

Historic Context Statement & Survey Report

Final

Soscol Gateway/East Napa

Napa, California

11 January 2010

Prepared for
Napa Community Redevelopment Agency
and City of Napa

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On cover:
View of Third Street at Soscol Avenue, 1905. The Borreo Building (center) still stands today.
In "Napa Valley: From Golden Fields to Purple Harvest," by Denzil Verardo.

SOSCOL GATEWAY/EAST NAPA
HISTORIC CONTEXT STATEMENT & SURVEY REPORT

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I. INTRODUCTION

Purpose

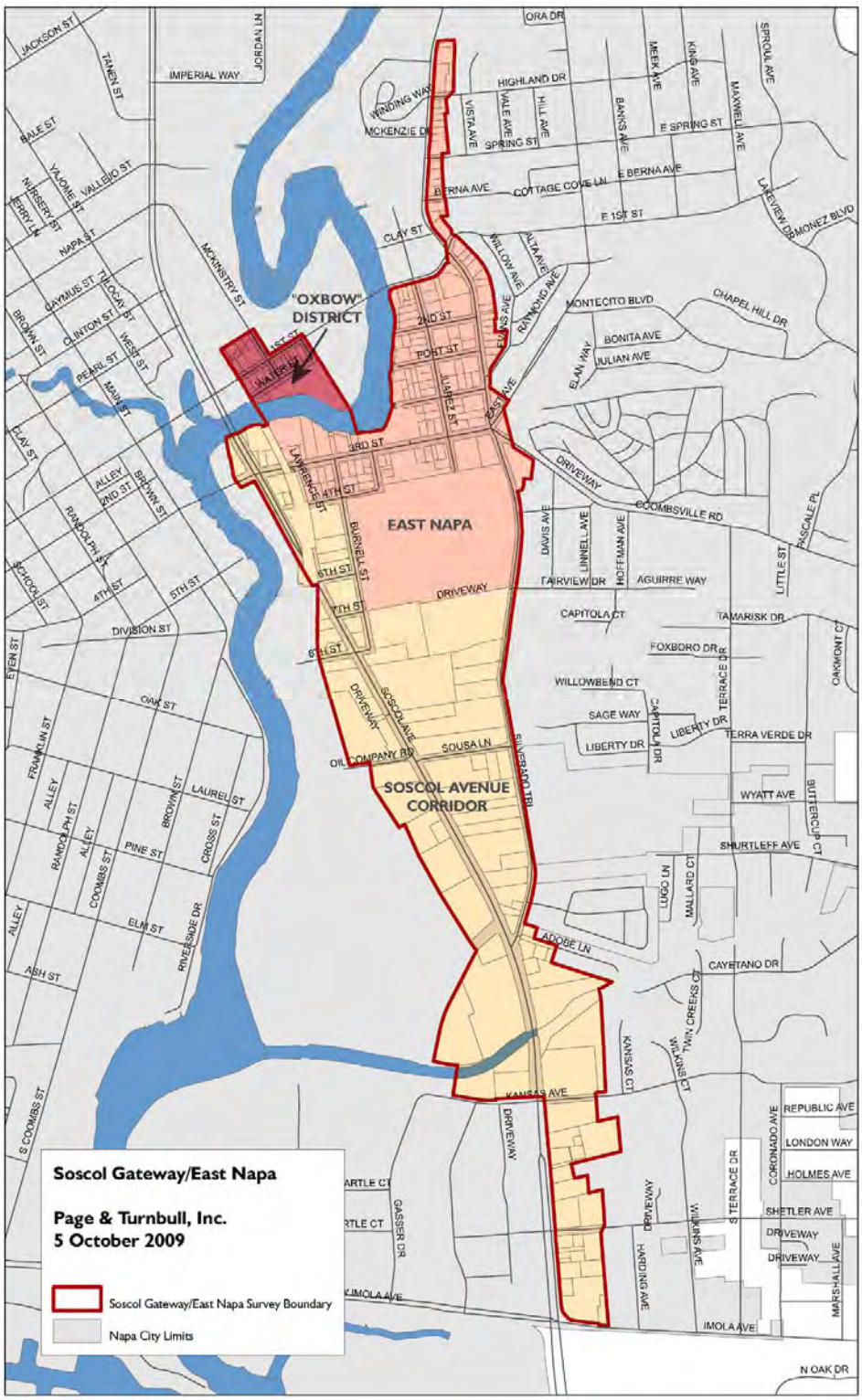
The Soscol Gateway/East Napa Historic Context Statement & Survey Report is a component of Heritage Napa, a project undertaken by the City of Napa and the Napa Community Redevelopment Agency (NCRA), which is partially funded by a grant from the California Office of Historic Preservation. Work on the Soscol Gateway/East Napa project, funded by the NCRA, included a historic context statement completed in conjunction with an intensive-level architectural survey of the Soscol Gateway/East Napa area in the eastern portion of the City of Napa.

This document presents the history of the Soscol Gateway/East 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

The Soscol Gateway/East Napa survey area is located on the east bank of the Napa River in the southeast portion of the City of Napa. The wedge-shaped survey area is bounded by First Street on the north, Soscol Avenue on the west and Silverado Trail on the east. The area extends south along Soscol Avenue to its intersection with Imola Avenue, and north along Silverado Trail to its intersection with Highland Drive. Soscol Avenue is a major local thoroughfare, and Silverado Trail (State Route 121) links Napa with other areas of the valley. Bridges at First and Third streets and Soscol Avenue provide access across the Napa River to downtown.

The Soscol Gateway/East Napa survey area can be sub-divided into three major geographical areas: the Soscol Avenue corridor, an industrial area strongly influenced by railroads, streetcars, and automobiles; East Napa, historically an Italian immigrant neighborhood filled with modest working-class homes; and the "Oxbow" district, located on a small isthmus in the Napa River centered on First Street.



Soscol Gateway/East Napa survey area and vicinity, with survey area boundaries outlined in red. Within this area, 80 properties were selected for documentation on DPR 532 A, B and D forms (see page 3 for details about the survey methodology, and the Appendix for a map of properties included in the intensive-level survey). (Page & Turnbull, October 2009).

Methodology

The Soscol Gateway/East 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]

Research for the Soscol Gateway/East Napa Historic Context Statement & Survey Report was gleaned from local and regional repositories. Primary sources included Sanborn Fire Insurance Maps, 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. Information gathered from the public during community workshops was also integrated into the context statement.

For additional information about broad patterns of city development not included in this Soscol Gateway/East 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 the Soscol Gateway/East 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 age-eligible property within the survey area. 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 identified in the Napa City-Wide Historic Context Statement also informed the intensive-level architectural survey.

Survey fieldwork was conducted on March 24 and April 2, 2009, by Caitlin Harvey and Rebecca Fogel, Architectural Historians for Page & Turnbull who meet the Secretary of the Interior's Professional Qualifications for Architectural History. After the fieldwork was completed, Page & Turnbull prepared 80 Primary Records (DPR 523A forms), 20 Building, Structure and Object Records (DPR 523B forms), and 1 District Record (DPR 523D form). The selection of these properties was done in consultation with City of Napa Community Redevelopment Agency staff, and was primarily based on perceived development pressures and apparent historical significance deduced from visual observation and background research. Additionally, a few properties that had been previously documented on DPR 523 forms (most in 1978) and which were considered outdated were selected to be updated with more thorough research and documentation appropriate to current standards of practice.

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

[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

How to Use This Document

The Soscol Gateway/East 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 Soscol Gateway/East 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, 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. 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.
- The DPR 523 A, B, and D forms completed as part of the intensive-level architectural survey are included in the appendix.

II. EXISTING SURVEYS, STUDIES AND REPORTS

A number of prior surveys were conducted within the boundaries of the Soscol Gateway/East 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 the Soscol/East Napa project area.

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]

More than 50 properties in the Soscol Gateway/East Napa survey area have been listed in the HRI. With the exception of the Juarez Adobe on Soscol Avenue at Silverado Trail, all the properties listed in the HRI are clustered in the northern portion of the survey area (East Napa). The listed properties are primarily residential.

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

[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).

advocating public policy, educational programs, and research and technical assistance to support preservation.

The 1978 Survey was one of Napa Landmarks' first large undertakings. Over 2,500 historic buildings, structures, and places throughout the county were photographed through an initial "windshield survey," and recorded on a Master List to create an inventory of historic resources. The list was divided by survey district, and a brief historic overview was completed for each area. Official State Historic Resource Inventory forms were completed for some properties, but most were only documented by the Master List. The 1978 Survey also divided the City of Napa into nine survey areas based on historic context and development patterns: Downtown, Napa Abajo, St. John's, Spencer, West Napa, East Napa, Calistoga Avenue, Alta Heights, and Fuller Park. The 1978 Survey was 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.

East Napa was one of the primary study areas included in the 1978 Survey, and many properties were found to be significant; however, most of the Soscol Avenue corridor at the south end of the survey area was excluded from the 1978 Survey.

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." 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

[5] Napa Landmarks, Inc., "Final Report: Napa County Historic Resources Inventory" (Napa: unpublished report, 1 December 1978), in City of Napa Planning Department Archives, 1-11.
[6] San Buenaventura Research Associates, "Napa City-Wide Historic Resources Survey: Methodology and Results Report" (Napa: unpublished report, March 1995), in City of Napa Planning Department Archives, 1-3.
[7] Ibid., 4-7.
[8] Ibid., 9.

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 the portion of the Soscol Gateway/East Napa survey area north of Third Street, and a number of resources in this area are listed in the HRI. Most of the Soscol Avenue corridor to the south, however, was excluded from the survey. The survey also did not identify Historic Resources Planning Areas in the Soscol Gateway/East Napa area.

Soscol Gateway Redevelopment Project Area EIR (2007)

In 2007, the Napa Community Redevelopment Agency prepared an Environmental Impact Report (EIR) for the formation of the Soscol Gateway Redevelopment Project Area. The EIR included a Cultural Resources Study prepared by architectural historian Ward Hill. Mr. Hill conducted a windshield or reconnaissance survey of the properties within the project area boundaries to identify properties potentially eligible for the California Register of Historical Resources. Several of the properties included in the survey are on the City's HRI, while many are not. The survey identified 51 buildings in the project area that currently are not on the HRI but appear to be eligible for the California Register based on their visual qualities alone (assigned a rating of 1) or that may be eligible with additional research (assigned a rating of 2). Those properties are subject to an EIR mitigation measure which states that prior to the issuance of any demolition, grubbing, grading, or building permit on any property with the described rating, a historic resource assessment of the building shall be conducted and evaluated under the criteria of the California Register. Those properties that are already on the City's HRI are subject to a Certificate of Appropriateness under the Historic Preservation Ordinance, which the EIR determined significantly mitigates potential impacts.

The 2009 intensive-level survey conducted by Page & Turnbull included 34 of the 51 properties described above, thus the requirement for an evaluation under California Register criteria has been satisfied for those properties. It is likely most or all of those properties will be placed on the City's HRI with an appropriate rating, subject to approval by the City Council. Of the remaining 17, it is anticipated 10 or so will be included in a future Alta Heights intensive level survey and may follow a similar process as those in the Soscol Gateway 2009 survey.

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 at length the history of East Napa, but the Soscol Avenue corridor was not specifically discussed due to its generally non-residential nature.

[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.

Some resources in the Soscol Gateway/East 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.

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]

[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 Soscol Gateway/East 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 the Soscol Gateway/East Napa survey area:

- Residential Development
- Commercial Development
- Industry & Manufacturing
- Transportation
- Ethnic & Cultural Diversity

Definition of Property Types

In the Soscol Gateway/East Napa survey area, residential development includes primarily single-family dwellings, with only a handful of examples of multiple-family dwellings and apartment buildings. Commercial uses are generally oriented along major thoroughfares such as Soscol Avenue and Silverado Trail, and clusters of light industrial properties—especially with automotive-related uses—are found near the Napa River and along Soscol Avenue. This section does not discuss institutional or agricultural properties because these are not found in the survey area, although there are a couple of exceptions: The Oxbow School on Third Street is an institution, but the majority of its educational buildings are not historic, and the historic resources associated with the school are all residential buildings converted for institutional use or housing for school staff. The Napa Valley Expo at Fourth and Burnell streets could be evaluated individually as a civic/institutional property, although few of the buildings on the site are historic, and those that are appear to have been altered.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

Buildings designed as single-family dwellings are primarily found in the East Napa portion of the survey area. Most of these dwellings are modest workers' cottages built between 1890 and 1920, although there are a range of sizes, architectural styles, and construction dates represented. In most cases, houses are one to two stories in height and are simple in 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.

BUNGALOW COURTS

Though far less common than single-family residences, a few properties in the survey area were purpose-built as multiple-family residences, primarily taking the form of bungalow courts. Bungalow courts are groupings of fully-detached or semi-detached units arranged in parallel rows or a U-shape around a central garden or courtyard. Like single-family houses, bungalow courts can exhibit any number of architectural styles, forms, construction types and materials, but the bungalows in the Soscol Gateway/East Napa survey area are rendered in a simple vernacular style. The residences in bungalow courts are typically wood-frame buildings with simple wood siding.

APARTMENT BUILDINGS

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

SIGNIFICANCE OF RESIDENTIAL BUILDINGS

Residential buildings in the Soscol Gateway/East Napa survey area can be considered very significant, as they reflect the patterns of development and the socio-economic conditions during the survey area's heyday. 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.

COMMERCIAL PROPERTIES

Commercial development in the Soscol Gateway/East Napa area ranges from small-scale, individual buildings to large commercial complexes. Commercial buildings are primarily located along Soscol Avenue, Silverado Trail, First Street, and Third Street.

Historic commercial buildings in the survey area can typically be defined as one- to two-story structures with commercial space on all floors; commonly a retail storefront on the ground floor and offices, a service-oriented business, or utilitarian space that serves the retail establishment on the upper floor or at the rear. Commercial complexes, which might commonly be referred to as strip

malls or drive-in shopping centers, are present in the Soscol Gateway/East Napa survey area, but were only constructed within the last 20 years. There are also a number of buildings in the survey area that were originally industrial or residential properties, but have since been converted to commercial use; these should be classified and evaluated based on their original construction type, not their current commercial use.

AUTOMOTIVE USES

Beginning in the 1920s, Soscol Avenue developed as Napa's "Auto Row," and it is lined with historic and modern commercial properties associated with the sale and repair of automobiles. The formation of commercial districts dedicated to automotive uses was a common development pattern in many American cities, and Napa is no exception.

In keeping with national trends for this property type, car dealerships in the survey area typically contain a formal showroom, a parts department, and a service center surrounded by a large parking lot. These uses may be in one large building or several smaller buildings on the lot, but are always designed in an eye-catching manner with the sole aim of selling cars to as many potential customers as possible. Many of these car dealerships are designed in Art Deco, Art Moderne or Streamline Moderne, Googie, or Contemporary styles, all of which were popular during the time when Napa's "Auto Row" was being established. Supporting service uses—such as garages, repair shops, and other light industrial uses associated with cars—were located adjacent to or behind the Soscol Avenue dealerships, and are discussed in the section on industrial properties because they feature details more typical of industrial architecture.

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 Soscol Gateway/East Napa survey area reflect almost every period in the area's history, and as a property type are capable of conveying patterns of development in the neighborhood and citywide.

INDUSTRIAL PROPERTIES

The Soscol Gateway/East Napa survey area was once the industrial heart of Napa. Industries clustered here because the neighborhood's location near the Napa River and rail transportation provided access to a supply of water and means of shipping and thus facilitated the manufacturing of various products. Industrial buildings are relatively large structures situated on large parcels and are typically of utilitarian design and construction. Industrial buildings commonly contain expansive, undivided, double-height interior spaces, and were not architect-designed. However, as industry has recently declined in the survey area and the throughout the city, many industrial resources have been demolished or converted to other uses, and historic industrial properties now represent only a small portion of the building stock.

SIGNIFICANCE OF INDUSTRIAL PROPERTIES

Industrial buildings are likely to have significance under the themes of development and growth identified in this context statement, because they represent large and often long-standing establishments as well as important factors in the city's economy and its trade relations with the surrounding region. The Soscol Gateway/East Napa survey area was historically dominated by industrial uses, and industrial properties in the area can represent the establishments that gave the neighborhood its commercial identity and provided employment for much of the city's populace.

Evaluation Criteria

The following discussion of significance and integrity of the identified property types generally guides evaluation of buildings in the Soscol Gateway/East 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.

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

[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.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historic resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."[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 place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).

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

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

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

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

Generally, a property that has exceptional integrity will retain all of its character-defining features, and will rate highly in all aspects of integrity. A property with exceptional integrity will have

[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

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 significance must also retain all features from the period when it was associated with a significant person (including later alterations). Properties with exceptional significance should be given high priority in preservation planning efforts.

Generally, a property that has sufficient integrity for listing in the national, state, or local historical register will retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. 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.

IV. HISTORIC CONTEXT

This section provides information specific to the Soscol Gateway/East 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 known architectural resources exist from Napa's early Native American period. However, archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Wappo, and are thus assumed to be significant under Criterion D (Information Potential).

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 TULOCAY

The Soscol Gateway/East Napa survey area was originally part of Cayetano Juarez's Tulocay Rancho. The rancho was ceded by General Vallejo in 1841 to Cayetano Juarez as a reward for Juarez's service in the Mexican Army, and covered approximately 8,800 acres on the east side of the Napa River. Juarez called his rancho "Tulocay" after an old Native American Wintun settlement in the area, and boasted that he had over 400 native laborers on the property. Juarez married Maria de Jesus Higuera, and they became popular members of the local community; the couple had 11 children and were known for hosting fiestas and rodeos typical of the Mexican Pastoral period. Juarez built several adobe structures in the 1840s and 1850s for his family—one of which still stands today at the intersection of Soscol Avenue and Silverado Trail—and ultimately donated a large piece of his land to the City of Napa to establish Tulocay Cemetery.[15] Because the Juarez family continued to live on the Tulocay

[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] Weber, *Old Napa Valley: History to 1900,* 32-40. Lauren Coodley and Paula Amen Schmitt, *Napa: The Transformation of an American Town* (Charleston, SC: Arcadia Publishing, 2007), 25.

Rancho until well after the City of Napa was founded, this area was subdivided much later than other parts of the city.



The Cayetano Juarez adobe on the Rancho Tulocay, constructed in early 1840s.
The structure on the left still stands at the intersection of Soscol Avenue and Silverado Trail.
(Weber, *Napa,* 12)

ASSOCIATED PROPERTY TYPES

Buildings constructed during the Spanish and Mexican periods were primarily adobe or wood-frame structures, and would have likely included residential, agricultural, and religious properties. However, little physical evidence remains of this era in the survey area.

RESIDENTIAL PROPERTIES

The only known building extant from this period within the survey area (and entire city limits) is the Cayetano Juarez adobe, a residence from the Juarez rancho that is now used as a restaurant located on Silverado Trail.



Cayetano Juarez Adobe, now used as a restaurant, on Soscol Avenue at Silverado Trail.
(Page & Turnbull, March 2009)

Architectural Description

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

Character-Defining Features

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

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

Significance

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

Criterion A/1 (Event)
A residence from the Spanish & Mexican period is likely to be significant under Criterion A/1 (Event) as a representation of the early European settlement of the region, especially since this property type is extremely rare. For example, the Cayetano Juarez Adobe would qualify under this criterion for its association with one of Napa's early ranchos.

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

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

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a residential property such as the Cayetano Juarez Adobe must retain sufficient integrity to convey its significance as part of the theme of Spanish & Mexican settlement. A residential building from the Spanish & Mexican period that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type lowers the threshold required for the property to convey its connection to the theme of Spanish & Mexican settlement. A property significant

under Criterion A/1 should have integrity of location, design, and feeling at the minimum. It is unlikely that a residential property from this era will retain integrity of setting, as Napa has changed drastically since the era of the ranchos. A residential property significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. Because of the relative rarity of this property type, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building.

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. 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, although years earlier the priests at the Spanish Missions had been the first to plant grapes for eating and making sacramental wine. By the 1860s and 1870s, winemaking had become a popular occupation, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.[16]

Major development trends that would shape the Soscol Gateway/East Napa survey area in later years—such as the importance of the Napa River for transportation and commerce, the development of roads and infrastructure, and the establishment of agriculture as a major economic force—had their beginnings during this era. However, Gold Rush-era development in Napa was clustered in the downtown area on the west bank of the Napa River, and the Soscol Gateway/East Napa area was dominated by agricultural uses during this era.

TRANSPORTATION & INFRASTRUCTURE

NAPA RIVER

As Napa City grew in the wake of the Gold Rush, the Napa River continued to be the focal point of the town. While the river sustained the new city by providing its economic base and a physical link to San Francisco, the river also presented an obstacle for early urban development, especially in East Napa, which was isolated from early Napa City's downtown. Having bridges and ferries in place would prove to be crucial to the neighborhood's development.

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



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

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.[17] Another ferry crossing serving Napa City was established shortly thereafter in the little town of Soscol (formerly Suscol, named for Vallejo's Rancho Nacional Suscol), just south of the city near today's Southern Crossing.[18] In Napa City, businesses, factories, and warehouses clustered on both banks of the river for easy access to the shipping lines, and residential neighborhoods for laborers and merchants were established further inland.[19]

The first bridge across the Napa River was constructed of wood at First Street in 1853, but was replaced in 1860 by a stone bridge. Other early wooden toll bridges spanning the city's waterways were established by local entrepreneurs, but all quickly collapsed, washed out, or were replaced with more permanent construction.[20]

EARLY ROADS

Public roads were slow to develop in Napa. Most major routes through the region—including Silverado Trail—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.[21] The road ran northwest from the river landing at Soscol, continuing through Napa City on what is now Pueblo Avenue and turning north at Redwood Road and Highway 29. Another parallel road was established to provide an alternate route to St.

[17] *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.
[18] Weber, *Napa,* 43.
[19] Kernberger, *Mark Strong's Napa Valley,* 2.
[20] "Historic American Engineering Record: First Street Bridge over Napa Creek," 6-8.
[21] Swett, 16. King, 34-35. Coodley and Schmitt, 12.

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. City directories indicate that the route was also called Bell Avenue, and was dubbed "Silverado Trail" in the 1940s (likely named for a local silver and quartz mine). In early Napa, the only improved road in the county was a gravel surfaced route between Napa and St. Helena, but overland stage routes were also constructed by entrepreneurs to connect the ferry terminals to other parts of the city, county, and region.[22] While the roads in the city and the surrounding area were primitive, they were catalysts for development in Napa City, and roadhouses and other services began to cluster along the new transportation corridors.

ASSOCIATED PROPERTY TYPES

Little physical evidence of the early American period remains, as no buildings that date to the 1850s appear to be extant in Soscol Gateway/East Napa survey area today.

[22] Weber, *Old Napa Valley: The History to 1900,* 154. Napa City Directories, 1929-1947.

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] The Soscol Gateway/East Napa survey area developed during the Victorian era as a predominantly industrial area, with limited working-class housing scattered in East Napa; there was little development of any kind along Soscol Avenue.



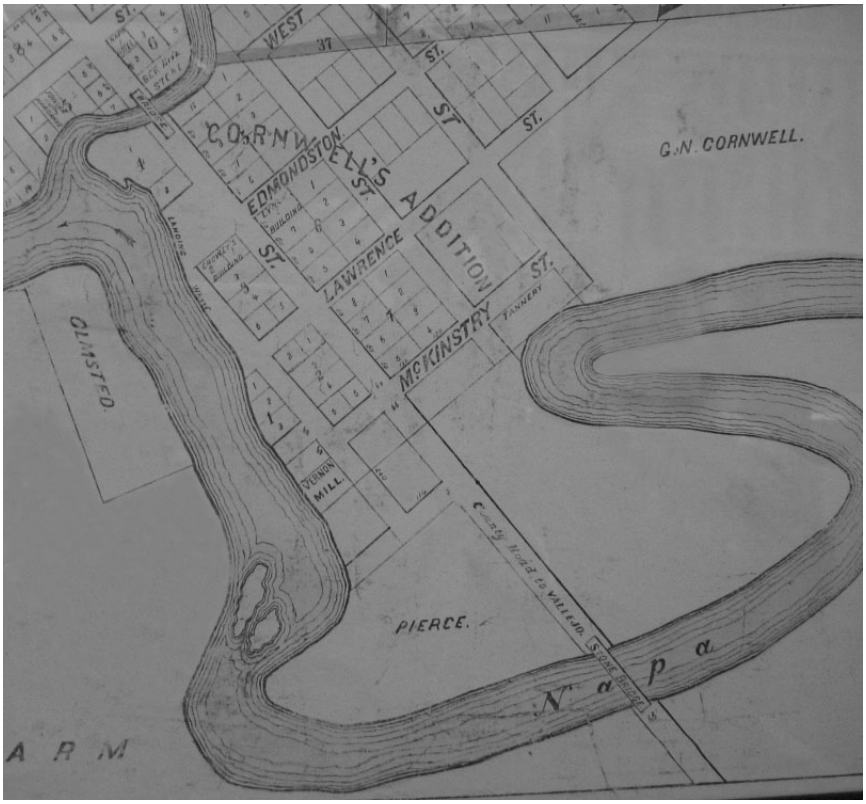
Birdseye view of Napa by C.J. Dyer, circa 1880s. Note sparse development of the Soscol Gateway/East Napa survey area at bottom. (Online Archive of California)

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.

