15] Bungalows in the district from the 1920s and 1930s were primarily constructed individually, not developed as speculative tracts, although there are a few small groups of identical houses clearly built as developments. For example, a bungalow court was development on the north side of First Street, near the intersection of First and Seymour streets, circa 1920. The alley on which the ten simplified Craftsman bungalows are located is known as Bulson Court and appears to have been named for Dr. Charles Bulson, who practiced medicine in Napa for fifty years (1893-1943). He was a medical examiner for the draft board and chairman of the medical staff of Victory Hospital, Napa. Census records indicate that Bulson did not live in any of the bungalows on Bulson Court, but the court may have been named in his honor for serving as one of Napa's prominent early physicians. The 1100 block of Warren Street (between Clay Street and Napa Creek) was also built on speculation, with eight nearly identical Craftsman bungalows constructed circa 1925. At the south end of the district, a new subdivision was created in 1934-1935. Known as the Park Addition of Napa City, it included the 400 block of Montgomery Street between Laurel and Pine. Construction in the Park Addition was completed by 1937, and included a group of Spanish Eclectic houses.

During the 1930s, the Napa chapter of the American Legion undertook a fund-raising campaign to build and raffle off houses. Charles Ratto was the leader of the American Legion chapter at the time and purchased a house at 1125 Jefferson Street that was built under this program. He then donated part of his larger lot to the Legion for the construction of another raffle house (1135 Jefferson Street). Both designed in the Spanish Colonial Revival style, the two houses are accompanied by a third in the same style, which was built by a different party at around the same time. The grouping represents a popular architectural style of the 1930s and the Ratto-associated houses are an interesting example of residential development subsidized by a community organization at a time when most new construction was not economically feasible.[16]

Besides these developments, a handful of notable houses were constructed on the individual empty parcels that still remained in

[14] Bloomfield, 13.
[15] Sanborn Fire Insurance Maps (1924)
[16] State of California DPR 523 form: Charles Ratto House.

West Napa, though: the Craftsman style Patrick House at 1130 Warren Street (1929); the Spanish Colonial Revival style Rossi House at 905 Jefferson Street (circa 1930); a large Storybook/Tudor Revival residence was constructed at 2020 First Street (circa 1930); a two-story stucco-clad Craftsman style house at 1836 Second Street, at Warren (1930); the unusual Monterey Colonial Revival style "Baby Historic" House at 2270 First Street (1935); and an impressive Tudor Revival style house at 2000 Oak Street, at Patchett Street (1937). Additionally, the Dr. Lawrence Welti house at 1834 First Street (1924) is an unusual example of the Craftsman Bungalow style—low profile, tapered square piers, stucco cladding, etc.—applied to a large house. A detached garage designed to match the house is located at the rear of the parcel.

As in previous eras, residents of the West Napa Historic District continued to be middle-class families. In the 1920s and 1930s, Napa had developed into a primarily blue-collar community, and this era saw steady construction of single-family homes throughout the city to house the continually expanding population of blue-collar workers; however, professionals and prominent citizens still lived in the large residences in West Napa, Fuller Park, and Napa Abajo.

Prior to the 1920s, no institutional or civic buildings were located in the West Napa Historic District, and residents had to rely on surrounding neighborhoods for services such as churches and schools. St. Mary's Episcopal Church at 1917 Third Street (at Patchett Street) was constructed in West Napa in 1931-1932. It is a high style Gothic Revival building designed by architect Leroy Hunt and constructed by E.W. Doughty. The church was built for the St. Mary's Parish, which had been established in 1858 in a church at Randolph and Fourth streets. During the Depression, Reverend William Charles Pearson led a financial campaign that secured land for a new church in West Napa. The original church was demolished around the time that the West Napa building was constructed, though the original rectory and guildhall were moved from Randolph and Fourth streets to sit adjacent to the new church. The rectory and guildhall were replaced circa 1960 by the modern buildings located next to the church today.[17] Construction of the church likely fostered community in the West Napa Historic District, and thus contributes to the significant theme of residential and community development.

In 1930, the interurban electric railroad rerouted its cars away from Jefferson Street, and by 1937, the residences in Park Addition had been completed and the district was largely built out, marking the close of the period of significance. After this time, the city limits continued to expand as growth in Napa started to become less reliant on proximity to public transportation, although the onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in some of the historically residential neighborhoods outside the district. During World War II and in the postwar era, Napa experienced a huge influx of defense industry workers and a corresponding residential building boom, with large homogeneous subdivisions were constructed further from downtown. In the West Napa Historic District, infill construction occurred slowly on the remaining vacant parcels, and residences from World War II and the postwar era are interspersed among the nineteenth and early twentieth centuries. 39 properties within the district boundaries were constructed after the close of the period of significance.

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 starting in 1887. 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. Luther Turton's portfolio is extensive, including 12 known residences in the West Napa Historic District. 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.[18]

William H. Corlett (1856-1937) was another Napa architect and co-owner of the Enterprise Planing Mills on Third Street in East Napa. 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 in West Napa include the Hunter-Prouty House (1801 First Street, 1903) and his own residence at 507 Jefferson Street (1908-1910).[19] Corlett was recognized by his contemporaries in a 1904 *Napa Daily Journal* article for his contributions to the construction and growth in the city at the turn of the century, which was a sign of a strong local economy.[20]

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[17] State of California Department DPR 523 form: St. Mary's Episcopal Church, 1989. "St. Mary's Episcopal Church, 1917 Third Street," 1992 Napa County Landmarks Victorian Candlelight Tour pamphlet, 10.
[18] Dave Weinstein, Signature Architects of the San Francisco Bay Area (Layton, Utah: Gibbs Smith, 2006), 35-40.
[19] Kilgallin, 49. Bloomfield, 14.
[20] Rebecca Yerger, "Memory Lane," *Napa Valley Register* (circa 1995).

Prolific local builders who executed many of the designs of these architects included E.W. Doughty, whose own house is located at 1301 Jefferson Street (1906); Theodore T. Belknap; and William Coffield.

Summary of Significance

The West Napa Historic District is significant at the local level under NRHP Criterion A/CRHR Criterion 1/Napa HRI Landmark District Criteria A & B (Events, Patterns and Trends) for its association with residential development patterns and under NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark Criterion E (Architecture) as a collection of residential architecture embodying a variety of period styles. It is eligible for listing in the local register as a landmark district. The West Napa Historic District is a middle-class residential neighborhood, and demonstrates Napa's residential growth as the city emerged as an important commercial center. As demonstrated above, all the residences within the West Napa Historic District represent a variety of types and periods of construction and are excellent, highly artistic examples of their architectural style. Italianate, Second Empire, Stick/Eastlake, Queen Anne, Shingle, Classical Revival, Prairie, Craftsman, Tudor Revival, Spanish Eclectic, and Monterey Colonial Revival styles are all represented in the district. These styles were popular in Napa during the district's period of significance, but the residences in the district are especially notable examples (especially of Queen Anne, Shingle, Craftsman, and Tudor Revival). Each residence within the West Napa Historic District contains distinctive characteristics of a Victorian-era or early twentieth century architectural style, but it is as a collection that the district rises to the top, even if some components may lack individual distinction. Residences which do not exhibit one of these styles or have been altered to the degree that they cannot convey their original style do not qualify as contributors.

Integrity

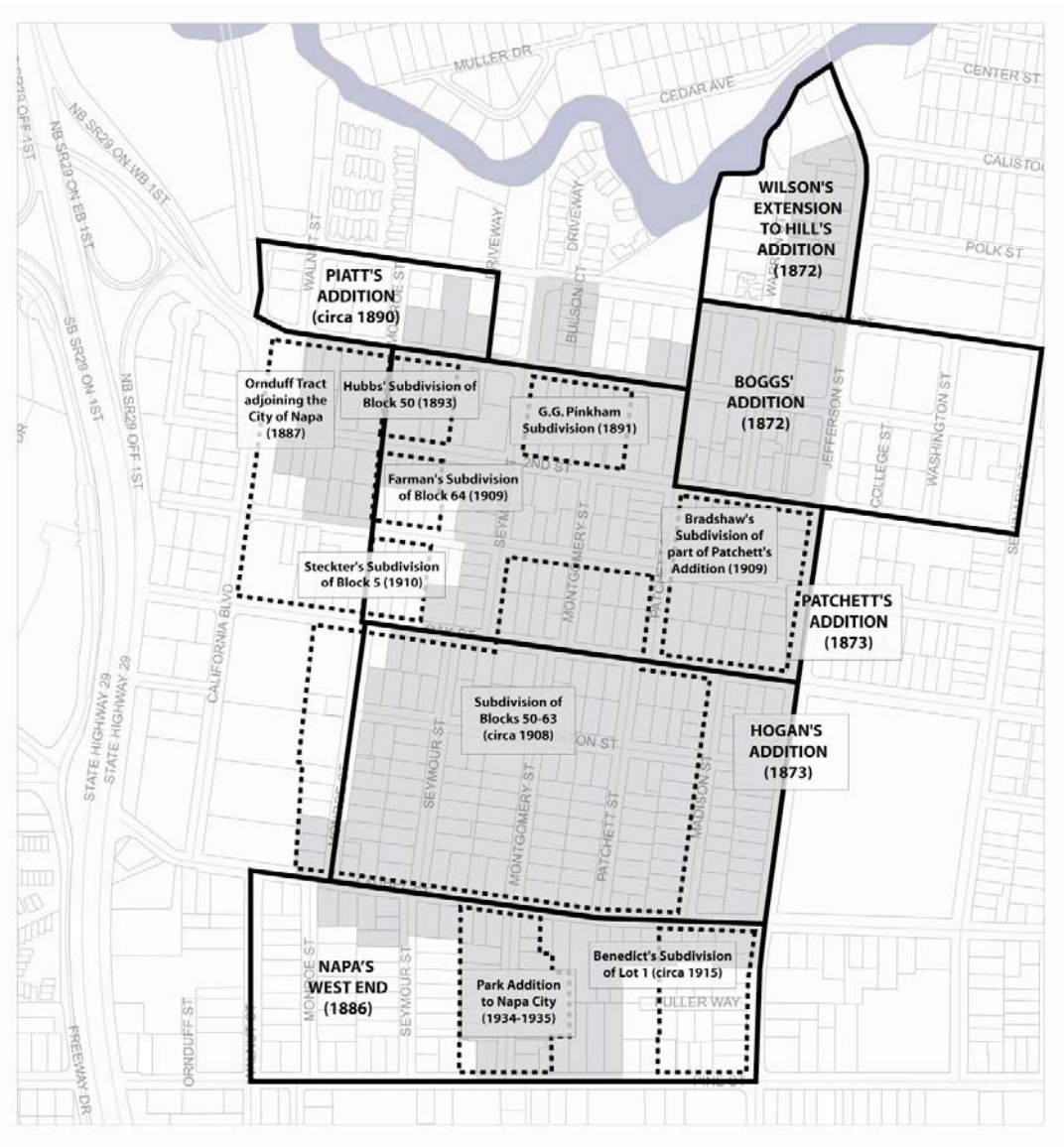
Contributing resources within the West Napa Historic District generally retain a high degree of all aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association. Setting is especially important to convey the theme of residential development; the West Napa Historic district retains the configuration of the original street grid as it existed at the close of the period of significance, and it has a high enough concentration of intact, architecturally significant resources to convey its significance as a middle-class residential neighborhood influenced by the arrival of the interurban electric railroad. Furthermore, subsequent infill development, while not directly associated with the district's significant themes, is still in keeping with the size, scale, and character of contributing resources and therefore does not diminish the district's integrity of setting.

Some buildings within the district have been altered—for example, replacement of original windows, additions of garages, or changes to porches—but typically in minor ways. In all cases, if the building's original form, construction method, and architectural style are still discernable, integrity of design, workmanship and materials is considered good. However, 33 resources within the West Napa Historic District boundaries do not contribute because they lack integrity due to major alterations (typically a large second story addition, replacement of siding with incompatible materials, etc.).

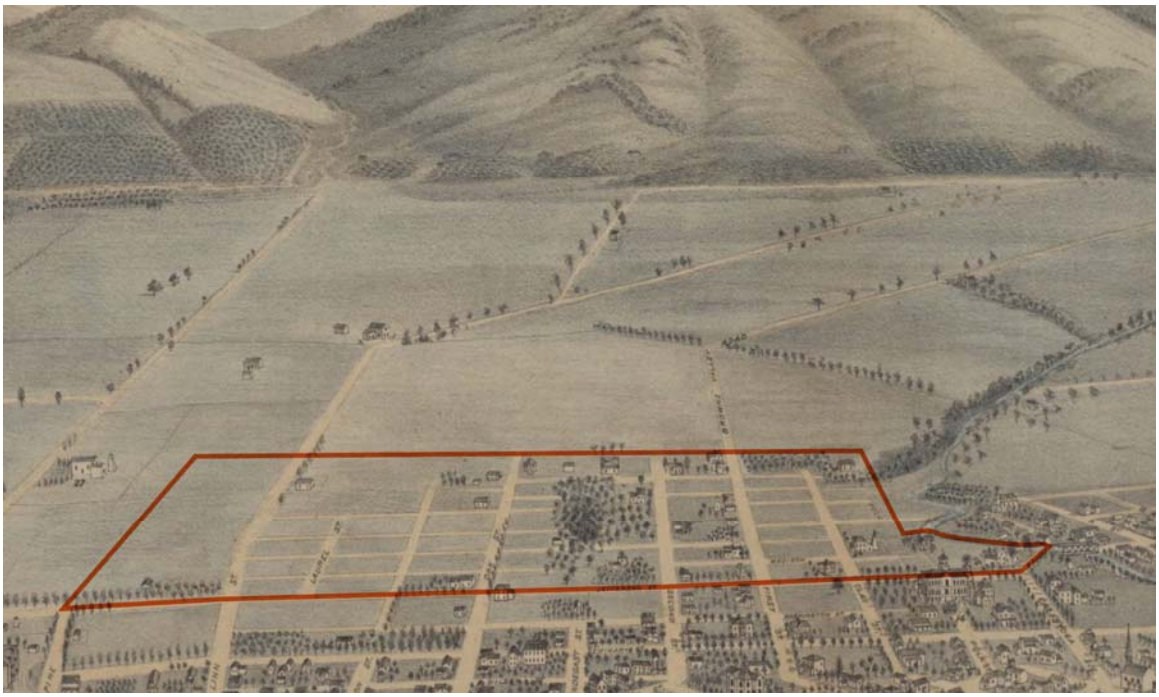
Many residences in the West Napa Historic District have been converted to commercial use, typically offices or bed-and-breakfasts, but are still eligible for listing under all criteria because they retain their overall form and architectural character. While such buildings no longer retain their original residential use, they can still be fine examples of Victorian-era or early twentieth century architectural styles and residential development patterns.