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

SUBDIVISION & EXPANSION

From Coombs' original 1847 town site, several expansions of Napa's street grid were made by various owners of adjacent land during the Victorian era. In the Soscol Gateway/East Napa survey area, a handful of small additions were added to the city's grid. In 1852, George Cornwall (sometimes spelled "Cornwell") turned his barley field into another plat called "Cornwall's Addition to Napa City," [24] which consisted of six square blocks at the confluence of Napa River and Napa Creek and was laid out as a continuation of the Napa City grid; it became home to an industrial area, Chinatown, and a two-block "Spanish Town." [25] East of the Napa River, H. Thompson's tract in Tulocay Rancho was purchased from Juarez and laid out in April 1867; it was recorded in 1873 as the East Napa subdivision and featured yet another street pattern. Sproul's Addition to East Napa was recorded in December 1874, and included the area north of Third Street running east from the Napa River into what is now Alta Heights.[26]



Map of Cornwall's Addition, 1869
(Napa County Historical Society Archives)

[24] "Cornwall's Addition" is referenced in some sources as "Cornwell's Addition;" however, the original survey is entitled "Cornwall's Addition to Napa City" in County Recorder's Book B of Deeds, 143.
[25] Menefee, 23. Wallace, 128-155. Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 4-6.
[26] Napa County Historical Society Archives. Bloomfield, 5.



Map of Sproul's Addition, 1874
(Napa County Historical Society Archives)

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."[27] 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.[28]

INDUSTRIAL DEVELOPMENT

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

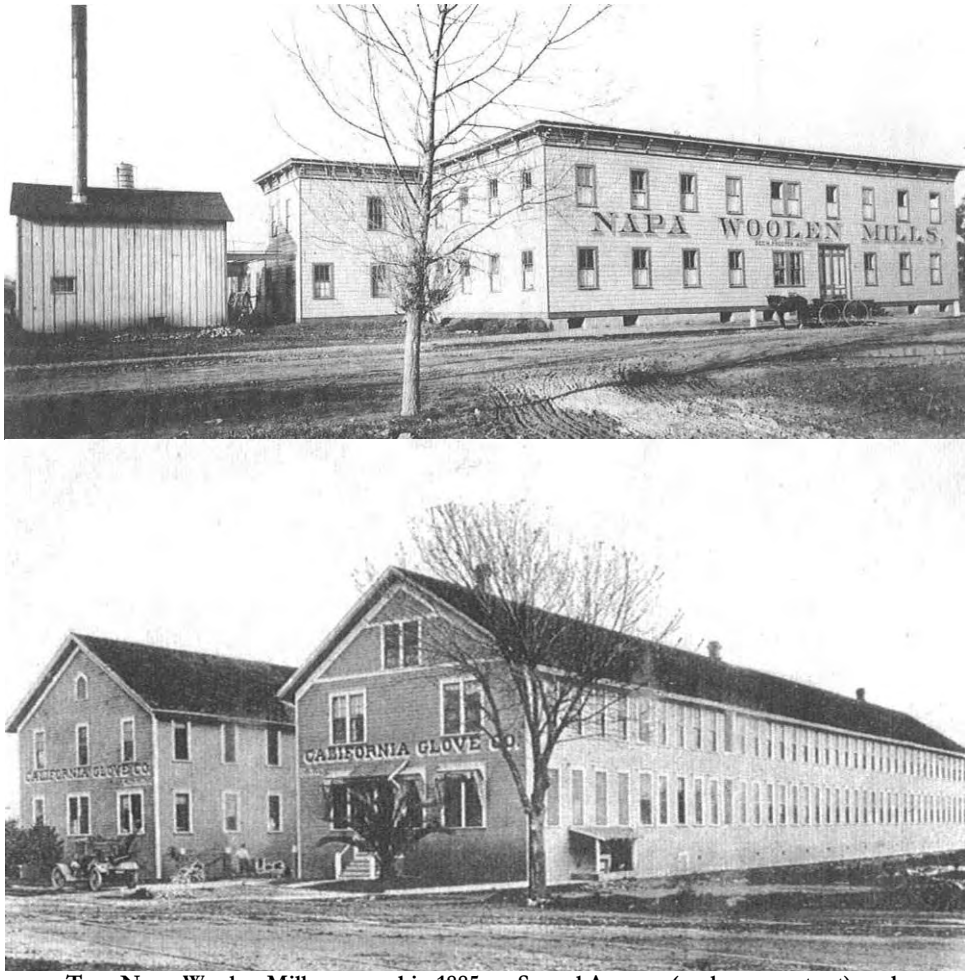
[27] *Napa, Valley of Legends,* 68. Gregory, 157. Kilgallin.
[28] Bloomfield, 4-6.



Light industrial buildings on Third Street at Soscol Avenue, circa 1905.
Only the Borreo Building (center) is still extant today.
(Verardo, 40)

Victorian-era manufacturers clustered in the survey area on the east side of the river, and East Napa was a small city in itself. The McBain Tannery—also known as the Napa City Tannery—and the Napa Glue Works were located near the north end of the survey area at Pearl and McKinstry streets. The California Glove Company opened on Soscol Avenue in 1876 and employed 270 workers. The Napa Woolen Mill was established in 1885 across from the train depot at Fifth Street and Soscol Avenue, with 60 employees to produce blankets for the Army, Navy, and markets in Alaska. The Bachelder Manufacturing Company, which made windmills, fruit boxes, and other wood products, was located near the rail depot. The Evans Shoe Company, established in 1897, was a major manufacturer dealing with leather products. The California Pomace Company was located on Third Street just east of Soscol Avenue, and had 20 employees to process grape byproducts after pressing. Among others, the Napa City Cannery was located east of the railroad tracks between Sixth and Seventh streets, and included fruit drying facilities; the Napa Valley Wine Company's distillery and storage facility was located on the east bank of the river at D'Heme Court (now River Street) and Seventh Street; the Dennison & Son Napa Drain Tile Factory was just north of Third Street and made tiles from local clay; the Vernon Flour Mills were at Water and McKinstry streets and had their own loading wharf; and the Napa Cream of Tartar Works were in East Napa and processed by-products of the wine-making process. On the west side of the river, the Sawyer Tannery—established in 1869 as a wool-pullery and later expanded to tanning hides—was a major employer and economic mainstay in the city, while the Uncle Sam Winery on the corner of Fourth and Main streets was the largest producer of bulk wine in Napa when it opened in 1872. Most of these businesses used the river to ship their products and as a dumping place for their toxic waste, which contributed to the growing pollution of the Napa River.[29]

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

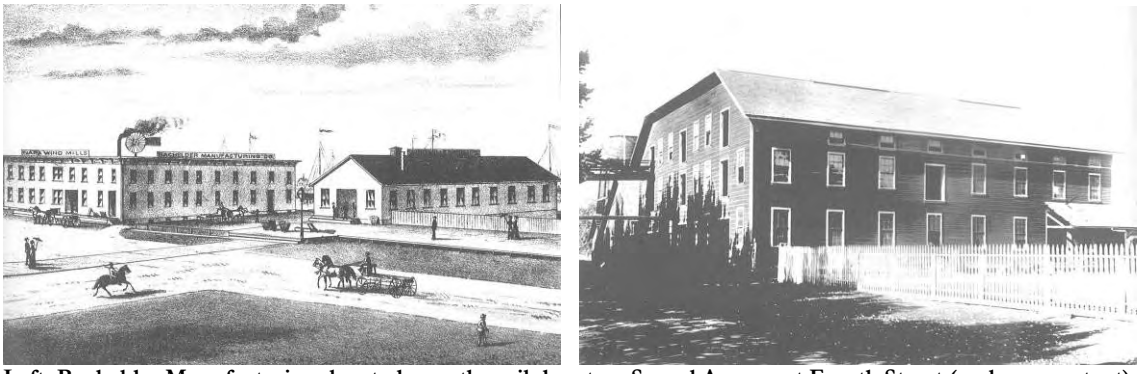


Top: Napa Woolen Mills, opened in 1885 on Soscol Avenue (no longer extant), n.d.
Bottom: California Glove Company, opened in 1876 on Soscol Avenue (no longer extant), n.d.
(Coodley and Schmitt, 82-83)

(Weber, *Napa,* 48-49)

East Napa also had several lumber yards & mills. W.P. Corlett's Enterprise Planing Mill (with adjacent lumber yard) was just across the river on Third Street near Soscol Avenue.[30] Further south was the Napa Planing Mill, located across from the rail depot on Soscol Avenue.[31] At Fourth and Main streets was the James & Boggs Lumber Yard, which became Noyes Lumber in 1900 and later moved across the river into East Napa.[32] Across the river at Fifth and Main streets were Albert Hatt's brick warehouse for coal and lumber storage (1884) and William Stoddard's Wool Mills (also known as Napa Milling), now used as a hotel, retail, and dining complex called Napa Mill.

[30] Sanborn Fire Insurance Maps (1886).
[31] Sanborn Fire Insurance Maps (1891).
[32] Kernberger, *Mark Strong's Napa Valley,* 28.



Left: Bachelder Manufacturing, located near the rail depot on Soscol Avenue at Fourth Street (no longer extant).
Right: McBain Tannery, near Pearl and McKinstry streets (no longer extant), n.d.
(Coodley and Schmitt, 82-83)

Quarrying native stone for construction was also a profitable endeavor for many Napa residents. Several local stone quarries in Napa Valley were established in the late nineteenth century to collect limestone, sandstone, and volcanic rocks used to build bridges and buildings throughout the county. Notably, J.B. Newman's quarry was established in 1873 just southeast of the city on Soscol Avenue. James B. Newman (1851-1933) was a marble and granite contractor who became one of Napa's premier builders in the late nineteenth and early twentieth century; he also founded the Napa Marble & Granite Works at Third and Brown streets, which still operates today on Silverado Trail near Tulocay Cemetery. Newman's Napa Marble & Granite Works was very successful from the start, and by 1901 he employed nineteen full-time stone cutters and masons. Newman's house at 1105 Juarez Street also still stands.[33]

RESIDENTIAL DEVELOPMENT

As the city experienced commercial and industrial success, corresponding residential development occurred throughout the city. East Napa was a working-class area, and it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Its proximity to industrial uses made it a logical place to construct housing for local industrial workers, though. Many of the workers in these industries were single males, often recent Italian immigrants, so residential hotels became a common form of housing in East Napa (the Palace, Colombo, and Brooklyn hotels were all located on Third Street).[34] The Colombo and Palace hotels were both demolished, but the Brooklyn Hotel still stands on Third Street in East Napa.

The remaining workers' homes constructed in East Napa were small, simple cottages, and were built between 1890 and 1920.[35] These workers' cottages were single-family residences 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, Queen Anne, and vernacular styles. Most workers' cottages were constructed with little or no decoration, and were likely designed by local builders either using pattern books or simply based on previous experience.

[33] Hanrahan, 7. Kathleen Kernberger, "The Migliavacca Building" (unknown, 15 June 1973), 4-5. Kilgallin, 57, 59.
[34] Bloomfield, 55.
[35] Bloomfield, 55.



The Palace Hotel at Third and Soscol streets, circa 1900. The hotel was built in 1875 and had seventy rooms with baths, a dining room, offices, and its own associated stables across the street. It was demolished in the 1930s. (Kernberger, *Mark Strong's Napa Valley,* 9).

At the end of the nineteenth century, development in East Napa was sparse: there were only a few houses per block, and much of the Soscol Gateway/East Napa survey area was unincorporated. Most homes in the area were built as independent units, although the cluster of identical Queen Anne cottages at the corner of First and Juarez streets is an example of the type of speculative development that sometimes occurred in Napa during this era.

Outside of East Napa, other working-class neighborhoods included St. John's, Spencer's Addition, and the area around Sawyer Tannery, while Napa Abajo, Fuller Park, Calistoga Avenue, and West Napa featured middle- or upper-class homes. Today, high concentrations of houses from the Victorian era remain along Calistoga Avenue, and in the Napa Abajo, St. John's, Spencer's Addition, and Fuller Park neighborhoods, with fewer examples in Downtown, West Napa, and East Napa.

COMMERCIAL & INSTITUTIONAL DEVELOPMENT

The Soscol Gateway/East Napa survey area did not feature much commercial development during the Victorian era, as downtown had grown as the mercantile and financial center of Napa. The most notable commercial building still standing in the survey area is the Borreo Building, which was located just across the river at 920 Third Street (1887), and originally housed Thompson, Beard, and Sons Feed Store. By 1891, commercial establishments included a saloon, barber shop, and billiards hall located in the Palace Hotel (1875, demolished circa 1937); livery stables, a feed store, a machine shop, and a bowling alley lined the north side of Third Street; wine and grain storage barns, wagon shops, and blacksmiths clustered near McKinstry street; and a cooper and a couple of small roadside items located on Soscol Avenue. Besides these few businesses, the area remained largely industrial or undeveloped during this era.[36]

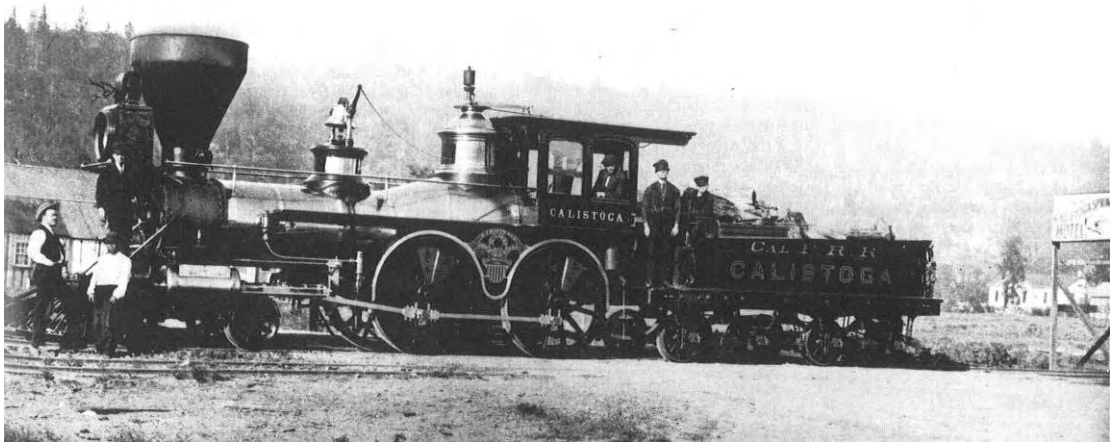
[36] Sanborn Fire Insurance Maps (1886, 1891).

Institutional development—including churches, schools, fraternal organizations, and social services—was also concentrated in downtown and the surrounding residential neighborhoods, and was not a major trend in East Napa. However, in 1873, the largest insane asylum in California was constructed just south of the Soscol Gateway/East Napa survey area, near the intersection of what are now Imola Avenue and Highway 121. The Napa State Asylum for the Insane (officially renamed the Napa State Hospital in 1924) was an imposing Gothic Revival style building that created hundreds of jobs, drawing residents and commuters to the area and ultimately spurring development along Soscol Avenue.

TRANSPORTATION & INFRASTRUCTURE

NAPA VALLEY RAILROAD

The development of railroads in Napa was essential to the growth of the Soscol Gateway/East Napa survey area and the entire city during the Victorian era. Enthusiasm for a railroad project first gained momentum in 1863 when there was talk of building a railroad from Vallejo to Calistoga. The following year, the county gained funding for the project, and a steam railroad line was built from 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.[37] In Napa City, the tracks initially ran along Main Street to Fourth Street, then along Division Street to Jefferson Street along a raised bed that hindered development to the west. The present route of the tracks through East Napa (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.[38] The rail depot for passengers and freight was located on Soscol Avenue at Fourth Street (no longer extant), and rail spurs connected many of the East Napa factories and warehouses to the main line.[39]



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

[37] Swett, 16. *Napa, the Valley of Legends,* 79-80.
[38] Bloomfield, 7.
[39] Sanborn Fire Insurance Maps (1886, 1891).



Southern Pacific Railroad Depot at Fourth and Soscol, circa 1910 (no longer extant). (Swett, 142)

The Napa Valley Railroad was extended north to Calistoga Avenue in 1868, and was extended south to Napa Junction—a tiny town near present-day American Canyon—the following year, where it met up with other local rail lines.[40] 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.[41]

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. 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.[42] A large wooden drawbridge at Third Street was also completed in 1873 for $9,000, making Third Street into a major crossing and connecting East Napa to the bustling downtown.[43] Numerous smaller bridges were established across Napa Creek at Brown, Coombs, Pearl, and Clay streets to facilitate urban development.

FLOODING OF THE NAPA RIVER

The Napa River was prone to flooding, especially in the winter months. Floods destroyed early bridges, the debris from which would dam the river and in turn cause additional damage. Buildings were damaged or destroyed, especially along the waterfront, and numerous historic photographs show the whole town underwater. The Napa River flooded annually in the early years, with particularly notable floods occurring in 1890, 1896, 1907, 1940, 1955, 1986, 1995, 1996, and 2005.[44]

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[40] Weber, *Old Napa Valley*, 184.
[41] Menefee, 25. Swett, 16. Davis, 31. Coodley and Schmitt, 37. *Napa, the Valley of Legends,* 79-80.
[42] "Historic American Engineering Record: First Street Bridge over Napa Creek," 7.
[43] Wallace.
[44] Weber, *Napa.* Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001).

Since flooding of the Napa River was a perennial problem, an attempt was made to straighten the river in East Napa to prevent flooding throughout the city. Just before the turn of the century, a channel was dug through the fairgrounds at Fourth and Burnell streets (formerly owned by the Maxwell family) in hopes of diverting the river. However, the owners of the adjoining parcel would not allow the channel to be cut through their property, and the project was halted.[45]

CULTURAL DIVERSITY

After the initial arrival of the Spanish, Napa Valley quickly became a culturally diverse region, with Mexican and American groups joining Native Americans in the area. As Napa County developed in the late nineteenth century, the need for agricultural, mining, and infrastructure labor soon exceeded the available supply of local manpower, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor. Because of its reputation as the industrial fringe of Napa City, the Soscol Gateway/East Napa survey area attracted these early working-class immigrant groups.

CHINESE

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



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

[45] *Napa Register* (12 Sept 1981).

In Napa City, the Chinese community congregated in Chinatown at the north edge of the Soscol Gateway/East Napa survey area. Chinatown began on a small isthmus in Cornwall's Addition near the junction of Napa Creek and the Napa River and spread east into the bend in the river known as the "ox bow." The area featured neat rows of simple wooden buildings separated by walkways, and was inhabited continuously by the Chinese community from 1850 to 1930. The two-story Joss House (no longer extant) was a Taoist temple established by a prominent Chinese family, the Chans, which served as the spiritual and social center of Napa's Chinese community. Some early Chinese immigrants were also entrepreneurs, and among the first Chinese businesses in Napa were laundries—notably a laundry established in 1874 by Sam Kee at 58 North Main Street (still standing)— barber shops, groceries, and community gardens. St. Helena, Calistoga, and Rutherford also had Chinese neighborhoods, and there were Chinese encampments at the mines. Most Chinese immigrants in California were extremely poor, and were subject to discrimination and violence from Americans. In the 1880s, anti-Chinese legislation was adopted by both the state and federal governments, and by the turn of the century, nearly all of the Chinese families who had tried to make a life for themselves in Napa had moved elsewhere. By 1930, only seven families remained in Chinatown, all of whom were relocated as part of a Napa River and China Beach cleanup project funded by the city.[46]

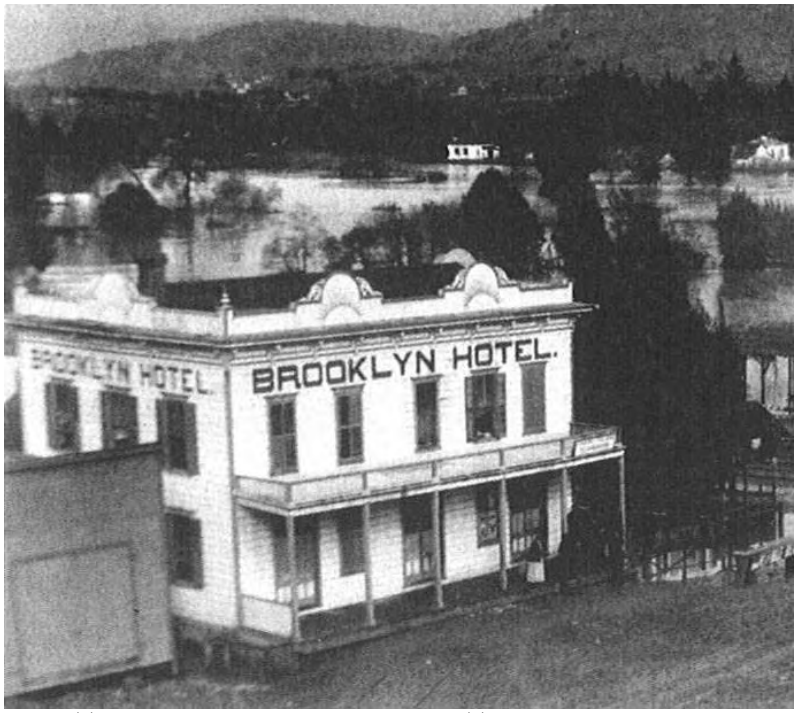
ITALIAN-AMERICANS

In Napa City, the Chinese competed with Italian immigrants for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early arrivals to Napa, they were attracted by the promise of opportunity and land. Napa County's first Italian immigrants were three brothers from Genoa—Nicola, Lorenzo and Antonio Carbone—who arrived in 1863 and established the first Italian produce garden on Coombsville Road in 1870. Other Italian pioneers included Giovanni and Antonio Rossi, who established the second and longest-operating Italian produce garden in Napa around 1872, and Guiseppe Migliavacca, who opened one of Napa's first large-capacity wineries in 1874. Most Italian immigrants were laborers, though, and worked in the manufacturing, agricultural, or construction industries. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen in St. John's (at Main and Caymus streets, near St. John's Catholic Church) and East Napa (at Soscol Avenue and Third streets, near the railroad and industrial area).[47]

Beginning in the late nineteenth century, East Napa was known as "Little Italy," and the contributions of this close-knit Italian immigrant enclave greatly shaped the development of the neighborhood. Newcomers freshly arrived from Italy gathered in East Napa where they could get cheap rooms and industrial jobs, and meet others who spoke their language. Many of these immigrants were single men whose aim was to secure a job and live frugally until they earned enough money to send for their families. Among the early Italian-owned businesses in East Napa were the Brooklyn Hotel, an eight-room hotel on Third Street established in 1872 by Dominic Cavagnaro and operated by the Cavagnaro family for nearly a century; the Colombo Hotel, established near the railroad tracks on Third Street in the early 1880s and later converted into the Buonaventura Italian Grocery; and the Depot Saloon (now Fabrizio's Restaurant), established near Soscol Avenue by Giani Baptista Ferroggiaro in 1881. Many Italians in East Napa purchased land in the neighborhood, cultivated vegetable gardens, and participated in cultural and social activities.[48]

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[46] Weber, *Old Napa Valley: The History to 1900,* 194-203. *Napa, the Valley of Legends,* 15-16. Weber, *Napa,* 83-85. Coodley and Schmitt, 42-43.
[47] Weber, *Old Napa Valley: The History to 1900,* 204. *Napa, the Valley of Legends,* 34-35. Weber, *Napa,* 86-87.
[48] Weber, *Napa,* 86-87. *Napa, the Valley of Legends,* 39-40. Sabrina Buell, "A Local History of East Napa," (Oxbow School, Summer 1998).



Brooklyn Hotel on Third Street in East Napa, circa 1890. The hotel was a prominent Italian American establishment owned and operated by the Cavagnaro family, and still stands today.
(Weber, *Napa*, 86)

ASSOCIATED PROPERTY TYPES

Property types from the Victorian era located in the Soscol Gateway/East Napa survey area include primarily residential properties. The survey area also contains two Victorian-era commercial properties, but no Victorian-era industrial properties are extant (although industrial properties were an essential component of the survey area during this period). There do not appear to be any civic or institutional properties or agricultural properties extant within the survey area.

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 Soscol Gateway/East Napa survey area was slow to develop residentially and was primarily an industrial district. Early subdivisions in the area included Cornwall's Addition, the East Napa subdivision, and Sproul's Addition and although street grids were imposed in these areas, they generally remained undeveloped or were used for agricultural purposes. Residential development that did spring up consisted of small, working-class cottages, due to the proximity of industrial facilities and the employment they provided. At the end of the nineteenth century, development in East Napa was sparse, with only a few houses per block and much of the neighborhood remaining unincorporated. Today, residential properties from the Victorian era are clustered along Juarez, Third, First, Post, and Taylor streets in East Napa. A few simple Victorian-era cottages are also located along First Street in the Oxbow District.







Top Left: One of three fairly high-style examples of a Victorian-era cottage on First Street, circa 1895.
Top Right: Victorian-era cottage on Third Street with Queen Anne style details, circa 1890s.
Bottom: Simple, vernacular style workers' cottages on First Street, circa 1890s.
(Page & Turnbull, March 2009)

Architectural Description

The Soscol Gateway/East Napa survey area was only beginning to develop during the Victorian era and primarily featured industrial and commercial properties, though the few residences that were built in the area exhibited similar trends to those elsewhere in the city. These houses were built for working-class families and are modest in size, built of wood-frame construction, and commonly employed wood in cladding, ornament, and finishes, including wood shingle and horizontal siding. Victorian-era architectural styles commonly represented in the survey area include Greek Revival, Italianate, Queen Anne, and vernacular styles. The modest nature of East Napa houses meant that they typically employed standard vernacular models with fashionable ornamentation added, and many were constructed with little or no decoration.

Victorian-era houses in the survey area tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Some homes from this era have associated ancillary buildings—such as storage sheds, water towers, or detached garages (typically later additions)—located at the rear of the lot.

Character-Defining Features

Residential buildings in the Soscol Gateway/East 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 East Napa (especially along Juarez Street or Third Street)
- Victorian-era architectural style and form
- Set back from lot line
- One story (or one story with raised basement)
- Wood-frame construction
- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed, water tower, or garage)

Significance

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

Criterion A/1 (Event)
A residence from the Victorian era would likely be significant under Criterion A/1 (Event) as a representation of the survey area's development as a working-class residential/industrial area. Groups of houses that all represent this theme would likely be eligible as a district, such as those in East Napa near Third and Juarez streets. A residence or group of residences may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development or ethnic and cultural diversity. For example, most of the cottages in East Napa have ties to Napa's early Italian community.

Criterion B/2 (Person)
A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. For example, the J.B. Newman House on Juarez Street was associated with prominent local stonemason J.B. Newman. However, note that a residence eligible under Criterion B/2 should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

Criterion C/3 (Design/Construction)
A residence may be significant under Criterion C/3 (Design/Construction) as an example of the workers' cottage building type or one of the popular Victorian-era architectural styles (i.e. Greek Revival, Italianate, or Queen Anne). Since residences in East Napa were typically modest, working-class cottages, they represent vernacular forms rather than high-style examples of Victorian-era architecture; as such, these residences may not qualify individually, but could be considered as contributors to a district. 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 Victorian-era residential development

theme. A Victorian-era residence that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. For residential districts such as East Napa, cohesion among the building is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. 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 the workers' cottage building type or a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations (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.

COMMERCIAL PROPERTIES

Commercial development in the Victorian era primarily occurred in downtown Napa, although there were a handful of commercial uses in the Soscol Gateway/East Napa survey area along Third Street and Soscol Avenue. Today, the Borreo Building (1887) and the Brooklyn Hotel (circa 1880) at Third and Soscol are the best examples of Victorian-era commercial properties in the survey area.





Left: Nineteenth Century Commercial style Borreo Building (1887), next to the Third Street Bridge.
Right: Brooklyn Hotel (circa 1880, altered 1960s) on Third Street, a mainstay of the East Napa Italian community.
(Page & Turnbull, March 2009)

Architectural Description

Victorian-era commercial buildings in Napa were primarily one- to three-story buildings of wood-frame, brick, or stone masonry construction, and were commonly rendered in the Italianate, Classical Revival, Queen Anne, and Nineteenth Century Commercial style. They featured formal storefronts with large windows and clerestories. The Borreo Building and the Brooklyn Hotel are the best examples of Victorian-era commercial buildings, as few examples of this property type remain in the survey area today.

Character-Defining Features

Commercial buildings in the Soscol Gateway/East Napa survey area typically exhibit the following character-defining features:

- Commercial use
- Location in East Napa (especially along Third Street)
- Victorian-era architectural style and form
- One- or two-story height
- Wood or stone masonry construction
- Gable roof
- Large storefronts with clerestory

Significance

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

Criterion A/1 (Event)

A commercial property from the Victorian era is not likely to be significant under Criterion A/1 (Event), since Victorian-era commercial development in Napa occurred primarily downtown (outside the survey area). However, a Victorian-era commercial property may be significant under Criterion A/1 if it is associated with other themes, such as ethnic and cultural diversity. For example, the Brooklyn Hotel on Third Street has been a social center for Napa's Italian community since its construction in the 1880s.

Criterion B/2 (Person)

A commercial property may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. For example, the Brooklyn Hotel on Third Street is significantly associated with local businessman and community leader Dave Cavagnaro.

Criterion C/3 (Design/Construction)

A commercial property may be significant under Criterion C/3 (Design/Construction) as an example of a type and period of construction, particularly because there are few commercial properties remaining from this era in the survey area. A commercial building may also be significant because it embodies the distinctive characteristics of a method of construction; for instance, the Borreo Building is constructed of local stone, and is representative of a notable building material. Commercial properties 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 a Victorian-era commercial resource. A Victorian-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this property type somewhat lowers this threshold. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. Location along Third Street or Soscol Avenue is essential, but more recent development along Soscol Avenue has altered the integrity of setting of the area's remaining Victorian-era commercial resources. 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. For example, the Brooklyn Hotel has been altered to such a degree that it does not appear to have sufficient integrity to qualify under Criteria A/1 or C/3, but if the Cavagnaro family was responsible for the alterations, the hotel may still qualify under Criterion B/2. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, it is common to find modern storefronts in Victorian-era commercial buildings, as owners updated their buildings to accommodate changing tenants and marketing techniques, but changes to the building's overall form, proportions, and cladding would not be acceptable.

INDUSTRIAL PROPERTIES

In the Victorian era, manufacturing and industrial development occurred primarily south and east of downtown. 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. Industrial uses in the Soscol Gateway/East Napa survey area were clustered along the Napa River, particularly near the intersection of Soscol Avenue and Third Street. This was a prime location for industrial uses because it contained undeveloped land conducive to the development of large parcels and was close to river and railroad transportation. However, no industrial buildings from the Victorian era appear to remain in the survey area today.

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.[49] 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.

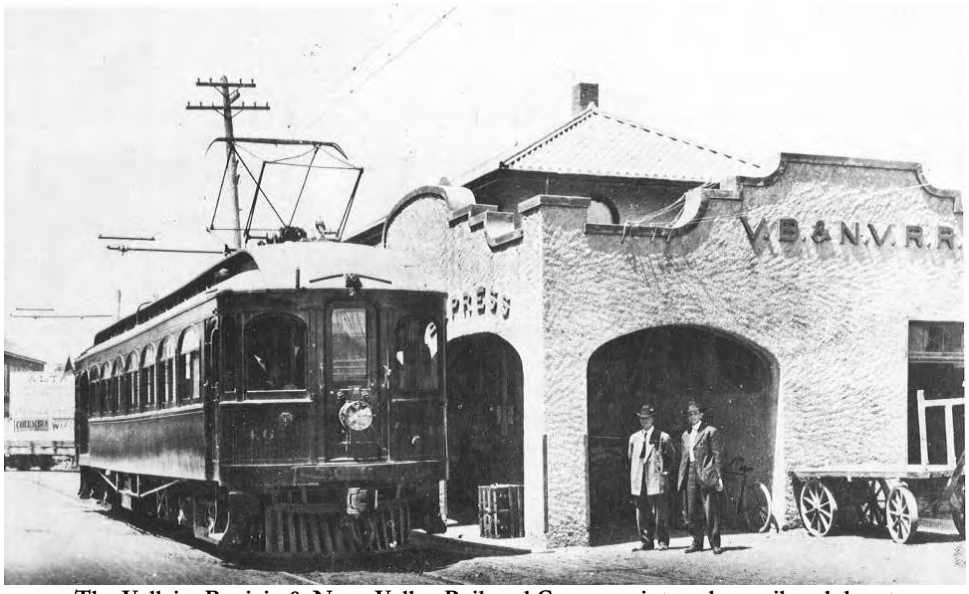
The Soscol Gateway/East Napa neighborhood continued to develop slowly but steadily in the first two decades of the twentieth century. The interurban electric railroad was essential for connecting East Napa's residences, businesses, and industries to the rest of the city and the valley, although Soscol Avenue—which did not continue past Third Street until circa 1980—still remained sparsely developed at this time.

PUBLIC TRANSPORTATION

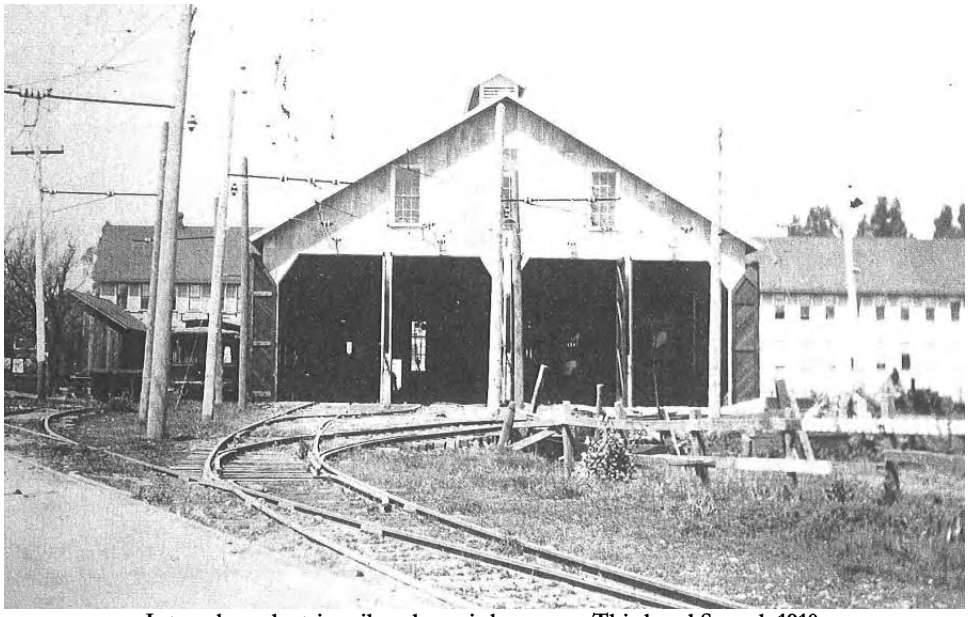
In an effort to bring vitality to a sagging economy at the turn of the century, Napa city officials granted a charter to the Vallejo, Benicia & Napa Valley Railroad Company to develop an interurban electric railroad in 1901. The Vallejo, Benicia & Napa Valley Railroad Company (VB&NV) was organized by Colonel J.W. Hartzell and H.F Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead. By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road (Soscol Avenue), and the process of laying the tracks included improving the grading and surfacing of the road itself.[50]

Interurban rail service began in July 1905 carrying passengers and freight from Vallejo. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street. By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The VB&NV depot (no longer extant) was located on the southeastern corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, a 150-foot car barn, a machine shop, and an electrical substation.[51] 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.[52]

[49] Kernberger, *Mark Strong's Napa Valley,* 1.
[50] Swett, 27-32. Kernberger, *Mark Strong's Napa Valley,* 5
[51] Swett 52-64. Kernberger, *Mark Strong's Napa Valley,* 5.
[52] Swett, 88.



The Vallejo, Benicia & Napa Valley Railroad Company interurban railroad depot at Third and Soscol, circa 1905 (no no longer extant at this location).
(Swett, cover image)



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

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.[53]

[53] Ibid., 106-120.

The introduction of the interurban railroad had a huge impact on the development of the Soscol Gateway/East Napa survey area and the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo and San Francisco. The neighborhoods surrounding the route—especially East Napa and Spencer's Addition—flourished and property values increased as a result of the new service.[54]

INDUSTRIAL & COMMERCIAL EXPANSION

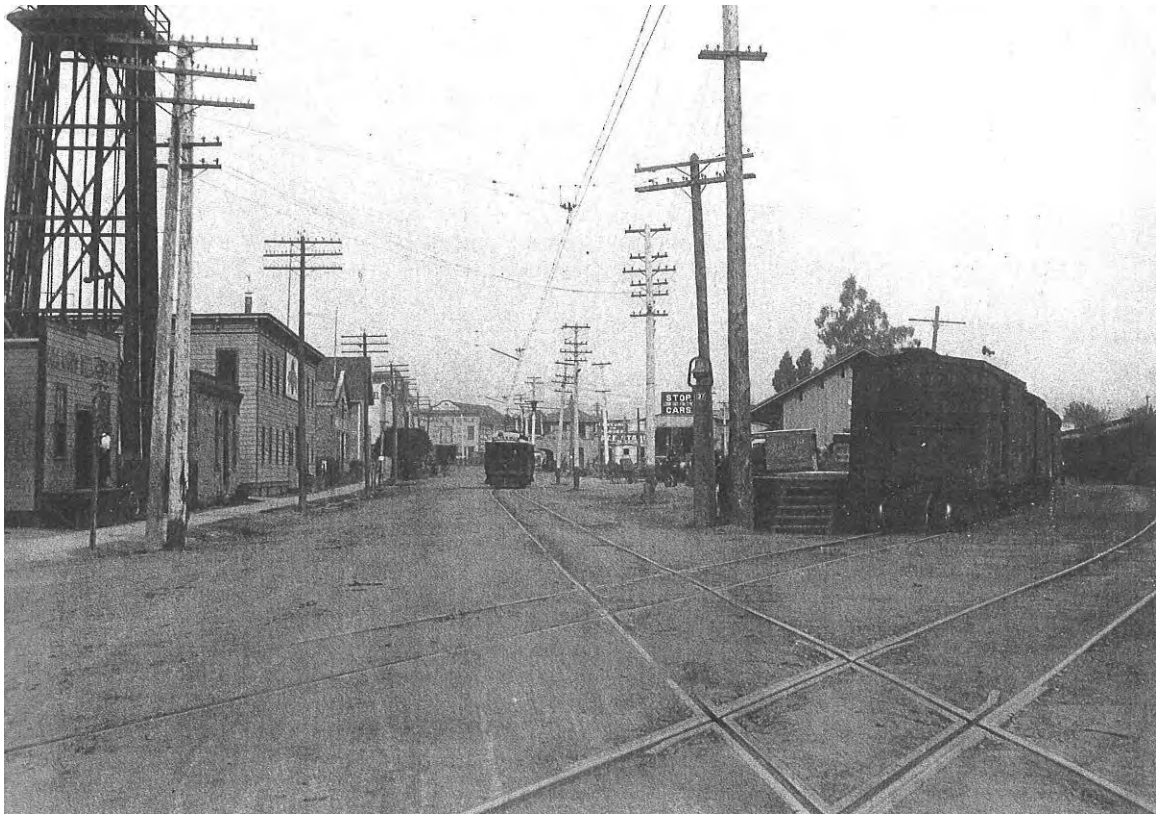
Manufacturing and agricultural-related industries continued to fuel Napa's economic engine after the turn of the century, and a number of new factories and businesses were established. Industrial development was still clustered around the river just southeast of downtown and in the Soscol Gateway/East Napa survey area, and proximity to rail lines and transit was increasingly important. Former employees of the California Glove Company on Soscol Avenue started their own business, the Napa Glove Company, in 1910. The Evans Shoe Company, which was already in business on the east side of the river, changed its name to "Nap-A-Tan Shoe Company" because it began using a product called Nap-A-Tan Waterproof Leather, or "Napa leather," developed by the Sawyer Tannery.[55] The California Brewing Association's facilities were located on Soscol Avenue at Fifth Street, and George Blaufuss' Western Cider Works (later Saxon Ciderworks) was located at the corner of Soscol Avenue and Seventh Street.[56]



Nap-A-Tan Shoe Company at Sixth and Soscol, n.d. (no longer extant).
(Weber, *Napa,* 48)

[54] Ibid., 179. Bloomfield, 8.
[55] Coodley and Schmitt, 32. *Napa, the Valley of Legends,* 11-12. Weber, *Napa, 48.*
[56] Kilgallin, 67. Sanborn Fire Insurance Maps (1910).

Across the river from the survey area, the Cameron Shirt Company, which opened in West Napa in 1901, 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 Sawyer Tannery also continued to be a major Napa employer, and was the first tannery west of Chicago to develop patent leather in 1909.[57]



Soscol Avenue, looking north from SPRR tracks, 1908.
(Swett, 141)

Additional businesses that sprang up in the Soscol Gateway/East Napa survey area during the first decades of the twentieth century included the Napa Machine Works on Third Street, a marble works next door to the Palace Hotel, and a small Standard Oil Company building at Seventh Street. The Ambrosia Dairy & Creamery on Soscol Avenue at Fourth Street was established in 1906 by William Watt, who manufactured ice cream and other dairy products using milk from dairy farms on the outskirts of town (namely south of East Napa along the Soscol Avenue corridor).[58]

RESIDENTIAL & COMMUNITY GROWTH

The beginning of interurban electric railroad service in 1905 spurred residential development in Napa, allowing workers from Vallejo and Mare Island to live in quiet neighborhoods. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route.[59] In East Napa, residential development was concentrated along Juarez Street and Third Street; by 1910, there were five to ten small, one-story houses per block in these

[57] Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006). Gregory, 160.
[58] Coodley and Schmitt, 51. Sanborn Fire Insurance Maps (1901, 1910).
[59] Bloomfield, 32-33.

areas, while south of Fourth Street, the blocks were still undeveloped.[60] Most of the residents of East Napa were of Italian descent: the 1918 city directory showed 33 names on First Street east of the Napa River, half of them Italian; a majority of the 18 names on Juarez Street were Italian; and more than half the households on Third Street East had Italian names.[61]



Postcard showing view along Third Street, looking west from Alta Heights, circa 1910.

Adjacent to East Napa is Alta Heights, which was also influenced by the interurban rail line. The neighborhood had not been settled earlier because it was located in the steep hilly area on the east side of the river, relatively far from the city center. The Alta Heights Addition of 1906 set up the neighborhood's street grid, and was the first survey to abandon the grid pattern in favor of curving streets that followed the contour of the hillside. Alta Heights first appears on Sanborn Fire Insurance maps in 1910, and featured small homes for lower middle-income residents. Neither Alta Heights nor East Napa attracted the city's most fashionable people because they were on the industrial side of the Napa River and were near the Tulocay Cemetery.[62]

SOCIAL & CIVIC SERVICES

The Soscol Gateway/East Napa survey area did not have any schools, and residents relied on the development in Alta Heights and surrounding neighborhoods to provide educational facilities and other social services. The area did have a city park—East Napa Park—which was a block of land at the southeast corner of Burnell and Fourth streets covered with tall shade trees and a large pavilion (used as part of the fairgrounds since 1894).[63] The strong Italian community continued to dominate the social life of East Napa, and for entertainment, residents would gather to play bocce ball or socialize at the Brooklyn Hotel or Depot Restaurant.[64]

[60] Sanborn Fire Insurance Maps (1910).
[61] Bloomfield, 55.
[62] Ibid., 41-42.
[63] Gregory, 163. "History of Napa Valley Expo," in Napa Valley Expo archives.
[64] Coodley and Schmitt, 55.



1907 map of the City of Napa. Note that Soscol Avenue terminates at Third Street; it was not extended across the Napa River until circa 1980. (Darms, 108)

CITY LIMITS EXPANDED

As Napa grew both physically and economically, the incorporated city limits expanded to encompass some additional neighborhoods, including additional portions of the Soscol Gateway/East Napa survey area. By 1907 the city limits included East Napa as far as Silverado Trail, the area just south of Fuller Park, and part of West Napa bounded by Laurel Street on the south and as far west as its

irregular western boundary (near Monroe Street, its continuation, First Street, and Walnut Street). The rest of West Napa (south of Laurel Street to Old Sonoma Road) was added in 1914, and Alta Heights and the Napa High School plot were added by the 1920s. The land further west and south of these incorporated areas was still slow to develop, with prune orchards and open fields covering the hillsides along Browns Valley Road and the southern portion of Soscol Avenue; these areas remained as such until well into the twentieth century.[65]

1906 EARTHQUAKE

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree.[66] Napa sustained relatively minor damage, and mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the Italian American enclave in numbers and prominence, and becoming important members of the community.[67]

ASSOCIATED PROPERTY TYPES

Property types from the early twentieth century located in the Soscol Gateway/East Napa survey area include primarily residential, commercial, and industrial properties. There do not appear to be any civic or institutional properties or agricultural properties extant within the survey area.

RESIDENTIAL PROPERTIES



Typical workers cottages in East Napa (circa 1910).
(Page & Turnbull, March 2009)

It was in the early twentieth century that East Napa truly began to thrive as a residential neighborhood, continuing the patterns of residential development established during the Victorian era. East Napa continued to feature small, wood-frame, single-family houses rendered in a variety of

[65] Bloomfield, 2. Weber, *Napa,* 96.
[66] Weber, *Roots of the Present: 1900 to 1950,* 58-63. Weber, *Napa,* 64-66. Kernberger, *Mark Strong's Napa Valley,* 33.
[67] Weber, *Napa* 86. Weber, *Roots of the Present: 1900 to 1950*, 64.

styles, but tending toward the vernacular. They served working-class families that were either employed at nearby industrial facilities or found the neighborhood convenient for its location on the interurban rail line, which could take them to work elsewhere. Houses from the early twentieth century were interspersed among the existing nineteenth century residences, and by the beginning of World War I, the residential area centered at Third and Juarez streets was largely built out. This neighborhood of small, simple workers' cottages was incorporated into the city limits by 1907. During the early twentieth century, East Napa became a predominately Italian community; one which grew even larger after the 1906 Earthquake when refugees from San Francisco's Italian North Beach neighborhood fled to Napa.

Architectural Description

Similar to the Victorian era, the early twentieth century in the Soscol Gateway/East Napa survey area resulted in primarily modest single-family houses rendered in a variety of styles. Structural systems and siding were primarily wood. Architectural styles popular in early twentieth century represented in the survey area include Classical Revival, Shingle, Craftsman, Simple Bungalow, and vernacular styles. Houses were almost exclusively constructed individually, not developed as speculative tracts.

Early twentieth century houses in the survey area tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Early twentieth century homes sometimes have associated ancillary buildings—such as storage sheds or detached garages (typically later additions)—located at the rear of the lot.

Character-Defining Features

Residential buildings in the Soscol Gateway/East Napa survey area associated with the theme of early twentieth century residential development patterns exhibit the following character-defining features:

- Single-family home (modest in size)
- Location in East Napa (especially along Juarez Street or Third Street)
- Early twentieth century architectural style and form
- Set back from lot line
- One story (or one story with raised basement)
- 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, garage)

Significance

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

Criterion A/1 (Event)

A residence from the early twentieth century would likely be significant under Criterion A/1 (Event) as a representation of the survey area's continuing development as a working-class residential/industrial area. Groups of houses that all represent this theme would likely be eligible as a district. A residence or group of residences may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development or ethnic and cultural diversity. For

example, most of the cottages from this era in East Napa have ties to Napa's early Italian community.

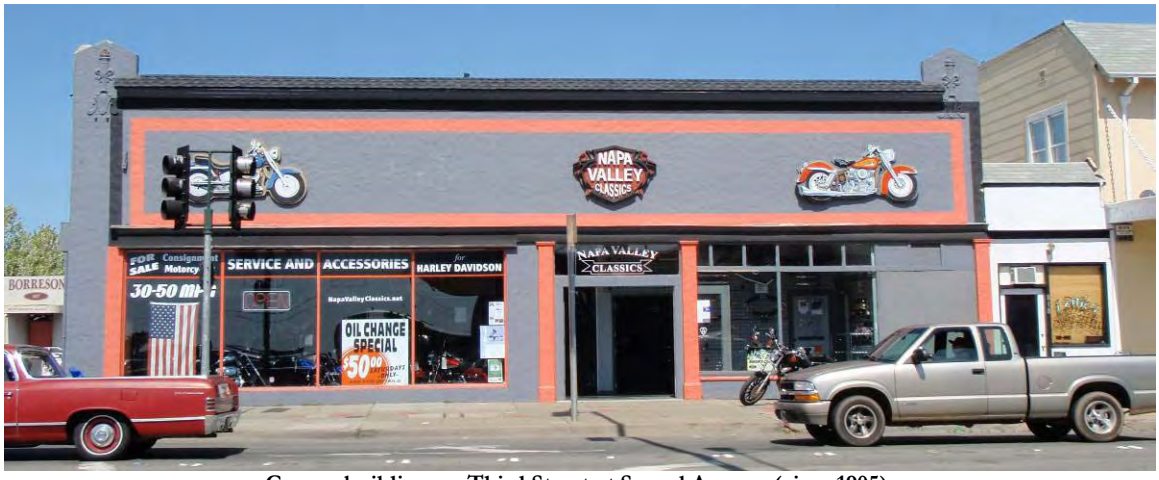
Criterion B/2 (Person)
A residence may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, note that a residence eligible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

Criterion C/3 (Design/Construction)
A residence may be significant under Criterion C/3 (Design/Construction) as an example of the workers' cottage building type or one of the popular early twentieth century architectural styles (i.e. Craftsman or Classical Revival). Since residences in East Napa were typically modest, working-class cottages, they represent vernacular forms rather than high-style examples of these styles; as such, these residences may not qualify individually, but could be considered as contributors to a district. 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 early twentieth century residential development theme. An early twentieth century residence that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, and feeling at the minimum. For residential districts such as East Napa, cohesion among the building is more important than the design qualities of the individual buildings. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. 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 the workers' cottage building type or an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. For example, a residence may retain sufficient integrity if it has undergone minor alterations (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.

COMMERCIAL PROPERTIES

The Soscol Gateway/East Napa area had a more industrial than commercial character during the early twentieth century. However, the few commercial ventures which did develop in the survey area during the early twentieth century were primarily situated along Third Street, near its intersection with Soscol Avenue, and in Cornwall's Addition at the oxbow of the Napa River.



Garage building on Third Street at Soscol Avenue (circa 1905).
(Page & Turnbull, March 2009)

Architectural Description

Early twentieth century commercial buildings are not common in this area, but those present tend to occupy the majority, if not all, of the parcel on which they sit and are typically expressive in their design, but use more reserved styles than those of the Victorian era; for instance the Twentieth Century Commercial, Beaux-Arts and Renaissance Revival styles. They were most often constructed in concrete or wood frame. Commercial buildings from this era typically have wood or metal storefronts with large display windows and clerestories.

Character-Defining Features

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

- Commercial use
- Location along Third Street or Soscol Avenue
- Early twentieth century architectural style and form
- One or two stories
- Concrete or wood-frame construction
- Flat or gable roof with parapet
- Wood or metal storefronts, with large windows and clerestory

Significance

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

Criterion A/1 (Event)
A commercial property from the early twentieth century is not likely to be significant under Criterion A/1 (Event), since early twentieth century commercial development in Napa occurred primarily downtown (outside the survey area). However, an early twentieth century commercial property may be significant under Criterion A/1 if it is associated with other themes, such as ethnic and cultural diversity.