Because a majority of its resources are contributors, all of which possess integrity, the district as a whole retains integrity of design, materials, workmanship, and feeling as a middle-class residential neighborhood with high architectural value. The district also appears to meet the integrity requirements outlined in Napa HRI Landmark District Criterion C.

Historic Photographs & Maps

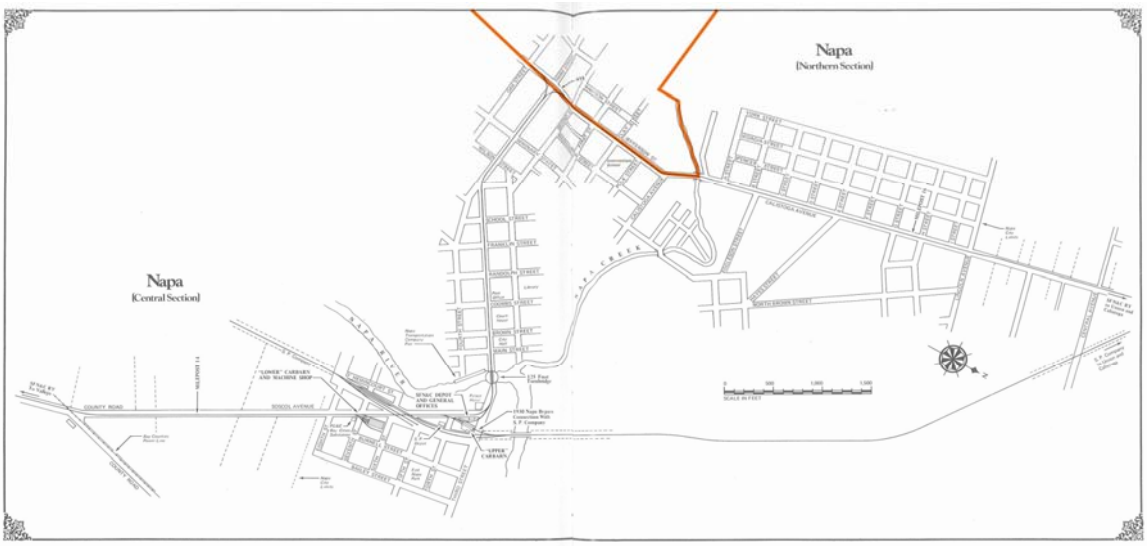


19th & early 20th century additions (solid lines) & subdivisions (dotted lines) in West Napa, with district area highlighted in gray.
(Page & Turnbull, 2010)



**Bird's-eye view of West Napa circa 1880s, showing sparse development in West Napa.
Detail from larger city view by C.J. Dyer, with survey boundary roughly outlined in orange.
(Online Archive of California)**

**Mansions on First Street, circa 1905 (Kahn-Voorhees House at right, George H. Francis House at left).
(Napa Public Library)**



Map showing re-routing of interurban electric railroad, effective September 21, 1930. Note that West Napa (partially outlined in orange) was no longer served by the SFN&C railroad after this change: the "wye" at Jefferson & Third streets was eliminated, street service along Jefferson ceased, and the new route's closest stop was north of city limits. (Swett, 330-331)

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*NRHP Status Code 3D, 5D3

*Resource Name or # (Assigned by recorder) First & Jefferson Streets Historic District

D1. Historic Name First & Jefferson Streets, West Napa

D2. Common Name: First & Jefferson Street, West Napa

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

The First & Jefferson Streets Historic District is an L-shaped district centered on the intersection of First and Jefferson streets. It is located near the center of the City of Napa, and is situated to the west of the Napa River and downtown, and south of Napa Creek. The terrain in the area is generally flat, as is typical of a river-adjacent alluvial area. The First & Jefferson Streets Historic District is located within the residential neighborhood historically and commonly referred to as West Napa. Other nearby neighborhoods include Spencer's Addition, across Napa Creek to the north, and Downtown to the east. (See Continuation Sheet, Page 2)

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

The L-shaped boundary of the First & Jefferson Streets Historic District encompasses properties in West Napa fronting onto First Street between Jefferson and Seymour streets, and properties fronting onto Jefferson Street between Clay and Oak streets. The northern edge of the boundary begins at the northwest corner of parcel 002151013000 (J.W. Hoover House, 2010 First Street), jogs north and extends along Clay Street to the northeast corner of parcel 003192005000 (Noyes Mansion, 1750 First Street). From there, the boundary turns south to the southeast corner of parcel 003193007000 (Katcher House, 1755 First Street), jogs west and continues south along Jefferson Street to the southwest corner of parcel 004155003000 (Squier House, 1801 Oak Street); with the exception of the Katcher House and Noyes Mansion, the boundary includes only those parcels on the west side of Jefferson Street. From the intersection of First and Jefferson streets, the boundary extends west along First Street to the western edge of parcel 002152003000 (Wilfred Ingalls House, 2133 First Street), just east of Seymour Street. This leg of the boundary includes those parcels on the south side of First Street. (see map on Continuation Sheet, Page 4)

***D5. Boundary Justification**

The First & Jefferson Streets Historic District boundary includes a concentration of properties that exhibit high architectural merit and date to the Victorian era and early twentieth century. The focal point of the district is the intersection at First and Jefferson streets, and all four corners are therefore included. The resources which best justify the district's significance are the homes located on First Street between Seymour and Jefferson streets; while these residences range in size and construction date, all have a similar level of ornamentation and thus have been included in the district. Along Jefferson Street, residences are equally ornate, and are excellent examples of residential construction in West Napa during this time.