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

Criterion C/3 (Design/Construction)
A commercial property may be significant under Criterion C/3 (Design/Construction) as an example of this type and period of construction, particularly because there are few commercial properties remaining from this era in the survey area. Commercial properties 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 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. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. Location along Third Street or Soscol Avenue is essential, but more recent development along Soscol Avenue has altered the integrity of setting of the area's remaining early twentieth century commercial resources. 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. 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.

INDUSTRIAL PROPERTIES
Manufacturing and agricultural-related industries continued to fuel Napa's economic engine in the early twentieth century. Many of the fruit- and lumber-related industries of the Victorian era were still in business, along with new businesses developing based on workforce unionization, and additional industrial plants constructed to fill growing demand for products and materials, from cider to dairy products, from stone to machine parts. The interurban electric railroad (established in 1905) also provided hundreds of jobs to local residents.

The Soscol Gateway/East Napa area continued to be characterized by industrial uses in the early twentieth century. Proximity to rail lines and transit was increasingly important during this era, and early twentieth century industrial uses continued to cluster along Soscol Avenue and Third Street.

However, industrial buildings from the early twentieth century are not as common as they once were, and some have been demolished or converted from their original industrial use.



Former interurban electric streetcar repair barn (circa 1905) on Soscol Avenue at Sixth Street, since converted to commercial use.
(Page & Turnbull, March 2009)

Architectural Description

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

Character-Defining Features

Industrial buildings in the Soscol Gateway/East Napa survey area constructed during the early twentieth century typically exhibit the following character-defining features:

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

Significance

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

Criterion A/1 (Event)
An industrial property that produced goods important to Napa's economy is likely to qualify under Criterion A/1 (Event) as an example of the city's early industrial development. Few early twentieth century industrial buildings remain in Napa today, making the few extant industrial buildings in the survey area rare resources that demonstrate the city's industrial character during this era. An early twentieth century industrial property may also be significant under Criterion A/1 if it is associated with other themes, such as agriculture or transportation. For example, resources that represent the transportation industry, such as the interurban electric streetcar repair barn on Soscol Avenue, would be considered significant under this theme.

Criterion B/2 (Person)
An industrial building may be significant under Criterion B/2 (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or industrialist. For example, the Napa Marble & Granite Works' association with local builder J.B. Newman may be significant under this criterion.

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

Integrity Considerations

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

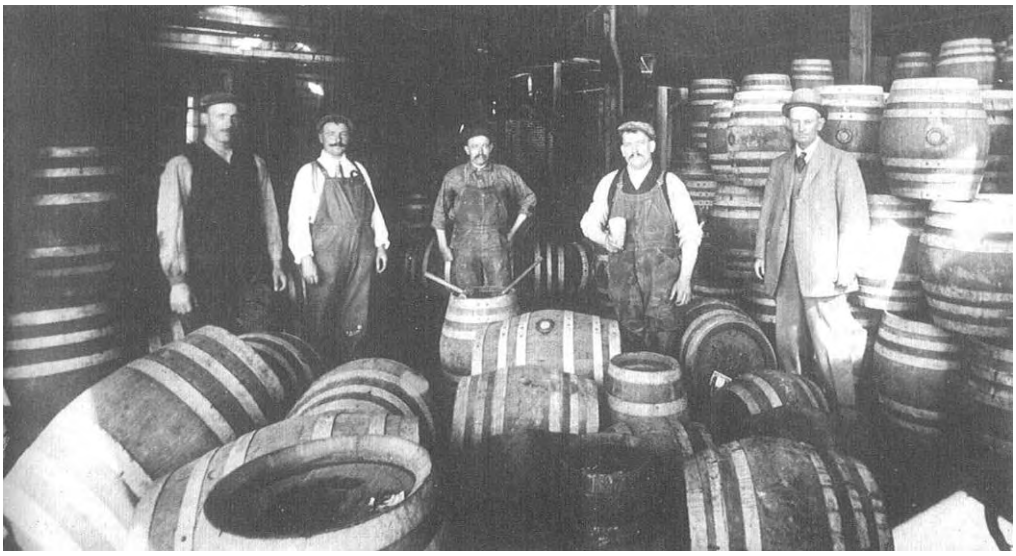
For example, the interurban electric railroad barn is a rare building type, and thus appears to be significant under both Criterion A/1 and Criterion C/3. While the building has lost its large vehicular openings and has received a Streamline Moderne addition, it retains enough of its original design elements (steel frame structural system, corrugated metal siding, industrial sash windows, truss roof, and overall form and massing) to convey a sense of its significance under Criterion A/1 as an early part of the interurban electric railroad system. However, due to its later alterations, the barn may not have the integrity necessary to convey its significance under Criterion C/3 as an example of an early twentieth century industrial building, or as a car repair barn.

Prohibition & Depression (1920-1939)

In the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.[68] This era saw steady construction of single-family homes throughout the city and the establishment of more factories in the survey area, but Prohibition and the Great Depression greatly curbed the city's economic development. The Soscol Gateway/East Napa survey area thrived as the city's industrial core, and the residential portion at the north end of the survey area had been largely built out with modest working-class homes by the late 1920s. East Napa remained the center of Napa's Italian American community, and had a number of famous (or infamous) residents. Changes in transportation, specifically the increased popularity of the automobile, also impacted the area's development.

PROHIBITION

Before World War I, prohibition of alcohol became an important political issue spearheaded by religious groups and the temperance movement. These groups advocated for legislation that restricted the production, sale, and transportation of alcoholic beverages for consumption, and Congress responded by drafting the Volstead Act in 1917. The Volstead Act was ratified as the 18th Amendment to the U.S. Constitution in 1919, taking effect in January 1920, and many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades, with millions of gallons of wine produced annually. Clearly, Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and while the city of Napa was more industrial in nature, it shared in the hard economic times of the Valley. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers. [69]



George Blaufuss' Western Cider Works before Prohibition, 1907.
(Kilgallin, 67)

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

Illegal liquor production and distribution was quite common in East Napa. At the onset of Prohibition, the Saxon Cider Works switched from brewing beer to making cider, but soon thereafter owner George Blaufuss revived the beer brewing operation. Hoping to take advantage of a loophole saying doctors could prescribe alcoholic beverages for medicinal purposes, Blaufuss partnered with Dave Cavagnaro to put beer back on the menu at the Brooklyn Hotel. Hundreds of Napans lined up at the brewery every day, and local law enforcement—namely Dave's brother, patrolman Henry "Punch" Cavagnaro— looked the other way. However, federal authorities were not as forgiving, and there was a federal raid on the Saxon Cider Works in August 1922. Blaufuss had been tipped off about the raid, though; he and his friends had worked all night bottling as much beer as they could, hiding some of it in a water tank behind the Brooklyn Hotel and more in a barn at the Napa State Hospital. Blaufuss was arrested, but local Judge Percy King only gave him a small fine and ordered him to donate 200 cases of beer each to the Veterans' Hospitals in San Francisco and Palo Alto for "medicinal" purposes. East Napa's hotel owners were also notorious: Dave Cavagnaro continued to operate his saloon well into Prohibition, selling liquor out the back door of the Brooklyn Hotel to his wine-loving Italian neighbors until he was arrested (and subsequently released) during a 1925 raid on an unrelated speakeasy; G. Bertolini, the proprietor of the Colombo Hotel on Third Street (no longer extant), served six months in jail for bootlegging and was ordered to close his hotel for a year; and the Roma Hotel on First Street and the Depot Restaurant on Soscol Avenue were both raided in 1926, but yielded only a few pints of liquor.[70]

In any case, contemporary accounts such as these suggest that some Napans were quite creative about circumventing the rules. By the time Prohibition was repealed in 1933, most of Napa Valley's vineyards were in disrepair, or had been planted with hardy, "shipping tolerant" grapes such as Petite Sirah; for years after the repeal, Napa winemakers typically produced inexpensive red wines.[71]

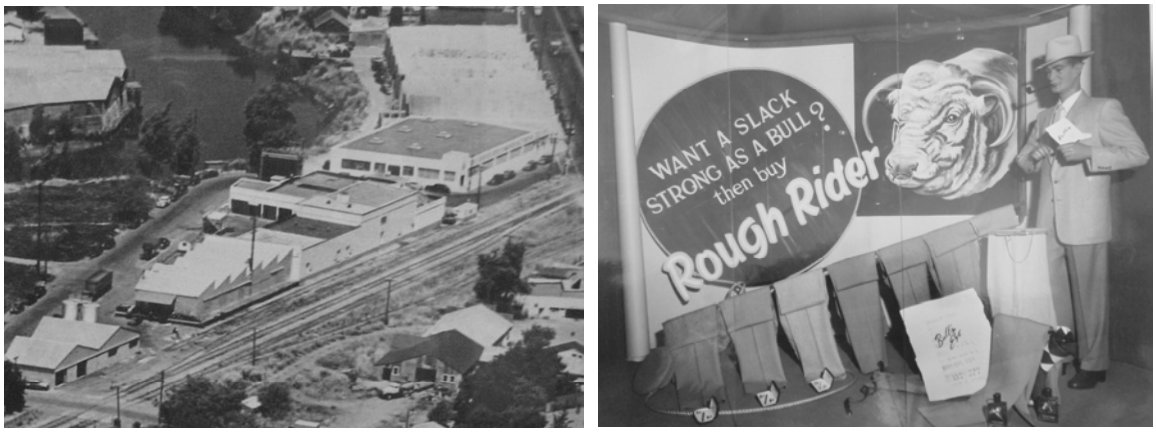
HEAVY INDUSTRY

The continued growth of heavy industry in the 1920s helped solidify the character of the Soscol Gateway/East Napa survey area as a working-class community. The Basalt Rock Company was founded in 1924 by German immigrant A.G. Streblow. The company's quarry just south of town supplied rock for a number of large Bay Area construction projects (including the Golden Gate Bridge, Bay Bridge, and Hamilton Air Force Base), and soon became one of Napa's largest employers. When the business opened, Basalt had its offices and shipping facility on the east bank of the river between Seventh and Eighth streets, just outside the boundaries of the Soscol Gateway/East Napa survey area.[72] Mare Island Naval Shipyard near Vallejo, just 12 miles south of the Basalt quarry, was a major source of employment for many Napa residents, even during the Depression. Established in the mid-nineteenth century, Mare Island was engaged in major shipbuilding efforts during World War I, and became one of the Navy's favorite shipyards. By the 1930s, Mare Island was the largest single industrial plant in Northern California, employing men and women 24 hours a day. In 1932, Napa was home to more than 300 Mare Island workers, who built houses and patronized local banks and establishments.[73] The success of both the Basalt Rock Company and Mare Island south of the Soscol Gateway/East Napa survey area also increased traffic and spurred development along Soscol Avenue.

In 1936, Julian Weidler established the Rough Rider Clothing Factory on Soscol Avenue between the river and the train tracks. Originally located in San Francisco, Rough Rider offered unionized jobs

[70] Weber, *Roots of the Present,* 150-154; 160-167. Weber, *Napa,* 89.
[71] Heintz, 245-284. *Napa, the Valley of Legends,* 87-88.
[72] Coodley and Schmitt, 62. Weber, *Roots of the Present: 1900 to 1950,* 206-209. Sanborn Fire Insurance Maps (1924).
[73] Weber, *Roots of the Present: 1900 to 1950*, 206. Coodley and Schmitt, 71. Weber, *Napa,* 102.

that provided dramatic improvements in wages and working conditions. The company provided an important employment opportunity for young women, who did not have the same options at Mare Island and the Basalt Rock Company as their male counterparts. Napa High began offering industrial sewing classes to teach girls to operate power sewing machines, and eventually over 500 local women—all members of the International Ladies Garment Workers Union—were trained and employed at Rough Rider.[74]



Left: Aerial view of Rough Rider factory & Union Ice Company on Soscol Avenue, circa 1940.
Right: Department store display (R.L. Fry) of Rough Rider clothing, circa 1940.
(Napa Valley Historical Society)

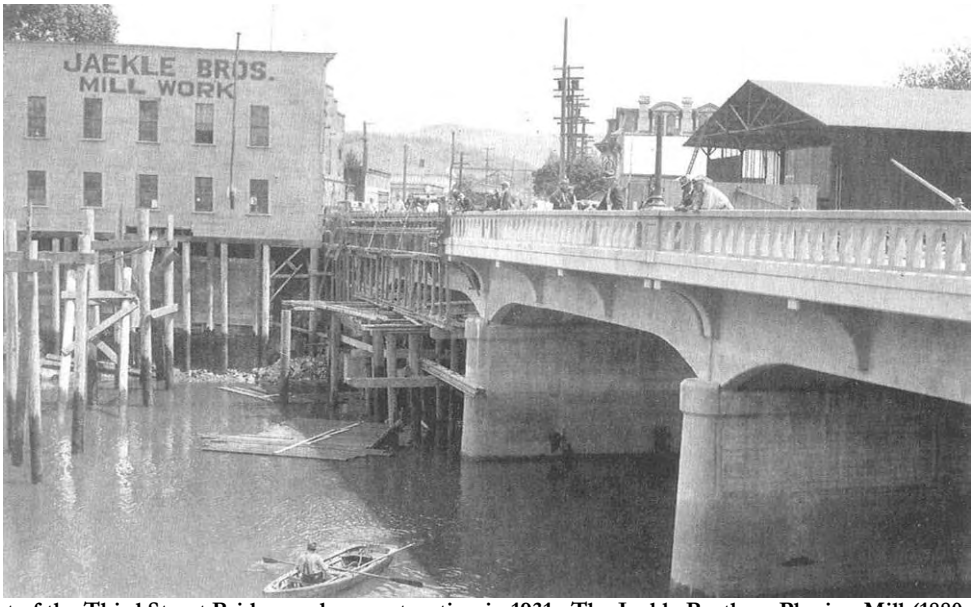
Other industries in the Soscol Gateway/East Napa survey area included the Union Ice Company, which had its factory and ice house on Sixth Street at Soscol Avenue. Union Ice, which was established in 1882 as California's first major ice supplier, manufactured and delivered ice to businesses and families; by 1940, the company operated 70 plants across the state, although the ice industry began to decline as refrigeration technology improved.[75] The Ambrosia Creamery, Blaufuss' cider factory, the California Glove Company, the Noyes Lumber Yard, and Jaekle Brothers Planing Mill (formerly Corlett's Enterprise Planing Mill) also continued to be mainstays of the East Napa economy.[76]

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. However, the success of the city's industries, especially the Rough Rider plant in the Soscol Gateway/East Napa survey area and nearby Mare Island, spared Napa from some of the worst hardships of the Depression. For those who did not have jobs, there was a local unemployment relief committee run in part by service clubs. The committee sponsored four relief camps just outside the city in summer 1932 where men cut trees and sold firewood. The committee also sponsored donations and assistance with job searches. By 1932, the local relief program registered 1,665 unemployed people in Napa.[77] Under Mayor Charles Trower, the city government sponsored civic improvement projects to provide further unemployment relief. In 1932, the narrow Third Street Bridge was replaced with a modern concrete structure suitable for automobile traffic, and the city passed a law that men from Napa County would be the first laborers hired for its

[74] Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006). Coodley and Schmitt, 67-69.
[75] Union Ice Company, "History," <http://www.unionice.com/history> (accessed 13 May 2009).
[76] Sanborn Fire Insurance Maps (1924).
[77] Coodley and Schmitt, 71-72. Weber, *Roots of the Present: 1900 to 1950*, 207-209.

construction.[78] Many locals also remember being saved from economic disaster by the generosity of the Rough Rider Company, which extended credit to its retail customers.[79]



View east of the Third Street Bridge under construction in 1931. The Jaekle Brothers Planing Mill (1880s, burned down in the 1940s), is visible just across the river.
(Coodley and Schmitt, 99)

TRANSPORTATION CHANGES

The increased popularity of the automobile brought dramatic changes to Napa's transportation services and urban form, and by the end of the 1930s, buses and trucks had replaced the city's railroads and ferries. As more commuters began driving cars after World War I, ferry lines into Napa from Vallejo or San Francisco modified their vessels to accommodate cars, trucks, and buses to offset any decrease in passengers and freight caused by automobiles. For example, the Monticello Steamship Line's "Napa Valley" and "Asbury Park" were rebuilt and widened to carry autos in 1922, and other competitors followed suit.[80]

The Soscol Gateway/East Napa survey area was particularly affected by changes to railroad service. Southern Pacific discontinued its steam passenger service to Napa in 1929, substituting a bus and truck service thereafter. The SFN&C interurban electric railroad also reduced its service (due to competition from Highway 29, which ran on a route parallel to the tracks), and by 1930 the line had re-routed all its trains through Napa over the Southern Pacific tracks and eliminated all street operation. In addition to the increased competition from automobiles, the SFN&C suffered a catastrophic setback in 1932 when a fire destroyed the company's Napa car barn, substation, and several cars, paralyzing service for months. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately profited from bus, not rail, transportation.

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

[78] Weber, *Roots of the Present: 1900 to 1950,* 208.
[79] Coodley and Schmitt, 71-72. Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006).
[80] Swett, 483.

towards transportation. The highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. The route was improved in segments starting in 1909, and by 1937, the highway had reached its full extent; it included a section running through the Soscol Gateway/East Napa survey area 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. 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, rather than highway routes, as they are today.[81] Just north of the Juarez adobe, Soscol Avenue intersected Bell Avenue, which led towards Monticello and was named for a local politician. Due to popular demand, Bell Avenue was considered part of the Silverado Trail and was renamed accordingly. By 1938, it was possible to take the Silverado Trail all the way to Calistoga, although the route was not entirely paved.[82]



Cars waiting to board the Monticello Steamship Line ferry, 1920s.
(Swett, 500)

In addition to transportation routes through Napa, routes to Napa, including the Carquinez Bridge (1927), San Francisco-Oakland Bay Bridge (1936), and Golden Gate Bridge (1937) all played a critical role in serving the valley and the City of Napa. In 1937, the SF&NV was given permission to operate motor truck and bus service directly to San Francisco, and ran the first buses to San Francisco via Oakland in September of that year. The Southern Pacific-Golden Gate Ferries, who had purchased the Monticello Steamship Line, discontinued its Vallejo-San Francisco ferries in 1937. The interurban had its final passenger rail excursion from Vallejo to Napa and return in 1938, and by 1939 the SF&NV had removed the tracks from Napa to Calistoga and abandoned the track and yard in Napa. By the beginning of World War II, only the freight line servicing Mare Island remained.[83] The interurban electric rail depot on Third Street was removed circa 1950; it was likely demolished, although it appears that a portion of the depot may have been relocated and converted to a residence on Roosevelt Street.[84]

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[81] 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.
[82] Weber, *Roots of the Present: 1900 to 1950,* 229.
[83] Swett, 390, 547-548. Coodley, "Listening For Trains," *Napa Valley Marketplace,* (October 2006). *Napa, the Valley of Legends,* 79-80.
[84] Email correspondence with owner of Roosevelt Street residence, 1 December 2009.

URBAN & COMMUNITY 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. Only a few single-family residences from this period were constructed in the Soscol Gateway/East Napa survey area: they were clad in stucco instead of wood, became longer and lower, abandoned front porches, and featured garages (often detached). Bungalow courts also developed during this era as a compromise between affordable apartments and expensive single-family homes, with individual units clustered around a central communal garden or courtyard. Popular architectural styles included Craftsman, Spanish Eclectic, and Mediterranean Revival.[85]

The residential areas of the Soscol Gateway/East Napa survey area were largely built out by the early 1920s, but Soscol Avenue continued to develop its industrial character. Infrastructure improvements in the area accompanied industrial growth, and the roadway surface continued to be improved for automobiles. Additionally, by 1924, the Great Western Power Company's electrical substation (now operated by Pacific Gas & Electric) was located at the corner of Seventh Street and Soscol Avenue.[86] In Chinatown, only a few families remained by 1930 due to declining employment opportunities and frequent fires, and all of them were relocated as part of a Napa River and China Beach cleanup project funded by the city in 1930.[87]

"AUTO ROW"

From 1900 to 1910, automobile production increased nearly fifty-fold in the United States to 186,000 units annually. No longer a luxury enjoyed exclusively by the wealthy, overproduction made automobiles increasingly affordable to the middle classes, especially after Henry Ford introduced the Model T in 1908. Following the advice of Detroit automobile manufacturers, agents began moving out of cramped central city locations to major arterial boulevards leading to outlying residential suburbs. Particularly desirable were heavily traveled streetcar lines, where a captive audience of commuters would be tempted to buy the shiny automobiles on display in the showroom windows. Even before the First World War, several cities began to experience the formation of distinct commercial districts dedicated almost exclusively to the sale and servicing of automobiles. Frequently several blocks in length, these "Auto Rows" were developed in a recognizable pattern, with large showrooms on prominent corners and smaller, one-story garages, auto body fabricators and parts shops located mid-block or on intersecting streets. Some of the earliest and most well-known showrooms of this era include: Chicago's Michigan Avenue, Boston's Commonwealth Avenue, New York's Broadway and San Francisco's Van Ness Avenue.[88]

Beginning in the 1920s, automotive uses began to cluster along Soscol Avenue, with automotive repair shops, service stations, and garages springing up from Third Street south. According to Sanborn Fire Insurance maps and city directories, such uses included: M.T. Richie's service station at 329 Soscol Avenue; Pete Mahrt's service station at 347 Soscol Avenue; Hoffman Brothers service station at 407 Soscol Avenue; O.H. Pedrone's auto repair shop and service station at 415 Soscol Avenue; Shell Oil gas station at the corner of Soscol Avenue and Third Street; H.A. Zeller's auto repair and gas station at 820 Third Street; Colvin's Garage at 817 Third Street; auto garages at 902-910 Third Street and 919 Third Street; and automobile storage along Seventh Street.[89] Automobiles would continue to play an increasingly large role in the development of Soscol Avenue into the postwar era, solidifying its position as Napa's "Auto Row."

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[85] Bloomfield, 13. Napoli, *Napa Abajo/Fuller Park Historic District*, 108.
[86] Sanborn Fire Insurance Maps (1924).
[87] Ibid., 67. Weber, *Napa* 83-85.
[88] Chester H.Liebs, *Main Street to Miracle Mile.* (Boston: Little, Brown and Company, 1985).
[89] Napa City Directories (1928, 1933). Sanborn Fire Insurance Maps (1924). Note: street numbering has since changed, and addresses are therefore outdated.

NAPA VALLEY EXPO

The first Napa fair dates back to the 1850s, when local residents formed a small agricultural society to exhibit stock, farm, orchard, dairy, household, and manufactured products. The former site of the East Napa Park—also called the East Napa Pavilion—had been used to host the county's annual fair since 1894, but the present Napa Town and Country Fair was established circa 1927.[90] At this time, the fairgrounds were primarily open space with a home economics building, an office building, stables, and reinforced concrete stalls and booths.[91] A few of these buildings remain, although most appear to have been altered. The Napa Valley Expo is currently operated by the State of California's 25th District Agricultural Association, and most of the buildings on the current 34-acre site were constructed in the 1960s and 1970s.[92]

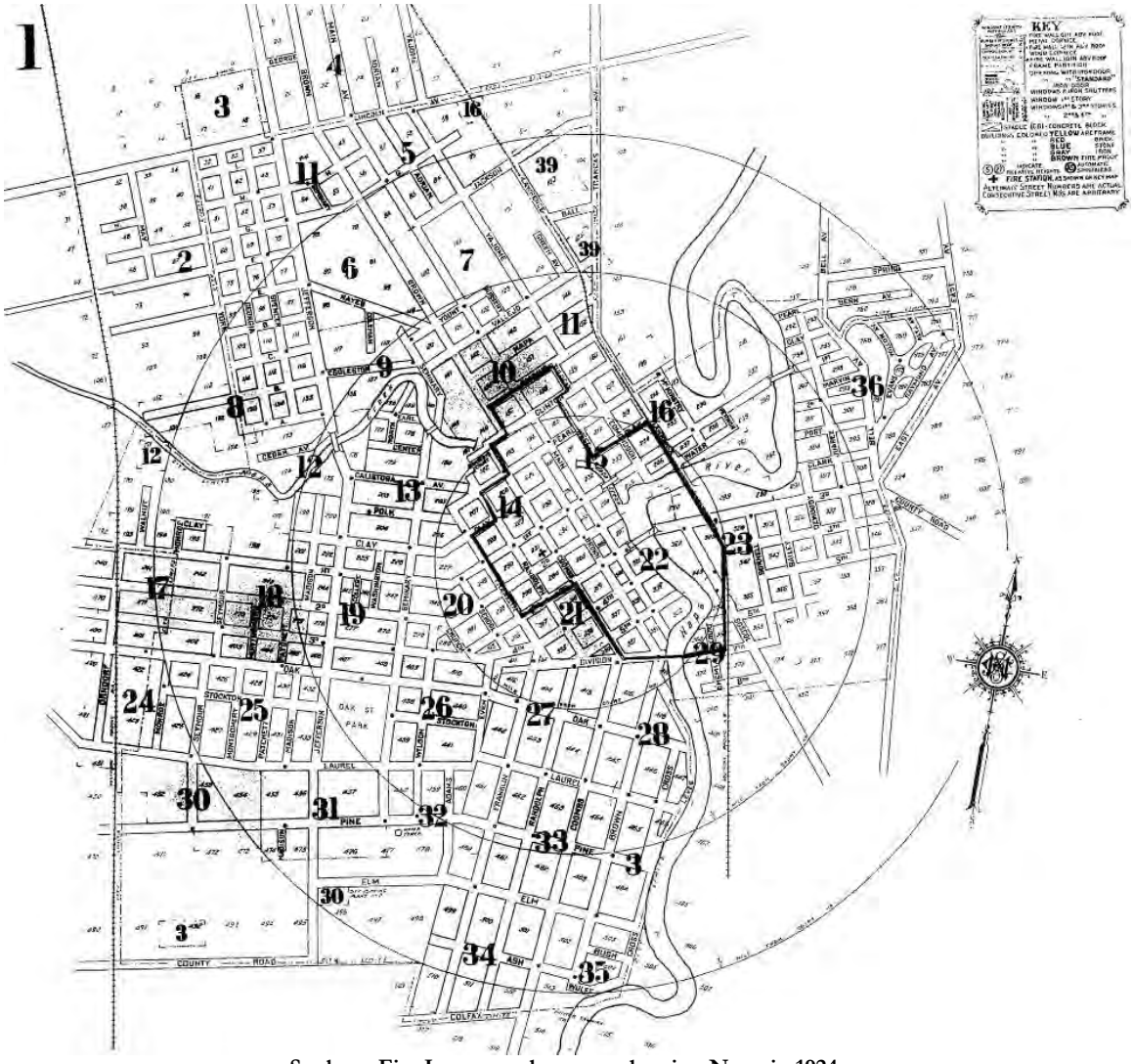
ITALIAN-AMERICAN COMMUNITY

Italians continued to play a prominent role in the Soscol Gateway/East Napa community throughout the 1920s and 1930s. As mentioned previously, many wine-loving Italians were openly opposed to Prohibition, and many gained notoriety as bootleggers. Dave Cavagnaro was fondly regarded as the unofficial "mayor" of East Napa; his Brooklyn Hotel was a popular gathering place for the Italian-American community, and he organized numerous parades and social events for the town. The Depot Restaurant was another long-standing Italian-American establishment; owner Therese Tamburelli was renowned for creating "malfatti," tiny dumplings of ravioli filling she created when she ran out of pasta dough while cooking for a visiting San Francisco baseball team in 1930. Numerous other Italian-Americans in East Napa worked as grocers, shopkeepers, or factory workers and brought Italian cultural influences to the area.[93] However, the ethnic composition of East Napa changed after World War II as subsequent generations of Italian-Americans moved out of the neighborhood to more affluent areas, and the neighborhood was no longer the stronghold of Italian culture it once was.[94]

CITY LIMITS EXPANDED

The city limits continued to expand as growth in Napa started to become less reliant on proximity to public transportation; the Soscol Gateway/East Napa survey area was incorporated south to Eighth Street and east to Silverado Trail (although Silverado Trail itself was still underdeveloped). However, 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, like East Napa.