D6. Significance: Theme Residential Development, Architecture

Area West Napa, Napa, California

Period of Significance 1875 - 1925

Applicable Criteria NRHP Criteria A & C (local level), CRHR Criteria 1 & 3, Napa HRI Landmark District Criteria A, B, C, E & F

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

The First & Jefferson Streets Historic District is significant at the local level under National Register of Historic Places Criteria A & C, California Register of Historical Resources Criteria 1 & 3, and Napa HRI Landmark District Criteria A, B, C, E & F because it represents a concentrated grouping of highly artistic architecturally significant residences from the late nineteenth and early twentieth centuries in Napa, California. As such, the district appears eligible for listing in the local, state, and national registers, and meets the significance criteria for "Streetcar Suburbs, 1888 to 1928," as defined by the Historic Residential Suburbs in the United States Multiple Property Submission (MPS).

(See Continuation Sheet, Page 5)

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

(See Continuation Sheet, Page 11)

***D8. Evaluator:** Rebecca Fogel **Date:** 10 September 2010

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

D3. Detailed Description (continued)

The First & Jefferson Streets Historic District (District) comprises a residential neighborhood. The District includes a total of thirty-three (33) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Twenty-nine (29) of those parcels—or 88 percent—are contributors to the First & Jefferson Streets Historic District because they include a historic building that contributes to the significance of the District. Four (4) parcels are non-contributors because they were constructed after the close of the district's period of significance, or they lack sufficient integrity. The district's period of significance is 1875 to 1925.

Houses within the First & Jefferson Streets Historic District are mainly large-scale mansions, although some are ornate smaller-scale cottages. All houses are one to two-and-a-half stories in height, of wood frame construction, and most are clad with wood siding. The District encompasses several high-style examples of late nineteenth century and early twentieth century architectural styles, including Italianate, Second Empire, Queen Anne, Shingle, Classical Revival, Craftsman, American Foursquare, Prairie, and Spanish Eclectic examples. Cottages and bungalows, which exhibit more modest ornamentation, are also present throughout the district.

In addition to the primary dwelling, a few of the properties include ancillary buildings, such as garages, sheds, and carriage houses in addition to the primary dwelling. These historic ancillary buildings enrich the historic context of the neighborhood, and should thus be considered contributing elements of the District.

Site features within the district include wide concrete sidewalks with historic cast iron acorn street lamps, low site walls with wrought iron fencing at several residences, and street trees. Street trees planted along First and Jefferson streets include mature palm trees, maple trees, and a variety of small deciduous trees.

The spreadsheet below identifies the resources within the district. The spreadsheet features a column listing the contributory status of properties within the First & Jefferson Streets Historic District boundaries, which has been denoted as California Historical Resource Status Codes (CHRSC). Contributors have been assigned CHRSCs of "3D" (Appears eligible for NR as a contributor to a NR eligible district through survey evaluation) and "5D3" (Appears to be a contributor to a district that appears eligible for local listing through survey evaluation). 14 of these contributors are also individually eligible for listing in the national, state, and local registers, and have thus been assigned CHRSCs of "3B" (Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation) and "5B" (Locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation). Non-Contributors have been assigned a CHRSC of "6Z" (Found ineligible for NR, CR, or Local designation through survey evaluation). Reasons for a property's non-contributing status, include:

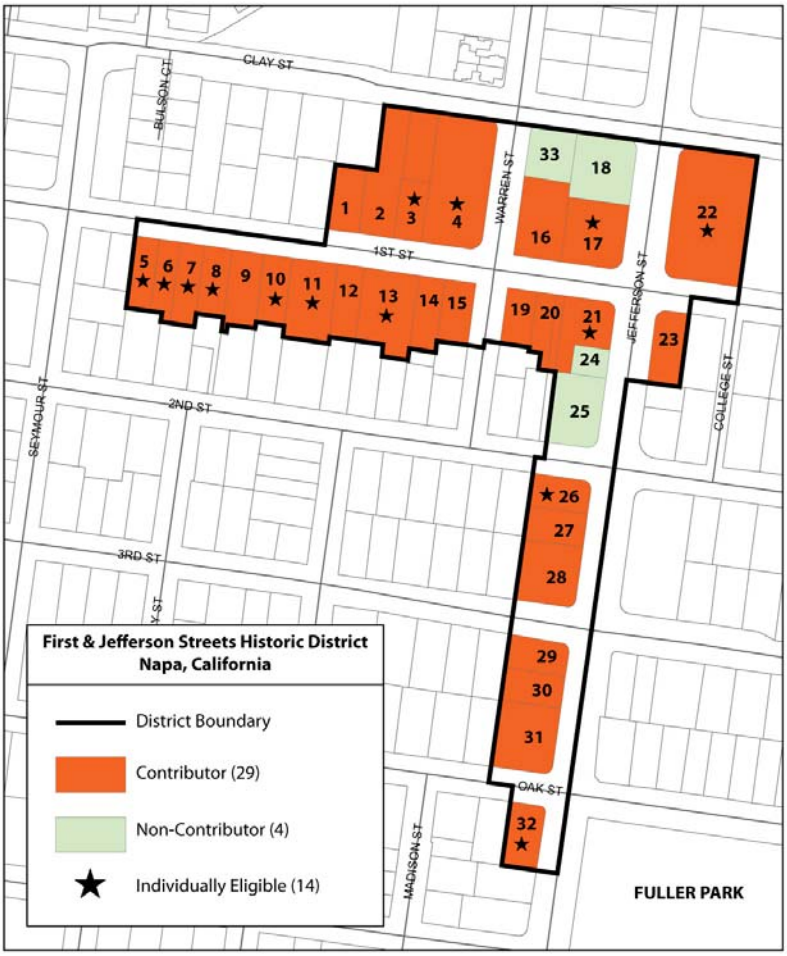
- **POS** – the building was not constructed within the District's period of significance (i.e. constructed 1926 or later).
- **Integrity** – the building has been altered to a degree that prevents it from conveying its significance

The "APN" column provides the Assessor's Parcel Number for the property. Construction dates are provided and are exact in cases where the precise date was provided by the Napa County Assessor's Office or was identified through archival research. Approximate dates, identified with "ca." (circa), are educated guesses based on sources like Sanborn Fire Insurance Maps, visual observation of architectural styles and forms, and other research sources.

No.	CHRSC	APN	Address	Constr. Date	Architect (if known)	Architectural Style	Notes
1	3D, 5D3	002151013000	2010 First Street	1889		Queen Anne cottage	J.W. Hoover House
2	3D, 5D3	002151028000	1938 First Street	ca. 1905	Luther Turton (attrib.)	Prairie/Altered	W.B. Griffiths House, currently The Inn on First
3	3B, 5B	002151026000; 002151025000	1926 First Street	1901	Luther Turton	Shingle	George H. Francis House
4	3B, 5B	002151031000	1910 First Street	1905	Luther Turton	Shingle	Kahn-Voorhees House, currently Beazley House
5	3B, 5B	002152003000	2133 First Street	1892	Luther Turton	Queen Anne	Wilfred Ingalls House
6	3B, 5B	002152004000	2125 First Street	1895	Luther Turton	Queen Anne cottage	Banks House
7	3B, 5B	002152005000	2117 First Street	1895	Luther Turton	Queen Anne cottage	O'Neill House
8	3B, 5B	002152006000	2109 First Street	1895	Luther Turton	Queen Anne cottage	Hackett House (City Landmark, NR Listed)

No.	CHRSC	APN	Address	Constr. Date	Architect (if known)	Architectural Style	Notes
9	3B, 5B	002152008000	2033 First Street	1893	Luther Turton	Queen Anne/ Tudor Revival	Turton House
10	3D, 5D3	002152034000	2041 First Street	ca. 1920		Craftsman bungalow	
11	3B, 5B	002152009000	2021 First Street	ca. 1875		Italianate villa	J.S. Trubody House
12	3D, 5D3	002152010000	2005 First Street	1920		Craftsman	
13	3B, 5B	002152011000	1929 First Street	1875		Second Empire	Williams Smith House (City Landmark, NR Listed)
14	3D, 5D3	002152012000	1917 First Street	ca.1920		Craftsman	
15	3D, 5D3	002152013000	1905 First Street	1925		Craftsman	
16	3D, 5D3	002153010000	1834 First Street	1924		Craftsman	Dr. Lawrence Welti House, currently Blossom Spa
17	3B, 5B	002153006000	1005 Jefferson St.	1892	Luther Turton	Queen Anne	Noyes-York House (City Landmark)
18	6Z - Integrity	002153008000	1041 Jefferson St.	1875		Greek Revival/ Italianate	Finis Ewing Johnston House, now office space
19	3D, 5D3	002154001000	1835 First Street	1910		Craftsman	Dempsey House
20	3D, 5D3	002154016000	1831 First Street	1901		Queen Anne/ Classical Revival	Edward Welti House
21	3B, 5B	002154010000	1801 First Street	1903	Wm. Corlett	Classical Revival/Shingle	Hunter-Prouty House, currently luxury inn
22	3B, 5B	003192005000	1750 First Street	1902	Luther Turton	Classical Revival/Shingle	Noyes Mansion, currently Wine Spectator (City Landmark, NR Listed)
23	3D, 5D3	003193007000	1755 First Street	ca. 1915		Craftsman	Katcher House, currently Blackbird Inn
24	6Z - POS	002154012000	929 Jefferson St.	1939		---	
25	6Z - POS	002154014000	905 Jefferson St.	ca. 1930		Spanish Eclectic	Currently “Hacienda” office space
26	3B, 5B	002175019000	845 Jefferson St.	1917	Luther Turton	Prairie	Henry Manasse House
27	3D, 5D3	002175020000	829 Jefferson St.	1921		Craftsman	Currently office space
28	3D, 5D3	002175017000	811 Jefferson St.	1910		American Foursquare	Currently Napa Farm Bureau
29	3D, 5D3	002176015000	753 Jefferson St.	1905		Craftsman	Currently office space
30	3D, 5D3	002176017000	731 Jefferson St.	1920		Craftsman	
31	3D, 5D3	002176019000	703 Jefferson St.	ca. 1905		Classical Revival	Currently Old Bridge Cellars
32	3B, 5B	004155003000	1801 Oak Street	1905	Luther Turton	Shingle	R.M. Squier House
33	6Z – POS	002153009000	1827-1835 Clay St	1980		---	

D4. Boundary Description (continued)



First & Jefferson Streets Historic District Map, 2010.
Outline indicates Historic District boundaries.
Orange shaded parcels indicate District Contributors (assigned a CHRSC of 3D and 5D3).
Light green shaded parcels indicate Non-Contributors (assigned a CHRSC of 6Z).
Starred parcels indicate Individually Eligible parcels (assigned a CHRSC of 3B and 5B)

D6. Significance (continued)

Specifically, the district is significant under NRHP Criterion A/CRHR Criterion 1/Napa HRI Landmark District Criteria A & B for its association with residential development patterns in Napa, which expanded due to the emerging commercial focus of the surrounding agricultural area in Napa Valley, and for its association with a group of individuals important in the early history and development of Napa (roughly from the 1870s through the 1920s). The First & Jefferson Streets Historic District stands out among to other neighborhoods in Napa as an especially prominent example of this development pattern. The district developed as early as 1875, and it was a favored location for upper-middle class families to build their homes. The large residences of prominent merchants, professionals, and community leaders are the focal point of the district. The district also includes more modest cottages which contribute to the setting of the larger residences and tell the story of the street's development and the diversity among the residents. First Street was one of the city's most fashionable streets, yet the presence of small houses interspersed among larger residences demonstrates the social values of the community and the unique attitude of Napans towards class differences.

The district is significant under NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark District Criteria E & F as a collection of distinctive residential architecture: the houses along First and Jefferson streets are excellent examples of nineteenth and early twentieth century single-family residences, and the majority of residences have high architectural merit. Additionally, the district represents the work of Luther Turton, Napa's leading architect around the turn of the twentieth century.

During the Victorian era, the City of Napa was established as the commercial center for the Napa Valley agricultural region. As business boomed, residences were constructed in the neighborhoods adjacent to Downtown. First Street was one of the earliest portions of the West Napa neighborhood to be developed, although only the eastern end of the district was included in the city limits when the City of Napa was originally incorporated in 1872. Leading west from downtown, First Street has functioned as a major east-west traffic artery for much of the city's history, and provided access to farmland in Brown's Valley far west of the city. Jefferson Street was also a major boulevard, carrying traffic northward up the valley. This semi-rural setting with proximity to downtown made First Street a desirable place for Napa's upper-middle class citizens to build their homes. Because commuting long distances was a hardship due to the poor conditions of the city's roads, the large and fashionable dwellings of the merchant and professional families stretched along First Street from downtown to just west of Jefferson Street; smaller but substantial cottages continued westward into the countryside.

West Napa was initially dominated by the holdings of John Patchett, who purchased a large piece of the original Mexican Rancho Entre Napa for his residence and orchard. A portion of Patchett's orchard would occupy the entire 800 block of Jefferson Street until 1910. In 1873, Patchett registered a large portion of his land as an addition to the city limits. "Patchett's Addition" incorporated most of the district into the city limits, including the south side of First Street from Patchett Street to Monroe Street. Beginning in the 1870s, a few pioneering citizens joined Patchett and established residences surrounded by large parcels near the intersection of First and Jefferson streets. These early residents of the First & Jefferson Streets Historic District included J.S. Trubody, who had settled north of Napa around 1850, and in 1875 built an elaborate Italianate style house in West Napa at 2021 First Street **(#11).** Trubody is remembered as the first commercial vegetable grower in the county, and his house has remained remarkably unaltered in its ornamentation. The square massing, ornate modillioned cornice, angled bay window, arched windows topped by pedimented window hoods, and elaborate portico make the Trubody House a fine example of the Italianate style.[1] The same year, Williams Smith constructed a house nearby at 1929 First Street **(#13).** Still standing today, it exhibits the Second Empire style, which was extremely popular at the time of its construction. The house's mansard roof with dormers, angled bay windows, and decorative wood trim demonstrate the hallmarks of this style. Williams Smith came to Napa from Massachusetts in 1850. Simply noted as a capitalist in the 1900 Federal Census records, Smith was a partner in Cheeseborough & Smith, Napa's first hardware store, and founder of the Napa Gas Company and the Napa Building and Loan. The magnolia trees standing in front of the house today were planted around the time of the house's construction, and the low wrought iron fence around the property is original, and contributes to the district. The garage at the rear of the property is not original, and does not contribute to the district.[2]