[90] "History of Napa Valley Expo," in Napa Valley Expo archives.
[91] Sanborn Fire Insurance Maps (1949).
[92] "History of Napa Valley Expo," in Napa Valley Expo archives.
[93] Coodley and Schmitt, 55-69, 123. Buell, "A Local History of East Napa."
[94] Buell, "A Local History of East Napa."



Sanborn Fire Insurance key map showing Napa in 1924.

ASSOCIATED PROPERTY TYPES

Property types from the 1920s and 1930s located in the Soscol Gateway/East Napa survey area include primarily residential, commercial, and industrial properties. With the exception of the Napa Valley Expo, there do not appear to be any civic or institutional properties or agricultural properties from this era extant within the survey area.

RESIDENTIAL PROPERTIES



Top Left: Craftsman style house on Silverado trail (1920s)
Top Right: Residence on Soscol Avenue, typical of the California bungalow fashion (1920s)
Bottom: Mediterranean Revival style house on Third Street at Silverado Trail (1930s)
(Page & Turnbull, March 2009)

During the 1920s and early 1930s, the Soscol Gateway/East Napa area continued to thrive as the industrial center of Napa. By the late 1920s, the residential neighborhood of East Napa had been largely built-out with modest working-class houses, and a few single-family homes were scattered along Soscol Avenue. Additionally, the onset of the Great Depression and the decline and eventual end of interurban rail service contributed to a decline in new construction in older residential neighborhoods like East Napa. The Depression forced increased numbers of people into industrial

jobs and more modest means of living, which may have placed added strain to the resources in the Soscol Gateway/East Napa area. At the time, it remained the center of the Italian-American community.



Birdseye view of bungalow court between Soscol Avenue and Silverado Trail, just south of Sousa Lane, constructed circa 1920s, showing arrangement of cottages. (Microsoft Live Search Maps, 2009)

The 1920s and 1930s also saw the construction of bungalow courts in the Soscol Gateway/East Napa survey area, namely along Soscol Avenue. 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.

Architectural Description

Single-family homes from this era are not widespread in the Soscol Gateway/East Napa survey area, but a number do exist. Prohibition-era single-family residences were designed in the size, style and layout of the California bungalow. Most were still of wood-frame construction, but were clad in stucco, a cladding material which has been popular since the 1920s. Architectural styles popular in the 1920s and 1930s represented in the survey area include Craftsman, Spanish Eclectic, and Mediterranean Revival.

Bungalow courts in the Soscol Gateway/East 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 siding rendered in a simple vernacular style. Bungalow courts feature concrete pathways, and are simply planted with grass and trees.

Character-Defining Features

Residential buildings in the Soscol Gateway/East Napa survey area associated with the theme of Prohibition-era residential development patterns exhibit the following character-defining features:

- Single-family home, or bungalow court
- Location in East Napa, or along Soscol Avenue
- California bungalow architectural style and form
- One story
- Wood-frame construction
- Gable or hip roof

- Stucco or wood cladding
- Little or no ornamentation
- Wood-sash windows (typically double-hung, fixed, or casement)
- Driveway and/or detached garage

Significance

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

Criterion A/1 (Event)

A Prohibition-era residence is not likely to be significant under Criterion A/1 (Event) as a representation of the survey area's development patterns during this era. Industrial and commercial development along Soscol Avenue—not residential growth—were the main forces shaping the survey area at this time, the residential neighborhoods in East Napa were largely built out by this time, and there were not many new residences constructed. However, a residential property may be significant under Criterion A/1 if it is associated with other themes, such as the continued presence of the Italian-American community.

Criterion B/2 (Person)

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

Criterion C/3 (Design/Construction)

A residence may be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Craftsman, Spanish Eclectic or Mediterranean Revival), or as an example of the bungalow court building type. 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-era residences in East Napa are typically modest and represent vernacular forms rather than high-style examples of these forms and styles; as such, these residences may not qualify individually, but could be considered as contributors to a district. 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-era residential development theme. A Prohibition-era residence that has sufficient integrity will retain a majority of the character-defining features listed above. Prohibition-era residences are not likely to be significant under Criterion A/1 as an example of residential development patterns, but may be associated with a historic event or with the Italian-American community. These associations are not always readily apparent, but such properties should retain their working-class character, and should have integrity of location, design, association, and feeling at the minimum. A residence significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a Prohibition-era architectural style, it is possible for some materials to be replaced without drastically

diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building. 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.

COMMERCIAL PROPERTIES

Downtown Napa remained the commercial center of the city through the 1920s. However, as automobile ownership became widespread in Napa beginning in the late 1930s, commercial development patterns adjusted to accommodate the increasingly mobile population. Soscol Avenue began to grow as the city's "Auto Row," although automobile-oriented commercial development did not fully develop until World War II and the postwar era.







Top Left: Former Philips 66 service station (circa 1930s), located on Soscol Avenue.
Top Right: Former "Soscol Café" (circa 1930) on Soscol Avenue.
Bottom: Multi-tenant commercial building (circa 1920s) at the corner of First and McKinstry streets.
(Page & Turnbull, March 2009)

Architectural Description

Prohibition-era commercial buildings in the survey area are typically one or two stories in height, constructed of concrete or wood, and clad in stucco. Simple, metal storefronts are common. As automobile ownership became widespread in Napa, commercial development patterns adjusted to accommodate the increasingly mobile population. Commercial properties from this era began to consist of a series of attached retail spaces, and included space on the parcel for parking. Architectural styles primarily include Art Deco and Art Moderne.

Character-Defining Features

Commercial buildings in the Soscol Gateway/East Napa survey area associated with Prohibition-era commercial development patterns exhibit the following character-defining features:

- Commercial use
- Location along Third Street or Soscol Avenue
- Prohibition-era architectural style and form
- One or two stories
- Concrete or wood-frame construction
- Stucco cladding
- Flat roof with parapet
- Metal-sash storefronts, with large expanses of glazing

Significance

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

Criterion A/1 (Event)

A commercial property from the 1920s or 1930s is likely to be significant under Criterion A/1 (Event), as an example of automobile-related commercial development trends. For example, commercial properties on Soscol Avenue—especially those originally associated with automotive uses—would likely exemplify this trend. A property associated with a prominent Prohibition-era business may also qualify under this criterion. Additionally, properties that demonstrate the effects of Prohibition or the Great Depression (i.e. a property used as a speakeasy) may qualify under this criterion. A Prohibition-era commercial property may also be significant under Criterion A/1 if it is associated with other themes, such as transportation or ethnic and cultural diversity.

Criterion B/2 (Person)

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

Criterion C/3 (Design/Construction)

A commercial property may be significant under Criterion C/3 (Design/Construction) as an example of one of the popular Prohibition-era architectural styles (i.e. Art Deco or Art Moderne). Commercial properties in the survey area are not likely to be significant under this criterion as the work of a master, as most do not appear to be 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 a Prohibition-era commercial resource. A Prohibition-era commercial property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, and feeling at the minimum. Location along Soscol Avenue is essential for the property to convey its association with automobile-related commercial development trends, but more recent development in the area has altered the integrity of setting some Prohibition-era commercial resources. 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. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion

C/3. If the property is significant under this criterion as an example of a Prohibition-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building.

INDUSTRIAL PROPERTIES

Unionization and the continued growth of heavy industry in the 1920s helped solidify the character of the Soscol Gateway/East Napa survey area as a working-class community. Mare Island, the Basalt Rock Company (1924), and the Rough Rider Clothing Factory (1936) were the largest local employers, providing Napans with thousands of jobs. Prohibition and the Great Depression greatly curbed the city's economic development, but the success of the city's industries, especially the Rough Rider plant in the survey area, spared Napa from some of the worst hardships of the Depression.







Top: Typical light industrial building (circa 1930s), Soscol Avenue.
Bottom Left: Pacific Gas & Electric Substation (1920s), Seventh Street and Soscol Avenue at Seventh Street.
Bottom Right: Art Moderne-style light industrial building (circa 1935), Soscol Avenue at Third Street.
(Page & Turnbull, March 2009)

Most of the heavy industry was located outside the city limits, and workers from Napa commuted to their jobs as transportation continued to improve. In the Soscol Gateway/East Napa survey area, though, the Rough Rider clothing factory was prominently located on Soscol Avenue, but was demolished after the facility closed in the 1970s. Some smaller light industrial operations and automotive repair shops were also established during this time along Soscol Avenue in East Napa. However, industrial buildings from the 1920s and 1930s are not as common as they once were, and many have been demolished or converted from their original industrial use.

Architectural Description

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

Character-Defining Features

Industrial buildings in the Soscol Gateway/East Napa survey area constructed during the Prohibition era typically exhibit the following character-defining features:

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

Significance

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

Criterion A/1 (Event)
An industrial property from the 1920s or 1930s is likely to be significant under Criterion A/1 (Event), as an example of the continued industrial growth of the survey area. Any industrial property that produced goods important to Napa's economy might qualify under this criterion, although few such properties from this era are extant today. Properties that demonstrate the effects of Prohibition or the Great Depression (i.e. a property used as a brewery or speakeasy) may qualify under this criterion. A Prohibition-era commercial property may also be significant under Criterion A/1 if it is associated with other themes, such as industrial development, transportation, or ethnic and cultural diversity. For example, light industrial properties associated with the growth of the automotive industry along Soscol Avenue would likely qualify under this criterion.

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

Criterion C/3 (Design/Construction)
An industrial building from this era is likely to be significant under Criterion C/3 (Design/Construction) as an example of this type and period of industrial building construction. Since the Soscol Gateway/East Napa survey area was once more industrial in character than it is today, it is possible that some extant industrial resources from this era might exhibit character-

defining features particular to a type of industry that no longer exists in Napa. However, a Prohibition-era industrial building is not likely to be significant under this criterion as the work of a master architect or builder.

Integrity Considerations

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

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

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, 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.[95] 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 (such as those on Soscol Avenue at Oil Company Road). Some workers even camped at the Napa fairgrounds at Fourth and Burnell Streets.[96]

In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.[97] Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era. 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.[98] The Soscol Gateway/East Napa survey area was not directly associated with these changes, but the physical and cultural changes experienced by the city as a whole fueled commercial development along Soscol Avenue.

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; the company built an entire shipyard just south of the Soscol Gateway/East Napa survey area, and employed nearly 3,000 people at peak production during the war.[99] 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.[100] Additionally, the proximity of Soscol Gateway/East Napa survey area to these major employers made the older houses in the area desirable for defense workers.

Industrial work at Basalt and Mare Island also 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 an old barn on First Street. Using the skills he earned at Mare Island, Bell began remodeling storefronts and then expanded to installing mechanical systems. Bell Products is still in operation today on Soscol Avenue at Sixth Street.[101]

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[95] Bloomfield, 9-10
[96] Bloomfield, 10. Coodley and Schmitt, 124.
[97] Coodley and Schmitt, 128.
[98] Weber, *Roots of the Present: 1900 to 1950,* 252.
[99] Ibid., 124-128. *Napa, the Valley of Legends*, 12.
[100] *Napa, the Valley of Legends*, 12. Verardo, 143. Coodley and Schmitt, 139.
[101] Ibid., 135.

During and after the war, the Napa State Hospital, Rough Rider Clothing, and Sawyer Tannery remained important employers in Napa, especially for those in the Soscol Gateway/East Napa's working-class neighborhoods. Women working blue-collar jobs faced a difficult transition after the war; the women at Mare Island were all laid off when the male workers returned from the front, and were forced to seek employment elsewhere. Many women found jobs as nurses at the Napa State Hospital, which had 4,000 patients in 1941.[102] Other industries employed both men and women after the war, but faced increasing international competition as shipping and transportation improved. While Napa's manufacturing had historically been based on its agricultural roots, the new, more mobile workforce made the economy of postwar Napa increasingly dependent on the industries and trends of the greater Bay Area. Due to its longstanding heavy industrial nature, the Soscol Gateway/East Napa survey area would be greatly affected by this shift.



Woman operating drill press at the Basalt Rock Company sheet metal shop (just west of the Soscol Gateway/East Napa survey area) during World War II. (Weber, *Napa*, 101)

CAR CULTURE & COMMERCIAL DEVELOPMENT

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 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. The Googie style and other forms of roadside vernacular architecture designed to attract the attention of an increasingly mobile population became extremely popular in the 1950s and 1960s.

[102] Coodley and Schmitt, 127.

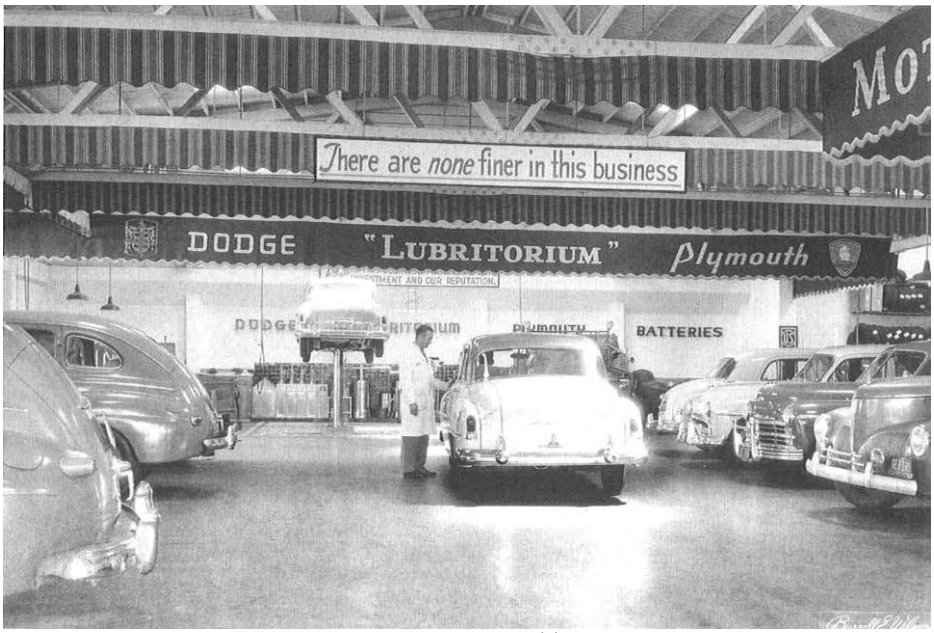


Aerial photograph showing Soscol Avenue and surrounds, 1956.
(Pacific Aerial Surveys)

Soscol Avenue was the heart of Napa's car culture during the postwar era, and was soon a strip full of car dealerships, auto repair shops, and gas stations, as well as drive-in restaurants and popular cruising spots. The commuter traffic to Basalt Rock Company and Mare Island also provided an incentive to locate automobile services in this area. According to Sanborn Fire Insurance maps and city directories, automotive uses in 1949 included: an upholstering shop at 323 Soscol Avenue; an auto paint, body, and repair shop at 335 Soscol Avenue; a gas station at 347 Soscol Avenue; Don Cossi's gas station at 407 Soscol Avenue; C & N Motors, a car dealership, at 416 Soscol Avenue; R.S. Fontaine, auto painter, and Bill Wood, auto repair, at 606 Soscol Avenue; Pontiac used cars at 761 Soscol Avenue; a Shell Oil gas station at 801 Soscol Avenue; a private garage at 310 Burnell Street; a garage at 820 Third Street; a spray painting and auto body works at 904 Third Street/811 Soscol Avenue; and auto repair, painting, sales, and gas at 902-914 Third Street. Also by 1949, the Palace Hotel at the corner of Third Street and Soscol Avenue had been demolished and replaced by a

service station. Some automotive uses were also found along Silverado Trail, such as a Texaco service station at 713 Silverado Trail and Claude Ross' auto repair at 1070 Silverado Trail.[103]

By the 1950s, major car dealerships had joined repair shops along Soscol Avenue (also known as Napa's "Auto Row"). The Streamline Moderne style Chevrolet dealership was located just south of Blaufuss' cider works on Eighth Street. A car dealership—now Jensen Motor Center—was at the corner of Oil Company Road, accompanied by a Philips 66 service station. The Googie style Dodge dealership just south of the intersection of Silverado Trail and Soscol Avenue was originally owned by the Gasser family, and featured a showroom under a striking butterfly roof.[104] Other post-war commercial establishments in the Soscol Gateway/East Napa survey area included Vallerga's Drive-In Market at First and Juarez streets (1947), established by Italian immigrant Joe Vallerga, and the Food Fair Market on Silverado Trail (circa 1955).[105]



Pete Gasser Dodge dealership, originally located downtown. The Gasser family also owned the Googie-style dealership just south of the intersection of Silverado Trail and Soscol Avenue. (Coodley and Schmitt, 104)

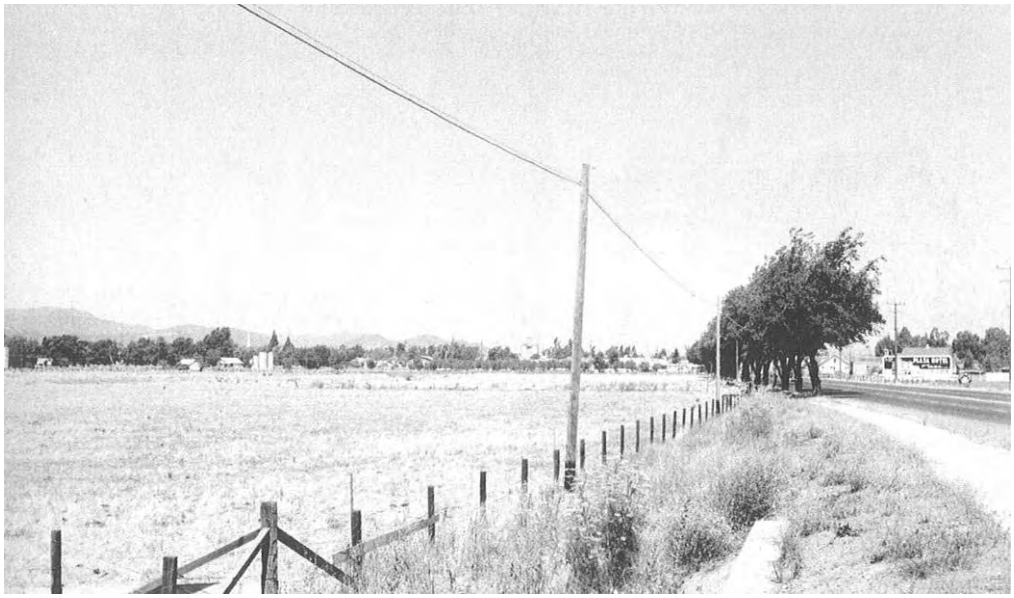
Soscol Avenue and the surrounding area was also the social center of Napa's youth. Long-time Napa residents recollect that Thursday night was "cruise night:" Napa High School students would drive down Soscol Avenue and gather at the A&W on Silverado Trail (at Third Street), the Wright Spot on Soscol Avenue (next to the trailer park at Oil Company Road), and Kenny's Drive-In on Jefferson Street. The roller-skating rink at First and Juarez streets and the Napa Bowl on Soscol Avenue were also popular hangouts. There were also dances with live bands at the Fairgrounds which drew a crowd.[106]

[103] Napa City Directories (1947). Sanborn Fire Insurance Maps (1949). Note: street numbering has since changed, and addresses listed here are therefore outdated.
[104] Pacific Aerial Surveys, Aerial Photographs (1956-1995).
[105] Coodley and Schmitt, 136-137.
[106] Ibid., 133.



Wright Spot Drive In, 1950s (no longer extant).
(Coodley and Schmitt, 106)

Despite the abundance of automobile-related development, the Soscol Gateway/East Napa survey area was not fully built out during the postwar era. As late as the 1960s, Silverado Trail remained entirely undeveloped between First and Third streets, and Second, Post, and Clark (now Taylor) streets did not cross Juarez Street to the east. Soscol Avenue was almost entirely agricultural from the junction of Silverado Trail south to Imola Avenue, and did not see any notable development until the late 1960s or early 1970s.[107]



Soscol Avenue south of Napa city limits, 1947.
(Weber, *Napa,* 99)

[107] Pacific Aerial Surveys, Aerial Photographs (1956-1995).

ASSOCIATED PROPERTY TYPES

Property types from World War II and the postwar era located in the Soscol Gateway/East Napa survey area include primarily commercial properties, although there are also a handful of residential and industrial properties. There do not appear to be any civic or institutional properties or agricultural properties extant within the survey area.

RESIDENTIAL PROPERTIES

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 or much new construction occurred in the Soscol Gateway/East Napa survey area during the war, the existing working-class cottages in the neighborhood were in high demand from workers at the Basalt Rock Company and Mare Island facilities. In the postwar 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. No postwar suburban developments were constructed in the Soscol Gateway/East Napa area, although its existing residential neighborhoods remained occupied due to the continued need for working-class housing in proximity to industrial plants in Napa and beyond.







Left: Minimal Traditional residence on Adobe Lane, circa 1940s.
Right: Apartment buildings on Silverado Trail, circa 1960s.
Bottom: Ranch house on Silverado Trail, circa 1950s.
(Page & Turnbull, March 2009)

While the Soscol Gateway/East Napa survey area did not experience the same type of wartime housing construction or postwar suburban development as other parts of the city, a handful of residential properties in the survey area were constructed during this period, mainly along Silverado

Trail or as infill construction in the existing East Napa residential neighborhood. More notably, though, the city-wide suburbanization trend fueled important commercial development along Soscol Avenue.

Architectural Description

Following Napa's earlier residential development trends, defense cottages constructed in the Soscol Gateway/East Napa survey area during World War II were one-story, wood-frame single-family residences, clad in either wood or stucco. Throughout the city, defense cottages were often prefabricated and typically lacked architectural distinction. Single-family homes from World War II are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than older residences were. Wartime residential designs almost always included integral garages, with vehicular entrances more prominently situated on the primary façade of the house. Architectural styles represented in the survey area include the Minimal Traditional or a simple vernacular style.

Homes in the survey area constructed during the postwar era were one-story, wood-frame single-family residences, clad in either wood or stucco. Houses had become longer and lower, included integral garages with vehicular entrances more prominently situated on the primary façade, abandoned front porches, featured large rear yards, and were increasingly oriented away from the street. Postwar houses were typically designed in popular mid-century architectural styles, including Minimal Traditional, Ranch, and Modern styles. Postwar homes are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than older residences were.

There are only a couple of apartment buildings in the survey area constructed in the 1950s and early 1960s, located along Silverado Trail. The apartments in the survey area are small to mid-sized buildings (containing approximately four to forty residential units), some in multiple-building groupings. The buildings are set back from the lot line, with surface parking between the buildings and the street. Like single-family homes from this era, apartments were typically designed in popular mid-century architectural styles, including Modern and Contemporary styles. Apartment building construction is wood frame, like most other residential buildings, and cladding materials include stucco or more modern forms of siding (i.e. vertical groove plywood and asbestos shingles).

Character-Defining Features

Residential buildings in the Soscol Gateway/East Napa survey area constructed during World War II and the postwar era typically exhibit the following character-defining features:

- Single-family home (or apartment building)
- Small setback from lot line, with large rear yard
- Mid-century style and form (postwar homes) or simple/prefabricated vernacular style (World War II defense cottages)
- One story in height
- Wood-frame construction
- Gable or hip roof
- Stucco or wood cladding
- Little or no ornamentation
- Steel or aluminum-sash windows (typically fixed or casement)
- Integral garage on primary façade

Significance

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

Criterion A/1 (Event)
A World War II-era or postwar residence is not likely to be significant under Criterion A/1 (Event) 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 Soscol Gateway/East Napa survey area are more appropriately considered as infill construction and do not significantly represent this trend.