Also constructed in 1875 was the Italianate/Greek Revival style Finis Ewing Johnston House at 1041 Jefferson Street **(#18).** Born in Missouri, Finis Ewing Johnston (1843-1920) was one of Napa's most prominent early attorneys. Johnston was admitted to the bar in 1869 and practiced law in Napa until 1917. He also served as a member of the California State Assembly from 1883-1885, was a Director of the James Goodman Bank, and invested in Napa Waterworks and several local mining companies. Johnston

[1] Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001), 24.
[2] Ibid. *Napa Valley Register*, 21 July 1995.

acquired the land at the corner of Clay and Jefferson streets in 1874, and built his residence shortly thereafter.[3] While the form, round arched windows, quoins, brackets, and porch details, and wrought iron fence of the Johnston House exemplify a combination of the Greek Revival and Italianate styles, a large addition from the 1980s has compromised the building's integrity.

Development of the district remained sparse through the 1880s. A historic bird's-eye view from around 1885 shows only five houses in the district, all located on large parcels with outbuildings (some no longer extant). Another early depiction of the First & Jefferson Streets Historic District is the 1891 Sanborn Fire Insurance Map. Though this map shows only the northeast corner of the district area, immediately around the intersection of First and Jefferson streets, it indicates that development was still relatively sparse at the time, but was dominated by residential uses. The two large lots on the northern corners of the intersection of First and Jefferson streets were vacant, and the two lots at the southern corners each featured a small dwelling (neither is extant today).

The 1880s saw the construction of only one residence within the district. The J.W. Hoover House at 2010 First Street **(#1),** a Queen Anne-style cottage constructed in 1889, was built for James Hoover, a carpenter. The one-story-over-raised-basement wood-frame house features an angled bay window, decorative shingles in the gable ends, and turned wood posts and balustrades typical of the Queen Anne style.[4] In Victorian-era Napa, it was not unusual to find small cottages or subsistence farms such as those in close proximity to mansions like the Trubody Estate; it was not until after World War I that neighborhoods in Napa began to show a more socio-economically uniform composition.

In 1891, the G.G. Pinkham Subdivision was registered with the Napa County Recorder. The twelve-parcel subdivision included properties on First and Second streets, just east of Seymour Street. The Pinkham Subdivision was typical of development during this era: Victorian-era developers rarely purchased land to build speculative tract of nearly identical houses, but rather subdivided the land and sold vacant parcels individually. Large parcels were also 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 early nineteenth century homes.

Within the district, four of the six parcels in the Pinkham Subdivision were developed in the 1890s with Queen Anne style residences designed by prominent local architect Luther Turton. The first was the Wilfred Ingalls House at 2133 First Street **(#5),** which was built in 1892 for Wilfred Ingalls, a hardware merchant. The two-story house expresses its Queen Anne style in a round corner tower topped with a witch's cap, variegated wood siding, and an elaborate spindlework porch. Constructed in 1895, the Hackett House at 2109 First Street **(#8)** is cottage-sized, but is the most exuberantly ornamented of the group. The Hackett House was owned by dentist Charles C. Hackett, whose wife, Susan, was the daughter of Williams Smith and had grown up just down the street. The house's patterned shingles, art glass windows, wood cresting and finials, and other details are especially notable. The Hackett House is a City of Napa Landmark and is individually listed in the National Register. The Banks House at 2125 First Street **(#6)** and the O'Neill House at 2117 First Street **(#7)** were both constructed in 1895 and are prime examples of Queen Anne style cottages because of their form and spindlework details. The Banks House also has an original barn, which contributes to the district. Albert L. Banks was a salesman at a hardware store and John O'Neill was a bank teller.

Luther Turton also designed his own residence at 2033 First Street **(#10),** which was constructed in 1893. Unlike other houses on First Street at the time, however, it did not demonstrate the typical expression of Italianate, Queen Anne, or other Victorian styles. Turton instead took a slightly progressive approach by using faux half-timbering to evoke the Tudor style. Decorative half-timbering in the gables and upper stories was occasionally found on Queen Anne houses, but the Tudor Revival style would not become popular until the early twentieth century. Turton's early use of this detail thus suggests progressive professional experimentation in his personal abode.

The Noyes-York House **(#17)** on the northwest corner of First and Jefferson streets was built in 1892. Although it is addressed 1005 Jefferson Street, the Noyes-York house presents commanding facades to both Jefferson and First streets and is a strong anchor for the eastern end of the First & Jefferson Streets Historic District. The house was designed in the Queen Anne style by Luther Turton for Joseph Noyes, an assistant cashier and Director of the James Goodman Bank, Napa's first bank. Its complex roofline, square bay windows, variegated shingle siding, and abundance of ornamentation are hallmarks of the Queen Anne style, and are typical of Turton's work. The house was purchased by County Superior Court Judge John P. York in the 1920s, who likely

[3] Kilgallin, 50.
[4] Napa County Landmarks. "Past Candlelight Tours" (list of houses).<http://www.napacountylandmarks.org/Archives/pastCandlelight.html> (accessed: 4 February 2010). U.S. Federal Census records.

added the small wood-frame garage at the northeast corner of the property. The palm trees in the yard were planted in 1895.[5] At the time, palm trees were a symbol of wealth because they were suggestive of exotic travel, a luxury available only to the rich in the Victorian era.[6] In fact, Turton, Noyes, Smith, and other prominent residents planted palm trees along First Street and tried to rename the street "Palm Drive" to make it more stylish; apparently neither the trees nor the name stuck.[7]

As in the Victorian era, the district in the early twentieth century was primarily occupied by professionals, such as merchants, architects, doctors, and attorneys. The 1901 Sanborn Fire Insurance map shows fourteen houses within the district, mostly along First Street.[8] During the 1900s, most of the houses continued under their original ownership, with the exception of the Trubody House, which was owned by James Mason, a baker; the Hackett House, which was owned by Coresta Clark, the superintendant of a gas and electric light company; and the Banks House, which appears to have been owned by post office clerk John Mathews.

The George H. Francis House at 1926 First Street **(#3)** was designed in 1901 by Luther Turton for George H. Francis, who was the owner and editor of the *Napa Valley Register*. The Shingle style house appears on the June 1901 Sanborn Fire Insurance Map, and the *Napa Valley Register* announced the $4,518.53 construction bid for the house on March 20, 1900. The house is a replica of Francis' son's fraternity house at Stanford University, and was a wedding gift for the son.[9] The George H. Francis House features a high gabled roof, low, wide doors and windows, and intricate woodwork and shingle patterns characteristic of a local, vernacular version of the Shingle style popular in the Bay Area around the turn of the century.

The Edward Welti House at 1831 First Street **(#20)** was constructed in the latter half of 1901, and does not appear on the Sanborn map, which was made in June of that year. Its construction date, which almost straddles two centuries, is apparent in its transitional architectural style, which demonstrates Queen Anne forms (like the corner bay windows and turret) overlaid with Classical Revival ornamentation (such as the temple-front porch and classical pilaster window surrounds.)

The Noyes Mansion at 1750 First Street **(#22)** was constructed in 1902 on the northeast corner of the Jefferson and First streets intersection, directly across the street from the Noyes-York House. Both houses were originally owned by Joseph Noyes. The Noyes-York house was constructed earlier, but was not liked by Noyes' wife. Subsequently, the family had a second house built across the street, which like the first was designed by Luther Turton. It came to be known as the Noyes Mansion. The Shingle/Classical Revival style Mansion features a prominent porte-cochere supported by Tuscan columns, wood balustrades at the roof and balcony, fluted pilasters, and oval art glass windows; a large shingled carriage house from the Mansion's original construction is at the rear of the property. The Mansion was inhabited by the Noyes' son, Frank, until 1956. He was the founder of Noyes Lumber Yard, a prominent and long-lived Napa business.

In 1903, the Hunter-Prouty House **(#21)** at 1801 First Street was constructed. Designed by architect William Corlett and built by prominent Napa contractor E.W. Doughty, it was one of the earliest examples of the Shingle style on First Street and helped set a stylistic precedent followed by houses constructed in the succeeding years. Its place on the southwestern corner of the First and Jefferson streets intersection replaced an earlier dwelling, and created an apropos counterpart to the Noyes-York House across the street. Real estate man William Hunter was the original owner, followed by A. G. Prouty, a jeweler. Architect William H. Corlett (1856-1937) was a well-known Napa architect and co-owner of the Enterprise Planing Mills on Third Street in East Napa. 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. The Hunter-Prouty House was one of his better-known works.[10] Corlett was recognized by his contemporaries in a 1904 *Napa Daily Journal* article for his contributions to the construction and growth in the city at the turn of the century, which was a sign of a strong local economy.[11]

The Vallejo, Benicia & Napa Valley (VB&NV) interurban electric railroad was established in 1905, connecting Napa with cities on the bay and up the valley. The interurban railroad tracks ran west along Third Street and turned north on Jefferson Street, passing right through district. The interurban electric railroad finally connected the residential neighborhoods with Downtown and the

[5] Kilgallin, 52.
[6] Lin Weber, *Napa* (Charleston, SC: Arcadia Publishing, 2004), 34.
[7] "A Partial History of First Street, Compiled from City of Napa Planning Department Records, 15 April 1994, Including 1978 West Napa Survey District #5 Master List and 1988 West Napa Survey District #5 Master List Update." (15 April 1994).
[8] Sanborn Fire Insurance Map (1901).
[9] "Napa County Landmarks Victorian Candlelight Tour" (unpublished brochure, 1992).
[10] Kilgallin, 49. Bloomfield, 14.
[11] Rebecca Yerger, "Memory Lane," *Napa Valley Register* (circa 1995).

surrounding region, and residents relied on the railroad for business and leisure travel; this raised property values and encouraged additional development along the route, including First and Jefferson streets. Similarly, the construction of Fuller Park at Oak and Jefferson streets in 1905 drew residents to Jefferson Street.

The Kahn-Voorhees House at 1910 First Street **(#4)** was built in 1905. The Turton-designed Kahn-Voorhorees House was a Shingle style house with Colonial Revival influences owned originally by Dr. Adolph Kahn, a prominent Napa physician, surgeon and City Councilmember. The house was later owned by A.L. Voorhees, a well-known local men's clothing merchant. The original barn/carriage house remains at the rear of the property.

The Squier House at 1801 Oak Street **(#32)** was built in 1905 for Dr. R.M. Squier, a dentist, and his family. Another Turton design, the Squier House is nearly identical to the George H. Francis House: its steeply pitched roof, unusual shingle pattern, and ornament in the gable end are all signatures of Turton's work. The house was built by local contractor R.W. Benedict.[12] Also constructed in 1905 was the Craftsman style residence at 753 Jefferson Street **(#29).** The house exhibits some Classical Revival details in addition to its Craftsman form, and was likely constructed for Charles Hargrave, the manager of a soft drink company.[13] The Classical Revival style residence at 703 Jefferson Street **(#31)** was also constructed circa 1905; this development of the 700 block of Jefferson Street was likely spurred by the arrival of the interurban electric railroad and the construction of Fuller Park.

The W.B. Griffiths House at 1938 First Street **(#2)** was constructed circa 1905 for real estate agent W.B. Griffiths. The design has been attributed to Luther Turton, but this is not confirmed. Based on the 1910 Sanborn map, it appears that the house has been altered since the time of its construction. It originally featured an octagonal tower capped by a hipped roof at the southeast corner, which it retained through at least 1924, but does not have today. Historic photographs show that the house originally featured Shingle style details, but its current architectural styling is more reminiscent of the 1920s or 1930s than 1905.[14]

In 1910, the Dempsey House at 1835 First Street **(#19)** was constructed. With its overhanging eaves with exposed rafter tails and knee braces, the Dempsey House was one of the first in the district to exhibit the Craftsman style. A matching garage is located just east of the house. Harrison Dempsey, its original owner, was a dentist. Also constructed in 1910 was the American Foursquare style residence at 811 Jefferson Street **(#28),** which was on the site of the former Patchett orchard. So-called because it was originally developed as a four-room prefabricated kit, the American Foursquare style quickly became popular throughout the country, even for custom designs. As evidenced by 811 Jefferson Street, this style typically features a simple cubic shape capped by a hip roof; two story height, with a dormer to utilize attic space; a large porch; and little ornament.

In 1915, another Craftsman style house was constructed at 1755 First Street **(#25).** Built for meat cutter Edward Katcher, the house replaced Katcher's earlier residence on the same site and filled out the Jefferson and First streets intersection with four landmark houses. The most ornate of all the Craftsman style houses in the district, the Katcher House employs details typical of the style, including tapered square porch supports, knee braces in the gable end, shed roofed dormers, exposed brick exterior chimney, and the use of rustic materials such as shingles and rough stone.