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

Criterion C/3 (Design/Construction)
The theme of suburban development is best exemplified by homogenous housing tracts elsewhere in the city, and thus residences in the survey area are not likely to be significant under Criterion C/3 (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

World War II-era or postwar residences are not likely to be significant under Criterion A/1 or C/3, and therefore their integrity need not be evaluated. A residence significant under Criterion B/2 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.

COMMERCIAL PROPERTIES

Automobile-related commercial development was a major force in the growth of the Soscol Gateway/East Napa survey area during World War II and the postwar era. Soscol Avenue grew as the city's "Auto Row," and was lined with automotive uses and car-oriented businesses. Post-war suburbanization further impacted this trend, and new commercial development—in the form of shopping centers and strip malls—was found on major thoroughfares such as Soscol Avenue, not in the downtown area. By the 1950s, everything from architecture to leisure activities revolved around cars, and Napa saw a shift toward lower density residential and commercial development surrounded by acres of surface parking.

In the Soscol Gateway/East Napa survey area, commercial properties from this era are located along Soscol Avenue and Silverado Trail, both of which were major thoroughfares. Soscol Avenue was the heart of Napa's car culture during the postwar era, and developed in the 1950s and 1960s as a commercial strip featuring car dealerships, auto repair shops, and gas stations, as well as drive-in restaurants and popular cruising spots.







Top left: A-frame restaurant (circa 1960s) on Silverado Trail.
Top right: Googie style car dealership (circa 1960) on Soscol Avenue at Silverado Trail.
Bottom: Napa Bowl (circa 1950) on Soscol Avenue at Sousa Lane.
(Page & Turnbull, March 2009)

Architectural Description

As automobile ownership became widespread in Napa, commercial development patterns adjusted to accommodate the increasingly mobile population. Commercial properties from this era in the Soscol Gateway/East Napa survey area are typically one to two story concrete buildings clad in stucco. They have prominent storefronts and signage, and are surrounded by surface parking. Commercial properties may exhibit architectural styles like Art Moderne or Streamline Moderne, Googie, or derivations of Spanish Colonial or Ranch styles. Some properties are early examples of strip malls and shopping centers, with multiple units arranged in a row; interestingly, the horizontality of these designs tends to lend itself to many mid-century architectural styles, particularly Art Moderne, Spanish Colonial and Ranch. The latter two styles were effective in expressing a California regional aesthetic.

Car dealerships are a particular subset of commercial properties found in the Soscol Gateway/East Napa survey area. They are typically large buildings on a main thoroughfare, with prominent display windows serving a car showroom, and a large parking lot to store their inventory. Dealerships are often high-style examples of mid-century architectural styles, designed to attract attention from passing traffic. Most dealerships also have at least one automotive repair shop associated with the display space: either a nearby light industrial building, or integral garage at the rear of the visually expressive main building.

Character-Defining Features

Commercial buildings in the Soscol Gateway/East Napa survey area constructed during World War II and the postwar era typically exhibit the following character-defining features:

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

Significance

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

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

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

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

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the automobile-related commercial development theme during World War II or the postwar era. A commercial property from this era that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting, association, and feeling at the minimum. For example, a car dealership on Soscol Avenue suddenly surrounded by modern residential development or stripped of its original automotive use may no longer be able to convey its connection to automobiles or car culture. A commercial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the

minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building.

INDUSTRIAL PROPERTIES





Left: Bell Sheet Metal, established 1945 by a former Mare Island worker.
Right: Auto repair shop on Soscol Avenue (circa 1950).
(Page & Turnbull, March 2009)

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 had its plant just south of the Soscol Gateway/East Napa and Mare Island was also located south of Napa, with Soscol Avenue acting as a main artery between Napans' homes and work. Wartime industry also influenced the founding of later businesses that encouraged growth in the Soscol Gateway/East Napa area. However, by the end of the postwar era, manufacturing in Napa had begun to decline, and most of the large industrial facilities in the Soscol Gateway/East Napa area from earlier eras eventually closed.

Soscol Avenue has long featured an industrial character, and automotive repair shops and other light industrial uses from the postwar era combined with the street's numerous automobile-related commercial uses to reinforce this character.

Architectural Description

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

Character-Defining Features

Industrial buildings in the Soscol Gateway/East Napa survey area constructed during World War II or the postwar era typically exhibit the following character-defining features:

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

Significance

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

Criterion A/1 (Event)
An industrial building from this period may be significant under Criterion A/1 (Event) if it is associated with the development of Soscol Avenue as the city's "Auto Row." For example, light industrial properties associated with the growth of the automotive industry along Soscol Avenue would likely qualify under this criterion. A property associated with the war effort may be significant under Criterion A/1as an example of the effects of World War II, although most such properties were located outside the city limits (i.e. Basalt Rock Company). However, industrial properties from this era is not likely to be significant under this criterion as a representation of industrial growth, since industrial development in the survey area had begun to decline during this time.

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

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

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance with the theme of wartime or postwar industrial resource. An industrial property from World War II or the postwar era that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under Criterion A/1 should have integrity of location, design, setting and feeling at the minimum. These aspects are necessary because a property that is moved from its original location or has lost its historic setting (i.e. a repair shop moved away from Soscol Avenue) will no longer correctly reference industrial development trends during this period. Properties significant as a representation of the automotive industry should also retain integrity of association with this theme (i.e. a repair shop

should retain its original automotive use). An industrial building significant under Criterion B/2 should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the property's connection to a significant person is critical. Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3, but since industrial buildings are often very pragmatically constructed, they tend to undergo alterations based on heavy wear or changes in needs to enhance productivity. It is possible for materials to be replaced without drastically diminishing integrity of design, as long as these alterations are subordinate to the overall character of the building. Changes that obscure the utilitarian nature of the building and give it more refined detail or finishes could compromise integrity (i.e. removal of large vehicular openings, unbroken interior space, or loading platforms) could obscure indications of the building's industrial function.

Modern Napa (1965-present)

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 postwar 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."[108]

Since the 1960s, Soscol Avenue continued to develop as Napa's "Auto Row" as it had in the postwar era. Both Soscol Avenue and Silverado Trail remained major thoroughfares, with more car dealerships springing up along both. However, modern changes to the character of the Soscol Gateway/East Napa have not gone unnoticed. The decline of heavy industry affected the historically industrial East Napa, and the city's growing economic dependence on the wine industry has especially impacted the "Oxbow District" along First Street. The residential portion of East Napa, once a stronghold of Italian culture, saw changes to its ethnic composition as subsequent generations of Italian-Americans moved out of the neighborhood to more desirable areas.

DECLINE OF INDUSTRY

Napa's factories had always been a mainstay of the town's economy, and were the predominant characteristic of the Soscol Gateway/East Napa survey area. But as corporations adopted free trade policies and moved their operations overseas, local factories shut down one by one. Sawyer Tannery was making baseball gloves, but when Japanese factories took over that business in 1955, the tannery switched to producing shoe leather. In 1980, half the country's shoes were being produced overseas, and by the end of the decade all shoes were imported, and American tanneries were a relic of the past. The garment industry shared a similar fate. Rough Rider closed its doors in 1976, Kaiser Steel in 1983, and Sawyer Tannery gave its employees final notice in 1990.[109] Years later, the Rough Rider factory has been leveled for the Napa River Flood Protection Project, leaving a vacant lot in the survey area, while the Sawyer Tannery complex across the river has been converted into artists' studios.[110] The fabrication shop at the Kaiser Steel facility remained partially in use for years by Trans Bay Steel, a small operator who is fabricating steel for the new Bay Bridge; in 2005, the property was acquired by Napa Redevelopment Partners for a proposed mixed-use development and in 2007, Trans Bay Steel moved its operation to Fairfield, California.[111]

Napa's economy was further shaken at the end of the Cold War when the Base Realignment and Closure process of 1993 shut down Mare Island Naval Shipyard and five other bases in the Bay Area. Mare Island was officially closed in 1996, and no longer provided employment for Napa residents.[112] The growth of the wine industry somewhat offset the decline in manufacturing, but without the draw of solid union jobs, Napa began to transition away from blue-collar work.

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[108] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace*(October 2007)
[109] Coodley, "A Tannery in Town," *Napa Valley Marketplace* (March 2006)
[110] Coodley and Schmitt, 177.
[111] *Napa Valley Register* (17 October 2004, 25 October 2009). Kevin Courtney, "Trans Bay Steel Moving to Fairfield," Solano Economic Development Corporation, <www.solanoedc.org/news> (8 Nov. 2007, accessed 8 December 2009).
[112] Ibid., 166.

REBIRTH OF WINE INDUSTRY

Between 1965 and 1980, America underwent a wine revolution, regaining its taste for fine wine. Napa responded to this demand by planting more acres with more varieties of grapes and establishing new wineries. Subsequently, Napa Valley regained its pre-Prohibition status as a major producer of high-quality California wine. Innovations in the way wine was made and marketed also helped publicize Napa wines, and Charles Krug, Beaulieu, Inglenook, and Beringer wineries and the Martini, Davies, and Mondavi families, among others, had become household names. Napa got national attention in 1976, when a blind tasting by French experts was held in Paris and two Napa wines beat France's best wines.[113] Napa wine has since become famous worldwide, and wine and related business sectors continue to dominate the economy and draw entrepreneurs and tourists to the city and surrounds today. In the Soscol Gateway/East Napa survey area, small wine retailers and large establishments like Copia—a center for wine food and the arts, built in 2001 and closed in 2008—opened in support of the renewed wine industry.

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. Today, redevelopment and historic preservation are no longer mutually exclusive. The Napa Community Redevelopment Agency has been instrumental in the preservation of numerous downtown properties; the Agency was also responsible for forming the Soscol Gateway Redevelopment Project Area in 2007, and sponsoring the intensive-level historic survey of the Soscol Gateway/East Napa area.[114]

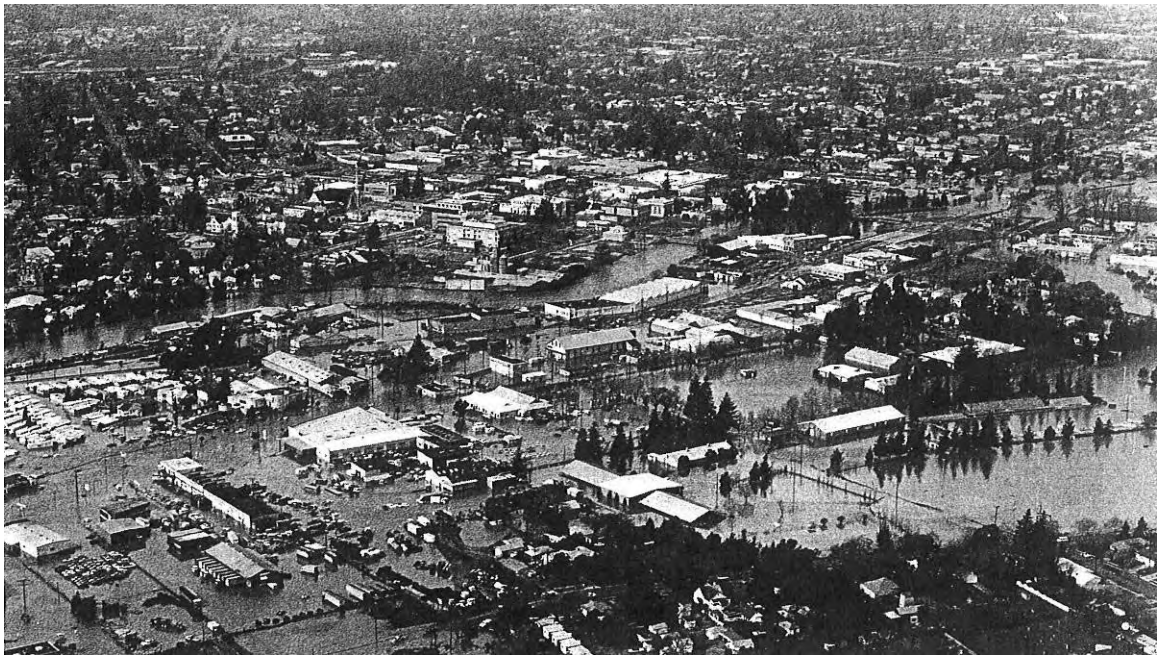
1986 FLOOD

In 1986, a massive flood—called by the *Napa Register* "the most devastating flood since the winter of 1896"—hit the city, destroying 250 homes, damaging 2,500 others, killing three people, evacuating 7,000, and ultimately costing $140 million in damage. Two thirds of downtown businesses and a number of buildings in the Soscol Gateway/East Napa survey area were damaged by the floodwaters, and the buildings were covered in mud. The flood spurred the county of Napa to undertake a flood-control project to minimize damage from future floods, which has further changed the face of the city, especially downtown.[115] As a result of the devastation caused by the 1986 flood and subsequent floods in 1995, 1997, and 2005, legislation was passed that requires, among other things, flood-resistant construction and limits the number of units in multiple-family residential buildings. A Napa River Flood Management Plan was also created, taking a restorative approach to flood control which restores tidal wetlands, sustains wildlife systems, and subsequently protects homes, businesses and other properties from flood damage.[116]

Because of its proximity to the Napa River, the Soscol Gateway/East Napa survey area will greatly benefit from the Flood Management Plan by being protected from river flooding.

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[113] Heintz, 340. *Napa, the Valley of Legends*, 88.
[114] Napa Community Redevelopment Agency
[115] Coodley and Schmitt, 162-163. Weber, *Napa,* 81.
[116] City of Napa Municipal Code. Title 17: Zoning. Chapter 17.38 Floodplain Management Overlay District. Napa Flood and Water Conservation District.



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

SOSCOL GATEWAY & EAST NAPA TODAY

Soscol Avenue has remained a major thoroughfare since Napa's early years, and in the late 1960s and early 1970s, development on Soscol Avenue began to extend south to Imola Avenue, continuing the automotive uses found on "Auto Row." Construction of new car dealerships and repair shops also continued to the north, and Soscol Avenue was extended across Third Street & Napa River circa 1980. Several buildings on Third Street at the former Soscol Avenue terminus were demolished to make way for the new roadway.[117] As heavy industry declined towards the end of the twentieth century, factories along Soscol Avenue and in East Napa closed and were replaced with automotive and light industrial uses, as well as shopping malls. The recent rebirth of the wine industry and related hospitality industry has also made its mark upon the neighborhood, and the transformation of First Street was a result of this trend: Napa's Oxbow District began to blossom around Copia (built in 2001 and closed in 2008) and the Oxbow Public Market, with tasting rooms, restaurants and new hotels clustered in the area. The Oxbow School is another new use which has helped with the area's transformation as well as preservation of some historic buildings, such as the Scaruffi House, on Third Street. While the close-knit, blue-collar, predominantly Italian community is no longer a mainstay of East Napa, and car dealerships have replaced factories along Soscol Avenue, the evolution of the Soscol Gateway/East Napa survey area has followed that of the city as a whole.

[117] Pacific Aerial Surveys, Aerial Photographs (1975, 1984, 1995).

V. RECOMMENDATIONS

Summary of Survey Findings

Page & Turnbull's field survey of the Soscol Gateway/East Napa Survey Area included photographic documentation of all properties 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. Further documentation of selected properties on State of California Department of Parks and Recreation (DPR) 523 series forms was prepared as follows:

- 80 Primary Records (DPR 523A forms)
- 20 Building, Structure, Object Records (DPR 523B forms)
- 1 District Record (DPR 523D form)

As stated in the "Methodology" section of **I. Introduction**, properties documented on Primary Record forms were selected in consultation with City of Napa Community Redevelopment Agency staff. Selection was primarily based on perceived development pressures and apparent historical significance deduced from visual observation and background research. The number of Primary Records produced was based on available budget and an agreed-upon project scope.

Properties selected for Building, Structure, Object Record documentation consisted of those that appeared to have individual architectural or historic significance and were not located within the potential East Napa Landmark District area.

A District Record was completed to document the potential East Napa Landmark District. This portion of the Survey Area was found to have a cohesive grouping of resources unified by a common historic theme, period of significance, and architectural character. Other areas of the Survey Area, such as Auto Row along Soscol Avenue and the residential and commercial Oxbow neighborhood, were also recognized as cohesive groupings of age-eligible resources, but ultimately did not appear to be viable for district documentation due to factors like dilution of historic fabric by modern infill or lack of strong thematic trends. The boundaries of the potential East Napa Landmark District include a total of seventy (70) parcels with predominantly residential uses and all with residential building forms. Fifty-five (55) of those parcels are considered contributors to the District, because they include historic buildings that contribute to the significance of the working-class residential neighborhood. While non-residential buildings in the neighborhood do not contribute to the significance of the District, some have been determined to be individually significant.

Intensive-level documentation, which is comprised in Building, Structure, Object Records and District Records, 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**.)

The evaluation of the significance and integrity of individual properties and historic districts leads to the assignment of California Historical Resource Status Codes (CHRSC). Each Building, Structure, Object Record bears a CHRSC based on the evaluation, indicating whether or not the property is eligible for historic designation at various levels (local, state, national). The District Record bears a

CHRSC that indicates the eligibility status of the district as a whole, though each contributing resource within the district bears a status code indicating its contributing status.

Note: CHRSCs 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.)

The table below lists all properties that were documented on DPR 523 forms during the Soscol Gateway/East Napa Historic Resources Survey. The Assessor's Parcel Number (APN) and street address of each property are provided for identification purposes. On the right side of the table the appropriate box is marked according to the types of DPR 523 forms completed for each property, and the column entitled "CHRSC" provides the status code that was assigned to each individual property.

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

Table 1. Parcels included in Intensive-Level Survey (80 total)

APN	ADDRESS	STREET	TYPE	DPR 523 A	DPR 523 B	DPR 523 D	CHRSC	NOTES
006-145-010-000	718	Bailey	St	X		X	5D3	moved between 1924 and 1949
006-142-010-000	719	Bailey	St	X		X	6Z	converted water tower
006-145-011-000	724	Bailey	St	X		X	5D3	moved between 1924 and 1949
006-142-004-000	727	Bailey	St	X		X	5D3	
006-142-007-000	706	Burnell	St	X		X	5D3	
006-142-008-000	720	Burnell	St	X		X	5D3	
006-144-011-000	834	DeWoody	St	X		X	5D3	Oxbow School
006-144-011-000	842	DeWoody	St	X		X	5D3	Oxbow School (Darbo House)
006-071-004-000	403	First	St	X		X	5D3	
006-071-003-000	411	First	St	X		X	5D3	
006-071-002-000	419	First	St	X		X	5D3	
006-193-006-000	708	Fourth	St	X		X	5D3	(721 Burnell St)
006-193-007-000	718	Fourth	St	X		X	5D3	
006-193-008-000	726-734	Fourth	St	X		X	5D3	moved between 1924 and 1949
006-193-009-000	744	Fourth	St	X		X	5D3	(702 Lawrence St)
006-192-003-000	806	Fourth	St	X	X		5S3	Depot Hotel
006-147-005-000	802	Juarez	St	X		X	5D3	
006-147-003-000	820	Juarez	St	X		X	5D3	
006-147-007-000	828	Juarez	St	X		X	5D3	
006-144-004-000	831	Juarez	St	X		X	5D3	
006-147-006-000	840	Juarez	St	X		X	6Z	moved to site after 1995
006-144-003-000	843	Juarez	St	X		X	5D3	

APN	ADDRESS	STREET	TYPE	DPR 523 A	DPR 523 B	DPR 523 D	CHRSC	NOTES
006-143-007-000	905	Juarez	St	X		X	5D3	
006-143-006-000	915	Juarez	St	X		X	5D3	
006-143-005-000	931	Juarez	St	X		X	5D3	
006-143-004-000	943	Juarez	St	X		X	5D3	
006-072-005-000	1003	Juarez	St	X		X	5D3	
006-074-005-000	1004	Juarez	St	X		X	5D3	
006-072-004-000	1015	Juarez	St	X		X	5D3	
006-072-002-000	1037	Juarez	St	X		X	5D3	
006-073-009-000	1104	Juarez	St	X		X	5D3	
006-071-012-000	1105	Juarez	St	X		X	5D3	J.B. Newman House
006-071-014-000	1117	Juarez	St	X		X	5D3	
006-073-014-000	1134-1140	Juarez	St	X		X	5D3	4-plex
006-071-005-000	1139	Juarez	St	X		X	5D3	
006-143-002-000	427	Post	St	X		X	5D3	
006-143-003-000	437	Post	St	X		X	5D3	
006-072-010-000	442	Post	St	X		X	5D3	
006-143-013-000	443	Post	St	X		X	5D3	
046-261-021-000	1003-1013	Shetler	Ave	X	X		6Z	Bungalow court
046-090-004-000	373	Silverado	Trail	X	X		6Z	Bungalow court (488 Soscol Ave)
046-050-002	511	Silverado	Trail	X	X		6Z	Napa Septic Tank Service
006-147-004-000	801	Silverado	Trail	X		X	5D3	
046-200-004-000 046-200-007-000	238	Soscol	Ave	X	X		6Z	Williams Auto & Transmissions
046-200-005-000 046-200-009-000	250-266	Soscol	Ave	X	X		6Z	Williams Auto & Transmissions; Blackhawk Body Shop
046-190-054-000	333	Soscol	Ave	X	X		5S3	Gasser Motors
046-570-008-000	376	Soscol	Ave	X	X		3S, 5S1	Juarez Adobe
046-570-009-000	380-390	Soscol	Ave	X	X		6Z	
005-200-013-000	495	Soscol	Ave	X	X		6Z	Prichett Motors/ Philips 66 Gas Station
005-200-019-000	529, 561, 573	Soscol	Ave	X	X		6Z	
005-200-023-000	583	Soscol	Ave	X	X		5S3	Jimmy Vassar Chevrolet
006-229-003-000	589	Soscol	Ave	X	X		5S3	Blaufuss Cider (711 Eighth St)
006-228-004-000	611	Soscol	Ave	X	X		6Z	
006-231-002-000	686-688	Soscol	Ave	X	X		5S3	VB&NV Electric Railroad Car Repair Barn (662 Soscol Ave)
006-192-001-000	796	Soscol	Ave	X	X		6Z	Napa River Velo Eur-Asian Auto

APN	ADDRESS	STREET	TYPE	DPR 523 A	DPR 523 B	DPR 523 D	CHRSC	NOTES
006-131-005-000	807	Soscol	Ave	X	X		5S3	Gelow Borreson Gelow Building
006-143-008-000	426	Taylor	St	X		X	5D3	
006-143-009-000	434	Taylor	St	X		X	5D3	
006-143-010-000	444	Taylor	St	X		X	5D3	Garlik House
006-143-011-000	456	Taylor	St	X		X	5D3	Casale House, moved between 1924 and 1949
006-144-005-000	406	Third	St	X		X	5D3	
006-144-006-000	420	Third	St	X		X	5D3	
006-144-007-000	432	Third	St	X		X	5D3	
006-144-011-000	440	Third	St	X		X	5D3	Oxbow School (Traves House)
006-144-011-000	530	Third	St	X		X	5D3	Oxbow School (Scaruffi House)
006-142-003-000	607	Third	St	X		X	5D3	
006-144-018-000	618	Third	St	X		X	5D3	
006-142-002-000	619	Third	St	X		X	5D3	
006-142-011-000	623	Third	St	X		X	5D3	Cavagnaro House
006-142-012-000	643	Third	St	X		X	5D3	Cavagnaro Family Home
006-132-004-000	702	Third	St	X		X	5D3	
006-193-005-000	707	Third	St	X		X	5D3	
006-193-004-000	719	Third	St	X		X	5D3	
006-132-003-000	726-728	Third	St	X		X	5D3	
006-193-003-000	733	Third	St	X		X	5D3	
006-193-002-000	741	Third	St	X		X	5D3	
006-193-001-000	747	Third	St	X		X	5D3	
006-131-006-000	812-818	Third	St	X	X		3CS, 5S3	Brooklyn Hotel
006-131-007-000	820	Third	St	X	X		5S3	Harley Davidson
006-133-002-000	920	Third	St	X	X		5S1	Borreo Building

A summary of eligibility determinations is as follows:

- 1 property appears to be individually eligible for listing on the NRHP (3S);
- 1 property appears to be individually eligible for listing on the CRHR (3CS);
- 2 properties are already listed locally on the Napa HRI (5S1);
- 7 properties appear to be individually eligible for local listing (5S3);
- 1 historic district appears to be eligible for local designation;
- 55 properties appear to be eligible for local listing as contributors to this historic district (5D3); and
- 11 properties do not appear to be eligible for listing at any level (6Z).

Recommendations for Future Work

OFFICIAL DESIGNATION

Page & Turnbull recommends that the designation of those properties deemed eligible for listing at the local, state, or national level in the evaluations performed on DPR 523B and 523D forms be addressed.

Recommendation #1: Designate potential individual resources according to eligibility determinations
Each completed Building, Structure, Object Record, as well as those that may be completed in the future, bears a California Historic Resources Status Code (CHRSC) that indicates the property's eligibility for historic designation at the local, state or national level. Many of the properties evaluated by the Soscol Gateway/East Napa Historic Resources Survey were assigned a status code of "6Z," indicating that they are ineligible for listing at any level. These properties thus do not need to be officially designated. However, those bearing a CHRSC of 1 through 5 should be considered for official designation. This designation process should follow guidelines established for the level of designation being pursued. Official designation can make various preservation incentives available for individual properties. While official designation helps protect historic resources, it does not preclude properties from being altered or even demolished; however, any proposed projects which affect designated properties or properties deemed eligible for designation will be subject to review under the California Environmental Quality Act (CEQA) to analyze the project's impact on the historic resource.