The Henry Manasse House at 845 Jefferson Street **(#26)** was designed in the Prairie style by Luther Turton in 1917, and built by local contractor William M. Coffield. Again proving his versatility, Turton used a flat roof with wide, overhanging eaves on the iconic Henry Manasse House to evoke the Prairie style. Henry was the son of Emanuel Manasse, a German immigrant who had moved to Napa in 1870 as the plant manager of the successful Sawyer Tannery; he would become the co-owner. Emanuel was responsible for developing new methods for tanning sheepskin and buckskin, including the invention of Napatan Waterproof Leather in 1909; prior to joining the Sawyer Tannery, Emanuel had been the had been running a successful tannery in the Mission District of San Francisco. Henry's brother Edward continued to work with the Sawyer Tannery, while Henry opened a shoe store downtown.[15]

Residential construction slowed during World War I, but resumed in the 1920s. As in other neighborhoods, large Victorian-era parcels along First and Jefferson streets continued to be subdivided, and houses constructed after the war were interspersed among the existing nineteenth and early twentieth century residences; this explains the smaller size and scale of the residences. For example, the simplified Craftsman style residence at 2005 First Street **(#12)** was constructed between the Trubody Estate and

[12] Kilgallin, 51.
[13] United States Census Records (1920, 1930)
[14] City of Napa, "Luther Turton Architectural Tour, First Street" (California Preservation Foundation, 2008).
[15] Kilgallin, 49. Lauren Coodley, *Napa Valley Marketplace* articles, at http://nvmarketplace.wordpress.com/2006/08/ (accessed 30 June 2010).

the Williams Smith House in 1920. Similarly, 2041 First Street **(#9),** a small, simple, stucco-clad Craftsman bungalow with wide square columns supporting the porch, was also constructed circa 1920 on a portion of the parcel occupied by the Turton House. 2041 First Street appears to match the residences at Bulson Court, a ten-unit subdivision of identical bungalows located on First Street just west of the district boundary.

The district was nearly fully developed by 1924, and the Sanborn map from that year shows 30 houses in the district (the residence at the northwest corner of Jefferson and Second streets is no longer extant, as it was replaced by the Hacienda circa 1930). In the 1920s and 1930s, First Street was known as "Capon Row" because so many families living on First Street were childless, including George Francis Jr., Bert Voorhees, A. Prouty, Frank Noyes, and others.[16]

Four wood-clad Craftsman houses—more modest than the mansions from the 1910s but larger and more ornate than the small bungalows constructed throughout West Napa—were constructed in the district in the early 1920s: 1917 First Street circa 1920 **(#14);** 731 Jefferson Street in 1920 **(#30);** 829 Jefferson Street in 1921 **(#27);** and 1905 First Street in 1925 **(#15)**. All are excellent examples of the Craftsman style, with knee braces, wood siding, gable roof with dormers, prominent porches, and detached garages.

At 1834 First Street, Dr. Lawrence Welti, a relative of Edward Welti (1831 First Street), also had a Craftsman style residence constructed in 1924 **(#16).** 1834 First Street is an unusual example of the Craftsman Bungalow style—low profile, tapered square piers, stucco cladding, etc.—applied to a large house. A detached garage designed to match the house is located at the rear of the parcel.

By 1925, the district was largely built out, marking the close of the period of significance, and by 1930, the interurban electric railroad had rerouted its cars away from Jefferson Street. Buildings within the boundaries of the district constructed after the period of significance include:

- A rambling Spanish Eclectic style residence at 905 Jefferson Street built circa 1930 **(#25),** which signals the emergence of Eclectic Revival styles in the 1930s. This building does not contribute to the significance of the District.
- A Minimal Traditional-style single-family residence at 929 Jefferson Street **(#24)**, which was subdivided from the Hunter-Prouty House's parcel at 1801 First Street in 1939. This building does not contribute to the significance of the District.
- An apartment building at 1840 Clay Street **(#33)**, which was constructed in 1980 on a parcel subdivided from the Finis Ewing Johnston House at 1041 Jefferson Street. This building does not contribute to the significance of the District.

As demonstrated above, all the residences within the First & Jefferson Streets Historic District represent a variety of types and periods of construction and are excellent, highly artistic examples of their architectural style. Italianate, Second Empire, Queen Anne, Shingle, Classical Revival, Prairie, Craftsman, Prairie, American Foursquare, and Spanish Eclectic styles are all represented in the district. These styles were popular in Napa during the district's period of significance, but the residences in the district are especially notable examples. Each residence within the district contains distinctive characteristics of a Victorian-era or early twentieth century architectural style, but it is as a collection that the district rises to the top, even if some components may lack individual distinction. Residences which do not exhibit one of these styles or have been altered to the degree that they cannot convey their original style do not qualify as contributors.

Luther Turton (1862-1925)

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. 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.[17]

Luther Turton's portfolio is extensive and many of the buildings within the First & Jefferson Streets Historic District were of his design, including: the Noyes-York House (1892, #17), the Noyes Mansion (1902, #22), the W.B. Griffiths House (ca. 1905, #2), the

[16] Gordon Eby, "Enjoy Olde Napa" (unpublished brochure, 1979), 9.
[17] Dave Weinstein, Signature Architects of the San Francisco Bay Area (Layton, Utah: Gibbs Smith, 2006), 35-40.

George H. Francis House (1901, #3), the Kahn-Voorhees House (1905, #4), the Wilfred Ingalls House (1892, #5), the Banks House (1895, #6), the O'Neill House (1895, #7), the Hackett House (1895, #8), Turton's own residence at 2033 First Street (1893, #9), the Henry Manasse House (1917, #26), and the Squier House (1905, #32).[18] Collectively, these eleven residences illustrate the high quality, variety, and skill of Turton's work, and represent the largest concentration of his designs within the city limits.

The large number of resources within the First & Jefferson Streets Historic District designed by Turton greatly enhances the district's significance under NRHP Criterion C/CRHR Criterion 3/Napa HRI Landmark District Criteria E & F. The high artistic value of these fashionable, architect-designed residences forms the core of the district's significance, and distinguishes the First & Jefferson Streets Historic District from other neighborhoods of the city.

Integrity

Contributing resources within the district retain a high degree of all aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association. Many residences in the First & Jefferson Streets Historic District have been converted to commercial use, typically offices or bed-and-breakfasts, but are still eligible for listing under all criteria because they retain their overall form and architectural character. While such buildings no longer retain their original residential use, they can still be fine examples of Victorian-era or early twentieth century architectural styles and residential development patterns. The district also appears to meet the integrity requirements outlined in Napa HRI Landmark District Criterion C.

Resources which do not contribute because they lack integrity include the Finis Ewing Johnston House at 1041 Jefferson Street **(#18),** which has a large addition from the 1980s which includes falsely historic details and obscures the building's original form.

Historic Photographs

Kahn-Voorhees House (right) and George H. Francis House (left) on First Street at Madison, circa 1905. Note that the W.B. Griffiths House, partially visible at the far left, features its original octagonal turret. (Napa Public Library)

[18] 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. Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (Prepared for Planning Department, City of Napa, January 1996), 16. State of California DPR 523 Forms for named properties.

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Los Angeles, California 90013
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