Recommendation #2: Designate potential East Napa Landmark District
Similarly, it is recommended that official designation of the potential East Napa Landmark District be pursued. The Soscol Gateway/East Napa Historic Resources Survey found that the potential East Napa Landmark District is eligible for local listing, which denotes that the District's significant attributes had influence within the City of Napa and the surrounding area. Its influence did not extend to a wider geographical region or possess a level importance that would be readily recognized outside of Napa and therefore does not rise to the level of California or National Register eligibility. However, it is locally significant and efforts should be taken to formally recognize and designate the neighborhood as a Landmark District.

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..."

The City of Napa also designates "Neighborhood Conservation Areas", which are defined as any delineated geographic area designated by the City Council as having special character or aesthetic value which serves as an established neighborhood or distinct section of the city, possessing buildings or structures united aesthetically by plan, or by physical development. A neighborhood conservation area need not have historic significance." While the definition of a Conservation Area would be applicable in East Napa, where there is a definite cohesiveness of physical aesthetics and design, it would not reference the historic significance of the neighborhood, which is an important and unique aspect of the potential district. Therefore, the neighborhood's designation as a Landmark District is considered a more appropriate designation to recognize its historic significance.

Official designation of the district can make various preservation incentives available for individual properties within the district and will contribute to the preservation of the neighborhood as a whole. While official district designation 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.

ADDITIONAL DOCUMENTATION

Although all age-eligible properties in the Survey Area were photographed by Page & Turnbull during the Soscol Gateway/East Napa Historic Resources Survey undertaking, only a select number were documented in more detail on DPR 523 forms. Therefore, it is recommended that more exhaustive documentation of age-eligible properties throughout the survey area be undertaken in future efforts.

Recommendation #3: Complete Primary Record (DPR 523A) documentation of all age-eligible properties within the Survey Area
Only 80 of the approximately 150 properties that appear to be age-eligible within the Survey Area were documented on Primary Record forms.[118] Some of these age-eligible properties were included in Ward Hill's EIR Cultural Resources Study, and were determined to lack sufficient integrity for listing in the California Register (assigned a ranking of "4"). These properties should be assigned a CHRSC of "6Z" and do not need to be re-surveyed. Besides those deemed ineligible, it is recommended that the remaining properties, and any additional properties that might appear to be age-eligible, receive Primary Record documentation so that a comprehensive perspective of the physical characteristics of the Survey Area is available for future reference. Please note that Primary Record forms should still be completed for properties ranked in the EIR Cultural Resources Study as "3," or properties which were ranked as "5" but have since become age-eligible (the EIR Study only included pre-1956 buildings), because they cannot be given an accurate CHRSC without additional documentation. Those properties not addressed by the Soscol Gateway/East Napa Historic Resources Survey, but addressed by the EIR are subject to individual review on a project-specific basis until a time when Primary Record documentation is completed. Most, if not all, of the remaining undocumented properties were photographed during the current survey undertaking, so completion of Primary Record forms would be a relatively simple task that would not require extensive additional field work. Preliminary recommendations for the 68 properties which could receive Primary Records are as follows.

Table 2. Undocumented Age-Eligible Properties in Survey Area (68 total)

APN	ADDRESS	STREET	TYPE	YEAR	2007 EIR RATING	NOTES
046-570-010-000	104	Adobe	Ln	1953	3	
006-233-001-000	300	Burnell	St	ca. 1945	n/a	
006-075-006-000	1031	Evans	Ave	1895	*	
006-075-005-000	1041	Evans	Ave	1914	*	
006-073-004-000	301	First	St	1960	5	Grocery/Deli

[118] Firm construction dates were provided by Napa County Assessor; however, where data was not available, date was visually estimated based on architectural form and style.

APN	ADDRESS	STREET	TYPE	YEAR	2007 EIR RATING	NOTES
003-243-006-000	605	First	St	1900	n/a	
003-243-005-000	611	First	St	1890	n/a	
003-243-004-000	619	First	St	1930	n/a	
003-243-003-000	627	First	St	1900	n/a	
003-243-002-000	633	First	St	1895	n/a	
003-243-001-000	645	First	St	ca. 1925	n/a	
003-182-009-000	708-714	First	St	1948	n/a	also 1021-27 McKinstry St
003-241-003-000	711	First	St	1900	n/a	also 718 Water St.
003-182-007-000	728	First	St	1898	n/a	
003-241-002-000	731	First	St	1880	n/a	also 730 Water St.
003-241-001-000	743	First	St	ca. 1915	n/a	
045-111-002-000	5	Highland	Dr	1942	*	
045-062-013-000	6	Highland	Dr	1940	*	
006-073-013-000	1142	Juarez	St	ca. 1900	4 [119]	also 359 First St.
003-241-004-000	903	McKinstry	St	1952	n/a	
003-243-008-000	906	McKinstry	St	1885	n/a	
003-182-012-000	1031	McKinstry	St	ca. 1910	n/a	
046-211-008-000	1000	Shetler	Ave	1941	2	
046-570-007-000	114	Silverado	Trail	1945	3	
046-130-001-000	141A	Silverado	Trail	ca. 1950	3	
006-151-010-000	800-802	Silverado	Trail	ca. 1945	1	
006-074-003-000	1037	Silverado	Trail	ca. 1900	5	
006-075-003-000	1060-1064	Silverado	Trail	ca. 1965	5	
006-075-001-000	1076	Silverado	Trail	1910	*	
006-081-013-000	1100	Silverado	Trail	1900	n/a	
006-081-016-000	1120-1152	Silverado	Trail	ca. 1960	5	Apartments
006-081-015-000	1120-1152	Silverado	Trail	ca. 1960	5	Apartments
006-081-014-000	1120-1152	Silverado	Trail	ca. 1960	5	Apartments
006-081-019-000	1180	Silverado	Trail	ca. 1925	*	
006-081-020-000	1190	Silverado	Trail	1925	4	
006-081-001-000	1196	Silverado	Trail	1910	4	

[119] Items included in this table with an EIR rating of "4" are a second building on the parcel not reflected in the 2007 EIR Cultural Resources Study.

APN	ADDRESS	STREET	TYPE	YEAR	2007 EIR RATING	NOTES
006-066-001-000	1340	Silverado	Trail	1920	3	
045-141-038-000	1502	Silverado	Trail	1910	*	
045-141-039-000	1504	Silverado	Trail	1900	*	
045-141-040-000	1508	Silverado	Trail	1940	*	
045-111-011-000	1520	Silverado	Trail	ca. 1960	*	
045-111-015-000	1534	Silverado	Trail	1940	*	
045-111-016-000	1538	Silverado	Trail	1940	*	
045-111-017-000	1542	Silverado	Trail	1938	2	
045-062-009-000	1574-1574A	Silverado	Trail	1930	*	
046-261-019-000	124	Soscol	Ave	1930	2	
046-261-020-000	132	Soscol	Ave	ca. 1965	5	
046-200-002-000	218-222	Soscol	Ave	ca. 1940	2	3 automotive buildings
046-200-020-000	232	Soscol	Ave	1953	2	
046-200-007-000	266	Soscol	Ave	ca. 1950	n/a	residence behind Williams Automotive
046-160-019-000	320-346	Soscol	Ave	ca. 1925	3	
046-090-021-000	494	Soscol	Ave	ca. 1960	4	Napa Bowl
046-050-005-000	510	Soscol	Ave	ca. 1940	3	
046-050-004-000	536	Soscol	Ave	ca. 1925	5	
006-240-002-000	570	Soscol	Ave	ca. 1955	4	
006-232-002-000	606-632	Soscol	Ave	ca. 1935	2	Soscol Cafe
006-228-015-000	637	Soscol	Ave	ca. 1935	n/a	
006-232-001-000	640	Soscol	Ave	ca. 1925	2	PG&E Substation
046-090-020-000	875	Sousa	Ln	ca. 1960	5	
045-141-001-000	295-299	Spring	St	1910	*	
006-145-004-000	441	Third	St	ca. 1940	3	Auto repair
006-145-001-000	539	Third	St	ca. 1960	5	Fairgrounds (administration)
006-145-003-000	575	Third	St	ca. 1900	n/a	Fairgrounds (house)
006-200-001-000	575	Third	St	ca. 1930	n/a	Fairgrounds (gate & stalls)
003-243-007-000	620	Water	St	1910	n/a	
003-242-001-000	876	Water	St	1905	n/a	
003-242-003-000	933	Water	St	ca. 1945	n/a	

Recommendation #4: Complete additional Building, Structure, Object Record (DPR 523B) documentation of select properties
If any additional properties that did not undergo intensive-level documentation during the current survey undertaking appear to be historically significant, they should be researched, documented on Building, Structure, Object Records, and evaluated for potential eligibility. 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 on Primary Records would act as a guide to indicate which properties should receive Building, Structure, Object Record documentation when projects are proposed or planning decisions need to be made. Preliminary recommendations for properties to receive Building, Structure, Object Records are as follows, although any age-eligible property within the survey area could potentially be documented.

Table 3. Preliminary Recommendations for Future DPR 523B forms (8 total)

APN	ADDRESS	STREET	TYPE	YEAR	NOTES
006-073-004-000	301	First	St	1960	Grocery/Deli
006-232-002-000	606-632	Soscol	Ave	ca. 1935	Soscol Cafe
046-090-021-000	494	Soscol	Ave	ca. 1960	Napa Bowl
006-232-001-000	640	Soscol	Ave	ca. 1925	PG&E Substation
006-145-001-000	539	Third	St	ca. 1960	Fairgrounds (administration)
006-145-003-000	575	Third	St	ca. 1900	Fairgrounds (house)
006-200-001-000	575	Third	St	ca. 1930	Fairgrounds (gate & stalls)

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 Soscol Gateway/East 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.

SOSCOL GATEWAY EIR MITIGATION MEASURES

The Cultural Resources Study included in the Soscol Gateway Redevelopment Area EIR (2007) identified 51 properties in the survey area that are not on the HRI but appear to be eligible for the California Register. These properties are subject to an EIR mitigation measure which states that prior to the issuance of any demolition, grubbing, grading, or building permit on any property with the described rating, a historic resource assessment of the building shall be conducted and evaluated under the criteria of the California Register. Page & Turnbull's intensive-level survey included 34 of these 51 properties, and assigned updated ratings based on California Register eligibility. Future review of these 34 properties should be based on the updated ratings, as outlined below. The remaining 17 properties should still be subject to this EIR mitigation measure until they are more extensively documented.

The EIR also identified 56 properties within the survey area that are already listed on the HRI. Depending on their HRI ranking, these properties are subject to a C of A as outlined above.

NEXT STEPS & INTERIM MEASURES

The properties identified in the Soscol Gateway/East 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"** is an individual Landmark, and should continue to be reviewed as such (CHC)
- **"3S"** 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)
- **"5D3"** is comparable to Map Score of "3" within a potential historic district and should be reviewed as such by the CHC
- **"6Z"** properties (including properties in the EIR with a rating of "4") do not need to be officially designated, and are not subject to review

For a complete list of properties with each CHRSC, see the table on pages 85-87.

Since the HRI was originally formed in 1995, more properties have become age-eligible, and more areas have been incorporated into the city limits. A majority of the Soscol Gateway/East Napa survey area was outside the 1995 City-Wide Survey boundaries; any properties within the Soscol Gateway/East 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. This also includes properties ranked in the EIR as "3," or properties which were ranked as "5" but have since become age-eligible (the EIR Study only included pre-1956 buildings); these properties cannot be given an accurate CHRSC without additional documentation. As discussed in the recommendations above, a continuation of the intensive-level survey could better identify some of these properties.

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.[120] 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 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)

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

> 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 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."[121] 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 Soscol Gateway/East Napa Survey Area, the City of Napa will generally act as the lead agency.

The Soscol Gateway/East Napa Historic Resources Survey evaluated and identified two properties as eligible for designation at the state or national level: the Juarez Adobe (376 Soscol Avenue) and the Brooklyn Hotel (812-818 Third Street) properties. These properties fall within Category 3, and therefore appear to qualify as historic resources under CEQA. Because the City of Napa is recognized by the National Park Service and California Office of Historic Preservation as a Certified Local Government, resources on the local register (HRI) are recognized under CEQA. Properties identified by the Soscol Gateway/East Napa Historic Resources Survey as eligible for listing in the HRI fall within Category 2, and therefore also appear to qualify as historic resources under CEQA. If any project were proposed that might have an affect on these properties, some level of environmental review would likely be required.

[121] Ibid.

VI. CONCLUSION

The Soscol Gateway/East Napa survey area has played an important role in the City of Napa's development, and contains a number of historic resources. The neighborhood was the city's primary industrial area during the nineteenth and early twentieth century, as well as home to a large Italian-American community. The neighborhood's proximity to the river, as well as the introduction of the railroad and interurban electric streetcars, provided a crucial connection to regional shipping and transportation lines. Following World War II, Soscol Avenue was known as the city's "Auto Row," with car dealerships, repair shops, and drive-in restaurants lining the street. More recently, the character of the area has been shaped by modern development and the rebirth of the wine industry, but historic resources are present from many eras of the neighborhood's history.

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 Soscol Gateway/East Napa survey area documents and evaluates selected individual residential, commercial, and industrial properties within the survey area, as well as an East Napa potential historic residential district. Please refer to the survey report and associated DPR 523 forms for more detailed survey information.

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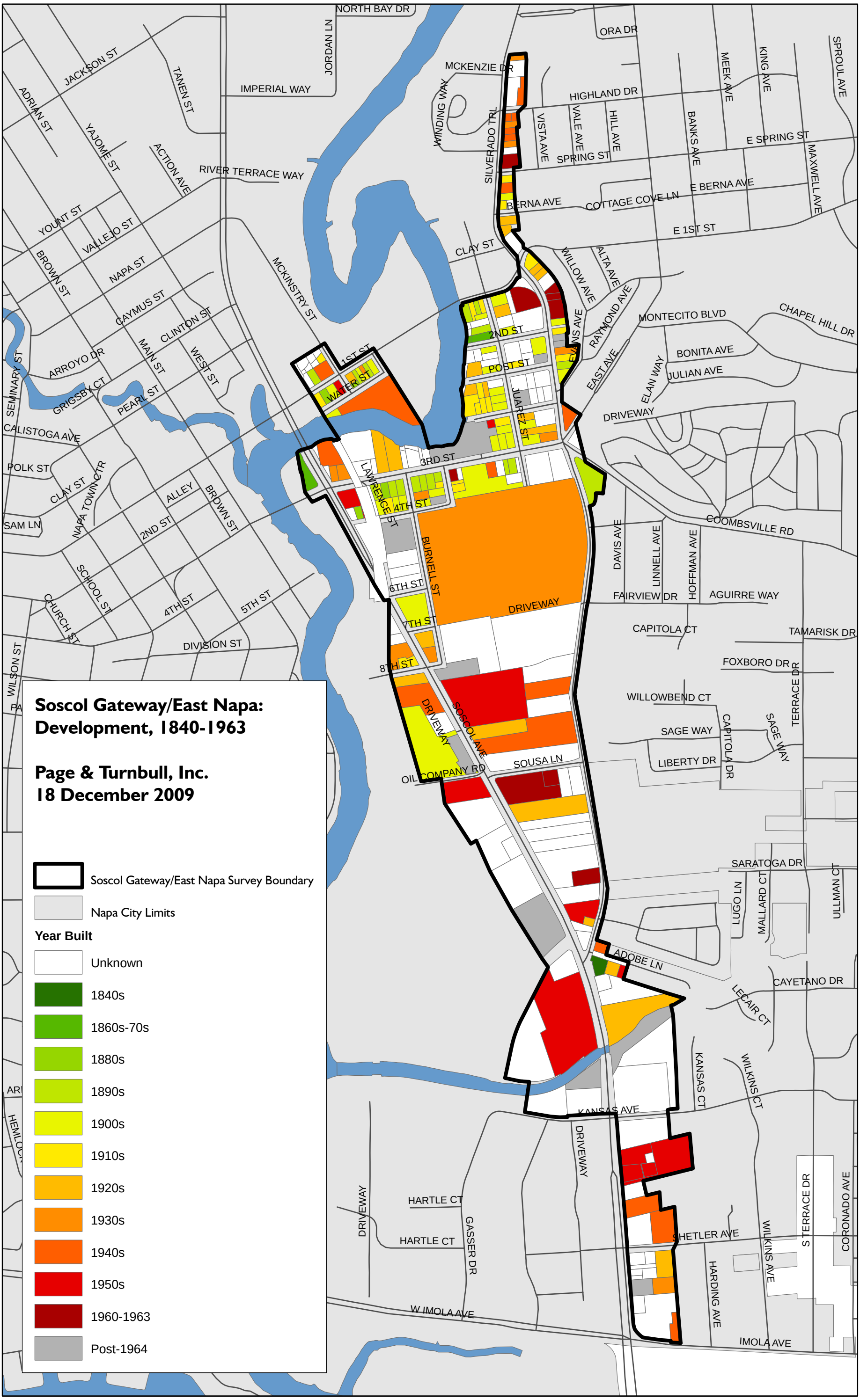
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VIII. APPENDIX

Maps

"Soscol Gateway/East Napa Development, 1840-1963"
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.

"Soscol Gateway/East Napa Documentation Summary"
Map of survey area, showing extent of intensive-level survey and parcels which were documented with DPR 523 A, B, and D forms. The map also shows age-eligible parcels which were photographed as part of the Soscol Gateway/East Napa survey effort, but could potentially be documented with DPR 523 A forms in the future.


NORTH BAY DR
JORDAN LN
ORA DR
MEEK AVE
KING AVE
SPROUL AVE
JACKSON ST
ADRIAN ST
TANEN ST
IMPERIAL WAY
MCKENZIE DR
WINDING WAY
HIGHLAND DR
SILVERADO TRL
VISTA AVE
VALE AVE
HILL AVE
BANKS AVE
SPRING ST
E SPRING ST
MAXWELL AVE
YAJOME ST
ACTION AVE
RIVER TERRACE WAY
BERNA AVE
COTTAGE COVE LN
E BERNA AVE
YOUNT ST
VALLEJO ST
BROWN ST
NAPA ST
CLAY ST
E 1ST ST
MCKINSTRY ST
WILLOW AVE
ALTA AVE
CAYMUS ST
CLINTON ST
2ND ST
EVANS AVE
RAYMOND AVE
MONTECITO BLVD
CHAPEL HILL DR
ARROYO DR
MAIN ST
WEST ST
1ST ST
POST ST
BONITA AVE
SEMINARY ST
WATER ST
EAST AVE
JULIAN AVE
GRIGSBY CT
PEARL ST
JUAREZ ST
ELAN WAY
DRIVEWAY
CALISTOGA AVE
3RD ST
POLK ST
CLAY ST
NAPA TOWN CTR
ALLEY
BRDWN ST
LAWRENCE ST
4TH ST
SAM LN
2ND ST
BURNELL ST
COOMBSVILLE RD
DAVIS AVE
LINNELL AVE
HOFFMAN AVE
SCHOOL ST
6TH ST
FAIRVIEW DR
AGUIRRE WAY
CHURCH ST
4TH ST
5TH ST
DRIVEWAY
7TH ST
CAPITOLA CT
TAMARISK DR
DIVISION ST
WILSON ST
8TH ST
FOXBORO DR
TERRACE DR
WILLOWBEND CT
DRIVEWAY
SOSCOL AVE
SAGE WAY
CAPITOLA DR
SAGE WAY
SOUSA LN
LIBERTY DR
OIL COMPANY RD
SARATOGA DR
LUGO LN
MALLARD CT
ULLMAN CT
ADOBE LN
CAYETANO DR
LECAIR CT
KANSAS CT
WILKINS CT
KANSAS AVE
DRIVEWAY
HARTLE CT
DRIVEWAY
GASSER DR
HARTLE CT
SHETLER AVE
HARDING AVE
WILKINS AVE
S TERRACE DR
CORONADO AVE
W IMOLA AVE
IMOLA AVE
Soscol Gateway/East Napa: Development, 1840-1963
Page & Turnbull, Inc.
18 December 2009
Soscol Gateway/East Napa Survey Boundary
Napa City Limits
Year Built
Unknown
1840s
1860s-70s
1880s
1890s
1900s
1910s
1920s
1930s
1940s
1950s
1960-1963
Post-1964

Soscol Gateway/East Napa: Documentation Summary

Page & Turnbull, Inc.
18 December 2009

- Soscol Gateway/East Napa Survey Boundary
- Napa City Limits

Intensive-Level Survey Documentation

- A form only
- A and B forms completed
- A form completed; included in D form

Potential Future Survey Documentation

- Future A form
- Not Historic (age-ineligible, low integrity, or vacant)

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.

[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 (DPR 523 Forms)

Attached are the DPR 523 A, B, and D forms completed as part of the Soscol Gateway/East Napa Intensive-Level Survey.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 718 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 718 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-145-010-000

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

718 Bailey Street is located on a rectangular lot on the east side of Bailey Street between Third and Fourth streets. It is located adjacent to the Napa Valley Expo grounds to the east and south. Built in 1910, 718 Bailey Street is a 1-story over raised basement, wood frame, single-family residence designed in a vernacular cottage style. The building is L-shaped in plan, clad in wood shiplap siding and wood shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a projecting bay, which appears to be an inclosed porch on the south. The primary entry is located on the north side of this projecting bay and is approached by wood steps. The entrance is a paneled wood replacement door with a lunette window in the upper portion. Typical fenestration consists of sliding aluminum-sash replacement windows with six and nine-pane wood-sash casement windows enclosing the porch. Architectural features include corner boards. The roofline features shallow boxed eaves. A gravel driveway spanned by a metal gate is located on the north side of the house and provides access to a parking area at the rear of the lot. The building appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary and north façades, looking southeast from Bailey St.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
1910
Napa County Assessors Office

***P7. Owner and Address:**
Michael & Coleen Hurley

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

***P9. Date Recorded:**
6/5/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 719 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 719 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
719 Bailey Street is located on a rectangular lot on the west side of Bailey Street, between Third and Fourth streets. Built in 1915, 719 Bailey Street is a 2-story, wood frame, water tower that has been converted into a single-family residence and is designed in a utilitarian style. The building is irregular in plan as a result of multiple additions on the north side. It is clad in wood board-and-batten and wood shiplap siding, and capped by flat and shed roofs. The foundation is not visible. The primary facade faces south and features an entry porch that spans the width of the water tower. The porch is accessed by wood steps on the west and features wood railings and square posts that support a shed roof. The primary entrance, at the center of the façade, is a partially-glazed, flush wood door with flat board trim. Typical fenestration consists of sliding, aluminum-sash windows. The roofline of the water tower features a boxed cornice-like element clad with wood beadboard, and exposed rafter tails. The additions feature open eaves. The front of the lot is enclosed by a chain link fence. The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and east facades, looking west from Bailey Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1915
Napa County Assessor's Office

*P7. Owner and Address:
Henrietta A. Ash Trust

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 724 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 724 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-145-011-000

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

724 Bailey Street is located on a narrow rectangular lot on the east side of Bailey Street between Third and Fourth streets. It is located adjacent to the Napa Valley Expo grounds to the east. Built circa 1915, 724 Bailey Street is a 1-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a gable roof. The foundation is not visible. The primary facade faces west and features a porch on the north side. The porch is approached by wood stairs with wood railings and features a solid railing and square posts supporting a gable roof. The primary entry is located within the porch, near the center of the façade, and consists of a fully-glazed, multi-pane, wood door with flat board trim. Typical fenestration consists of six-over-one and one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include an integral garage at the basement level that has hinged, partially-glazed, paneled wood double doors, and is accessed by a paved sub-grade driveway. The roofline features open eaves with exposed rafter tails, eave brackets, narrow barge boards, and wood slat attic vents in the gable ends. The rear of the lot is inclosed by a chain link fence with vinyl slats. The building appears to be in good condition.

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

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



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

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

***P7. Owner and Address:**
State of California 25th Ag. Dist.

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

***P9. Date Recorded:**
6/5/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 727 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 727 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
727 Bailey Street is located on a rectangular lot on the west side of Bailey Street, between Third and Fourth streets. Built in 1918, 727 Bailey Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a full-width entry porch. The porch is accessed by wood steps with wood railings and features a solid railing and wood posts that support the overhang of the main roof. The primary entrance, located near the center of the façade, is a fully-glazed, wood door with a glazed transom and flat board trim. A shed-roofed portico and secondary entry are located on the north facade. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows with flat board trim. Architectural features include corner boards. The roofline includes a plain frieze and shallow boxed eaves. An unpaved driveway to the north of the building leads to a detached gable-roofed garage at the rear of the lot. 727 Bailey Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

*P6. Date Constructed/Age and Sources: ☒ Historic
1918
Napa County Assessor's Office

*P7. Owner and Address:
Jason T. Elkin

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 706 Burnell Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 706 Burnell Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
706 Burnell Street is located on a rectangular lot on northeast corner of Burnell and Fourth streets. Built in 1900, 706 Burnell Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in asbestos shingle siding, and capped by a hip roof. The foundation is not visible. The primary facade faces west and features a recessed entry porch on the north side. The porch is accessed by wood steps with wood railings and features a solid railing and Tuscan columns that support the overhang of the main roof. The primary entrance, located near the center of the façade, is a paneled wood door with flat board trim. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows with flat board trim. The roofline includes a plain frieze and shallow boxed eaves. The front of the lot is enclosed by a low brick wall with a wood gate, and the south side of the lot is enclosed by a low wood fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Thomas B. Ruth

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 720 Burnell Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 720 Burnell Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
720 Burnell Street is located on a rectangular lot on the east side of Burnell Street, between Third and Fourth streets. Built in 1939, 720 Burnell Street is a 1-story, wood frame, single-family residence designed in the Minimal Traditional style. The building is generally rectangular in plan, clad in wood shiplap siding, and capped by a side-gable roof. The foundation is not visible. The primary facade faces west and features a projecting structural bay capped by a gable roof on the north and an entry porch on the south. The porch is accessed by brick steps and features metal railings and square posts with scrolled brackets at the top that support a shed roof that extends from the main roof. The primary entrance, located near the center of the façade, is a paneled wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. A large four-light, fixed, wood-sash window is located within the porch. Architectural features include corner boards. The roofline is eaveless and features vertical board siding with scalloped edges and triangular metal attic vents in the gable ends. A paved driveway on the north is enclosed by a vertical board fences and leads to a detached, gable-roofed garage at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Marco Bertoldo

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

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Trinomial
NRHP Status Code
Other Listings
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Page 1 of 1 ***Resource name(s) or number**(assigned by recorder) **834 DeWoody Street**

P1. Other Identifier: Oxbow School

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

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

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

*c. Address: None City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-011-000

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

834 DeWoody Street (historic address; currently has no address) is located on an irregularly-shaped lot on the north side of Third Street between Burnell and Bailey streets. It shares a parcel with numerous other buildings in the Oxbow School complex. Built circa 1870, 834 DeWoody Street is a 1.5-story, wood frame, residential building designed in the Greek Revival style. It is rectangular in plan, clad with wood shiplap siding and is capped by a gable roof. The foundation is not visible. The primary facade faces west abd Sanborn Fire Insurance maps indicate that the house originally had a full-width porch, which has since been removed. The entry door is a flush wood or metal door located on the north side of the first story. Typical fenestration includes original one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include cornerboards and a metal stove pipe protruding from the roof ridge. The roofline features boxed eaves and a plain frieze and rakeboards. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)
Primary and south facades, looking east
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
Ca. 1870
Visual estimate

***P7. Owner and Address:**
Oxbow School

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

***P9. Date Recorded:**
12/4/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 842 DeWoody Street

P1. Other Identifier: Darbo House, Oxbow School

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

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

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

*c. Address: None City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-011-000

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

842 DeWoody Street (historic address; currently has no address) is located on an irregularly-shaped lot on the north side of Third Street between Burnell and Bailey streets. It shares a parcel with numerous other buildings in the Oxbow School complex. Built circa 1905, Sanborn Fire Insurance maps suggest that it was moved to its current location between 1924 and 1949. 842 DeWoody Street is a 1-story over raised basement, wood frame, residential building designed in a vernacular style. It is generally rectangular in plan, clad with wood shiplap siding and is capped by a hip roof. The foundation is made of concrete. The building fronts on Taylor Street, but the primary facade faces south and features a projecting structural bay on the east side that incorporates a small recessed porch. The porch is accessed by concrete steps with a metal railing and features a solid railing and square wood corner post. The porch openings have been boarded up, but a paneled wood entry door is visible. A secondary entry with a wood panel door is located below the porch at the raised basement level. Most windows on the building are boarded up from the inside, but include double-hung and sliding aluminum-sash replacement windows. Two large windows are located on the west façade, including a segmental arched, multi-light, wood-sash window with a Queen Anne muntin pattern. (Continued)

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

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



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

*P6. Date Constructed/Age and Sources: ☒Historic
Ca. 1905
Buell, "A Local History of Eas Napa" (1998)

*P7. Owner and Address:

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

*P9. Date Recorded:
12/4/2009

*P10. Survey Type:
Intensive

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

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

P3a. Description: (continued)
The roofline features shallow open eaves with exposed rafter tails. An integral garage with a wood awning door is located at the basement level of the north façade. The building appears to be in fair condition, but numerous alterations are apparent from the mismatched and patched sections of exterior siding.



North façade, looking south from Taylor Street.



North and west facades, looking southeast from Taylor Street.

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 403 First Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 403 First Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-004-000

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

403 First Street is located on a rectangular lot on the southwest corner of First and Juarez streets. Built circa 1895, 403 First Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is concrete. The primary facade faces north and features a projecting structural bay capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts with ornate scrolled brackets at the top. The primary entrance is a fully-glazed, wood door with wide, molded wood trim and hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table, corner boards, a shallow angled bay window on the east façade, and an enclosed rear porch addition. The roofline includes a plain frieze, shallow boxed eaves, and diamond fishscale shingles in the gable end. An attic window is also located in the gable end. A detached gable-roofed garage, clad with corrugated metal, is located at the rear of the lot. The building appears to be in good condition and is nearly identical in design to the two neighboring houses to the west, 411 and 419 First Street.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking southwest from First & Juarez sts.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1895
Napa HRI, Sanborn maps

***P7. Owner and Address:**
Marie Smith

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 411 First Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 411 First Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-003-000

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

411 First Street is located on a rectangular lot on the south side of First Street between the Napa River and Juarez Street. Built circa 1895, 411 First Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a projecting structural bay capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts with ornate scrolled brackets at the top. The primary entrance is a fully-glazed, wood door with wide, molded wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table and corner boards. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. An attic window is also located in the gable end. The building is bordered on the west by a driveway that leads to the rear of the lot. The building appears to be in good condition and is nearly identical in design to the neighboring houses on either side, 403 and 419 First Street.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary façade, looking southwest from First & Juarez sts.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
Ca. 1895
Napa HRI, Sanborn maps

***P7. Owner and Address:**
Marie Smith

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource name(s) or number**(assigned by recorder) **419 First Street**

P1. Other Identifier:

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

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

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

*c. Address: 419 First Street City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-002-000

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

419 First Street is located on a generally rectangular lot on the south side of First Street between the Napa River and Juarez Street. Built circa 1895, 419 First Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a projecting structural bay capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts with ornate scrolled brackets at the top. The primary entrance is a fully-glazed, wood door with wide, molded wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table and corner boards. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. An attic window is also located in the gable end. The building is bordered on the west by a driveway that leads to a gable-roofed garage at the rear of the lot. The building appears to be in good condition and is nearly identical in design to the two neighboring houses to the east, 403 and 411 First Street.

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

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



P5b. Photo: (view and date)
Primary façade, looking southwest from First & Juarez sts.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
Ca. 1895
Napa HRI, Sanborn maps

***P7. Owner and Address:**
Jacqueline Wilder

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 708 Fourth Street

P1. Other Identifier: 721 Burnell Street

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

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

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

*c. Address: 708 Fourth Street City: Napa Zip: 94559

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

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

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

708 Fourth Street is located on a rectangular lot on the northwest corner of Fourth and Burnell streets. Built in circa 1905, 708 Fourth Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces south and features a recessed entry porch on the east. The porch is accessed by wood stairs with wood railings, and features a solid railing and tapered square columns support the overhang of the main roof. The primary entry is located at the center of the façade, and has a metal security gate and flat board trim. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows with flat board trim. Architectural features include a plain wood water table and corner boards. The roofline features a wide plain frieze and shallow boxed eaves. A low wood fence encloses the lot, with a trellised gate providing access to the entry walkway.

A secondary residential building, 721 Burnell Street, is located at the rear of the lot and appears to have been constructed circa 1940. (Continued)

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

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



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

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905/ ca. 1940
Sanborn Map estimate

*P7. Owner and Address:
Remigio & Mireya Vasquez

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

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

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

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

Page 2 **of** 3 *__Resource Name or #__ (Assigned by recorder) **708 Fourth Street**

***Recorded by:** Page & Turnbull ***Date** 6/8/2009 ☒ Continuation ☐ Update

P3a. Description:
It is a 1-story, wood frame, single-family residence designed in the Minimal Traditional style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a side-gable roof. The foundation is not visible. The primary facade faces east and features a projecting structural bay capped by a gable roof on the north, and an entry porch on the south. The porch is accessed by wood stairs and features X-braced wood railings, and paired square columns that support a shed roof. Two entries are located near the center of the façade; a paneled wood door covered by a metal security gate, and a fully-glazed, wood door on the south wall of the projecting structural bay. Both doors have flat wood trim. Typical fenestration consists of 6-over-1, double-hung, wood-sash windows with flat board trim, though a large, fixed, multi-pane wood-sash window is located within the porch. Architectural features include an exterior brick chimney on the south façade and a stuccoed interior chimney at the north end of the roof. The roofline features eave moldings and the gable end contains vertical wood siding with scalloped edges. A series of low wood fences enclose the lot. Both houses appear to be in good condition.


708 Fourth Street; east facade, looking southwest from Burnell Street.



721 Burnell Street; primary and north facades, looking southwest from Burnell Street.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 718 Fourth Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 718 Fourth Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
718 Fourth Street is located on a rectangular lot on the north side of Fourth Street between Lawrence and Burnell streets. Built in 1908, 718 Fourth Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in aluminum siding with vertical groove plywood at the basement level, and capped by a gable-on-hip roof. The foundation is concrete. The primary facade faces south and features a recessed entry porch on the east. The porch is accessed by wood stairs with wood railings, and features a wood railing and square posts that support the overhang of the main roof. The primary entry is located near the center of the façade, and is a paneled wood door with molded wood trim. Typical fenestration consists of sliding and double-hung, vinyl-sash replacements windows with flat board trim and decorative shutters. An original, one-over-one, double-hung, wood-sash window is located within the porch. Architectural features include a plain wood water table. The roofline features broad open eaves and the gable end contains wood fishscale shingles and a louvered attic vent. Concrete curbs front the lot and an unpaved driveway runs down the west side of the house. 718 Fourth Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Mark & Casey Hiddleson

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

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 726 - 734 Fourth Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 726 - 734 Fourth Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-008-000

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

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

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



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

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

***P7. Owner and Address:**
Toni & Paul Holland

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

***P9. Date Recorded:**
6/9/2009

***P10. Survey Type:**
Intensive

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

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

Page 2 **of** 2 *__Resource Name or #__ (Assigned by recorder) **726 - 734 Fourth Street**

***Recorded by:** Page & Turnbull ***Date** 6/9/2009 ☒ Continuation ☐ Update

P3a. Description:
Also built circa 1910, 734 Fourth Street is a 1-story, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in aluminum siding, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features an entry porch on the east side. The porch is accessed by concrete steps with brick wing walls, and features a solid railing and square columns that support a gable roof. The primary entry is located near the center of the facade, and is covered by a metal security gate and surrounded by flat board trim. Typical fenestration consists of single-pane, fixed; and 8-over-1 and 6-over-1, double-hung; wood-sash windows with flat board trim. The roofline features broad open eaves, with knee braces and the gabled end contains a louvered attic vent. 734 Fourth Street appears to be in good condition.

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



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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier: 702 Lawrence Street

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

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

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

*c. Address: 744 Fourth Street City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-009-000

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

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

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

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



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

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

*P7. Owner and Address:
Nicholas Tamburelli

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

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

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

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

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

Page 2 **of** 2 *__Resource Name or #__ (Assigned by recorder) **744 Fourth Street**

***Recorded by:** Page & Turnbull ***Date** 6/10/2009 ☒ Continuation ☐ Update

P3a. Description:
Concrete curbs enclose the lot and a detached garage at the northwest corner of the property is accessed from Lawrence Street. The garage is a 1-story, gable-roofed building, clad with wood shiplap siding, and features two roll up metal garage doors. It appears to have been constructed between 1924 and 1949. 744 Fourth Street appears to be in good condition.



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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier: The Depot Restaurant

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

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

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

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

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

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

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

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

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

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



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

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

*P7. Owner and Address:
Napa Depot Properties

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

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

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

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

P3a. Description:
The roofline features a plain frieze on the east and north facades, shallow boxed eaves with rake boards, rake moldings, eave returns, and wood louvered and slatted attic vents in the gable ends. The building is surrounded by a paved parking lot. It appears to be in good condition.

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



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


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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S3

Page 3 of 5 *Resource Name or # (assigned by recorder) 806 Fourth Street

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

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

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Ethnic community, industrial development Area: Soscol Gateway/East Napa
Period of Significance 1881 - 2004 Property Type Commercial Applicable Criteria A/1, B/2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

(continued)

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

*B12. References:
"In Napa, it's one big family affair when it comes to malfatti," *San Francisco Chronicle*, 13 August 2004.
"Looking into Napa's past and present," The Napa Valley Register, 28 January 1984.

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Front porch enclosed/enlarged, detached office constructed to southwest, garage and detached room added at northwest corner, northeast addition and shed demolished (1924-1949). Southwest addition constructed, auxiliary building constructed to northeast (1949-2009). Air conditioner installed (1969). New underground electrical service, kitchen remodel (1972). Unspecified alterations, commercial exhaust system installed (1973). Fire repairs (1975). Water heater replaced (2001). Flood repair: 18 support posts replaced (2006). Sign installed, interior remodeled (2007).

B10. Significance: (continued)
During the Daglia's tenure, the Southern Pacific Railroad erected wire fences around its competition, the Depot Hotel, in an effort to discourage its employees and passengers from drinking and dining at non-Southern Pacific-owned establishments. The wire was constantly cut, however, and the railroad later erected a wooden fence as an effective physical and visual barrier. Despite this, the Depot Hotel continued to prosper, supported in large part by the local Italian community.

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

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

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

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

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

(continued)

B10. Significance: (continued)
The building at 806 Fourth Street has evolved over time, growing from a simple Greek Revival building to a larger structure with additions and auxiliary buildings. The original building and its architectural style are still visible at the core of the current structure, but have been largely obscured by alterations and additions and are not easily interpreted as late nineteenth century fabric. Although the building is one of the older structures in the area, it retains little physical integrity and does not appear to be significant for its architectural merit.

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

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

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

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

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886. 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing,1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing,2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

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

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

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

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

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

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

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



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

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

***P7. Owner and Address:**
Phillip & Kimberly West

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1004 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1004 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-074-005-000

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

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



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

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

***P7. Owner and Address:**
Mark Trolinder

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1015 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1015 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-004-000

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

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

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

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



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

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

***P7. Owner and Address:**

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

***P9. Date Recorded:**
12/4/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1037 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1037 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-002-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

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

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1104 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1104 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-073-009-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Donald Garibaldi

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier: J.B. Newman House

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

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

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

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

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

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

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

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

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

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



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

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

*P7. Owner and Address:
John Huttinger

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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



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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1117 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1117 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-014-000

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

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

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



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

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

***P7. Owner and Address:**
Rhonda Lauritsen

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

*c. Address: 1134 - 1140 Juarez Street City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-073-014-000

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

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

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

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



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

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

*P7. Owner and Address:
Chris Pollastrini

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1139 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1139 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-005-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Kurt & Denise Sager

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

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

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



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



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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 820 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 820 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-003-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Robert & Carol Zaro

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

*P9. Date Recorded:
6/5/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 828 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 828 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-007-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Sonia Garcia

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

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 831 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 831 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
831 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between Taylor and Third streets. Built circa 1910, 831 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in aluminum replacement siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a a small entry porch at the center. The porch is approached from the south by wood stairs and features a wood railing and square wood posts that support a shed roof that extends from the main roof. The primary entry is a paneled wood door surrounded by flat board trim. A secondary entry at the basement level of the south façade has been infilled. Typical fenestration consists of some original one-over-one, double-hung, wood-sash windows, as well as double-hung, vinyl-sash replacement windows with flat board trim. The roofline features shallow boxed eaves. A wood picket fence fronts the lot and a paved driveway on the south provides access to a gable-roofed detached garage at the southwest corner of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Lorraine Vincent

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

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 840 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 840 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-006-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



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

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

*P7. Owner and Address:
Jose & Sonia Garcia

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

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

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

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



North façade, looking southeast from Juarez Street.



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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 843 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 843 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-003-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Art & Alvira Jacobus

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

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

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

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

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

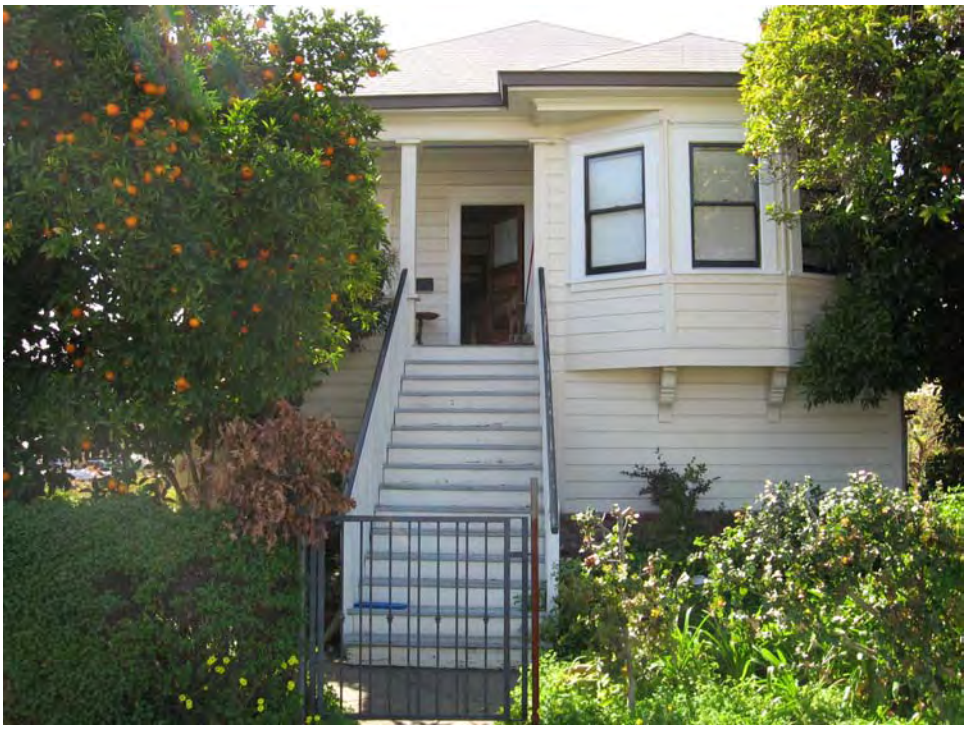
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 905 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 905 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-007-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Warren T. Bennear

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

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

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

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



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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

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

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

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

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

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

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

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



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

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

*P7. Owner and Address:
Benjamin Bogue

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

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

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

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



Detail of front porch and primary entry.

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 931 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 931 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-005-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
John Alimpic

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

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

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

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

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

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

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

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

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

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

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

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

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



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

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

***P7. Owner and Address:**

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

***P9. Date Recorded:**
12/4/2009

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 427 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 427 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-002-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Winifred Ralston

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 437 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 437 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-003-000

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

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



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

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

***P7. Owner and Address:**
Robert Maestri

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

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

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

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

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

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Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 442 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 442 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
442 Post Street is located on a roughly square lot on the north side of Post Street, between the Napa River and Juarez Street. Built in 1925, 442 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is generally rectangular in plan, clad in wood shingles with wood shiplap siding at the basement level, and capped by a combination gable and gable-on-hip roof. The foundation is not visible. The primary facade faces south with the primary entry on the east side. The entry is accessed by wood stairs with wood railings that run parallel to the facade and features a paneled wood door surrounded by flat board trim. A secondary entrance is located at the basement level of the west façade. The roofline includes exposed rafter tails, knee braces in the west gable end, a decorative wood truss in the east gable end, and a shed dormer on the south side of the roof. The lot is enclosed by a wood and wire fence and a detached garage with a gable roof and wood board-and-batten siding is located at the east side of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



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

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

*P7. Owner and Address:
Jonathan & Shelia Gentry

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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



Primary and west facades, looking northeast from Post Street.



Detached garage to east of house.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 443 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 443 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-013-000

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

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



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

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

*P7. Owner and Address:
Robert Maestri

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

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

*c. Address: 1003 – 1013 Shetler Avenue City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-261-021-000

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

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

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

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



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

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

*P7. Owner and Address:
Guillermo Bustamante

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

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

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

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

P3a. Description: (continued)
The two residences at the front of the lot exhibit a post-war vernacular style. They are rectangular in plan, made of concrete block, and have gable roofs. Visible entries feature paneled and partially-glazed, flush wood doors with flat board trim. The primary façade of the northwestern house faces north and features a partially-recessed entrance covered by a shed-roof supported by square wood posts. The northeastern house has an entry on the west façade, which is not covered by a porch. Typical fenestration consists of sliding, vinyl-sash, replacement windows with false muntins and sloped concrete sills. The rooflines feature open eaves. Both houses have garage additions on their southern facades. The garage addition of the eastern house appears to have vertical groove plywood siding and sliding, aluminum-sash windows, while the garage addition on the western house appears to be in the same style and period as the houses at the rear of the lot, and is connected to the house by connecting hyphens.

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


Northwestern house, primary and east facades, looking southwest.


Southwestern duplex, primary and north facades, looking southwest.



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



Northeastern house, primary facade, looking southeast.

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

Page 4 **of** 5 ***Resource Name or #** (assigned by recorder) 1003 – 1013 Shetler Avenue

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

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

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

(continued)

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

***B12. References:**
Hattersly-Drayton, Karana. "Historic Architecture Survey Report for the "Bungalow" Court Project, Fresno, CA." September 29, 2004. Available online: www.fresno.gov. (Contains general historic context on bungalow courts.)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
1003 – 1013 Shetler Avenue was initially constructed circa 1925 as a bungalow court consisting of two duplex dwellings flanking a central drive. The complex was later expanded with the construction of two additional residences at the front of the lot around 1950. As a residential property, 1003 – 1013 Shetler Avenue is somewhat incongruous with other development within the Soscol Gateway/East Napa area, which does not contain many residences. Neither the 1920s duplexes nor the postwar era houses reflect any important trends in the area, which is largely commercial. This lack of connection to important events as well as deviation from historic development trends means that 1003 – 1013 Shetler Avenue does not appear to be significant under Criterion A/1 (Events) for association with important historic events or trends.

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

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

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

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

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

B12. References: (continued)
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886. 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing,1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing,2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier: 488 Soscol Avenue

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

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

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

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

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

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

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

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

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

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

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



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

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

***P7. Owner and Address:**
Emilie & Lola Leonardo

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

***P9. Date Recorded:**
6/18/2009

***P10. Survey Type:**
Intensive

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

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

P3a. Description: (continued)
The upper story of the porch has a solid wood railing, is partially enclosed by windows on each end, and covered by a shed roof. Stairs with metal railings lead to the second story of the porch. The primary entry is not visible. Typical fenestration consists of one-over-one, double-hung, wood-sash windows flanked by decorative wood shutters and adorned with metal balconettes. Some sliding, aluminum-sash, replacement windows are also present. Architectural features include an exterior stuccoed chimney at the center of the primary façade, within the porch, and a slight overhang of the second story on the west façade. The roofline features open eaves with explosed rafter tails.

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



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



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 **of** 5 ***Resource Name or #** (assigned by recorder) 373 Silverado Trail/488 Soscol Ave.

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

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

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

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

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Residential development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

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

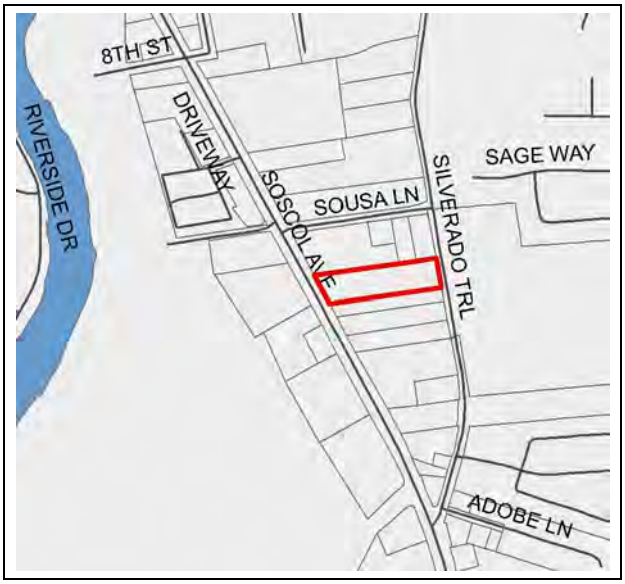
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 1-3 commercial building

***B12. References:**
Obituary for Shirley Page, Napanews.com
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
The Weltons still owned the property in 1953, when the property first appears in city directories (at its original address, 1056 Soscol Avenue). Roy Welton is listed as a deputy sheriff, and the Gala Club Tavern is listed at the address. Also shown residing at the property are the Weltons' daughter and son-in law, Shirley and Joseph Page (also a deputy sheriff); Mrs. Muriel Sickler, a nurse for the county health department; and bartender Stanley VanDeMark and his wife Mildred. In 1957, Monte's Club Gala Tavern was still present, while Roy Welton managed eight apartments located on the property. In 1963, the Gus Saver Steak House took the place of the Club Gala Tavern, and the apartments continued to operate under Welton's ownership.

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

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

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

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

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

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

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

B12. References: (continued)

Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886. 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing,1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing,2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier: Napa Septic Tank Service

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

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

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

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

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

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

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

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

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

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



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

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

*P7. Owner and Address:
Vicky Rawlins

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

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

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

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

P3a. Description: (continued)
Sliding, aluminum-sash windows are located at the second story level of the primary facade. Architectural features include an exterior brick chimney on the south façade and an interior brick chimney at the north end of the roof. The roofline features open eaves with exposed rafter tails, and eaveless gable ends with eave moldings and triangular metal attic vents.

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

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

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



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



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



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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

***NRHP Status Code** 6Z

Page 4 **of** 5 ***Resource Name or #** (assigned by recorder) 511 Silverado Trail

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

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

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

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

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential development/ World War II **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The first known owners of the property at 511 Silverado Trail were Joseph M. and Josephine N. Hynes. In 1930, the Hynes family had lived in San Francisco, and Joseph was employed as a sheet metal worker. They likely purchased the property sometime after 1930 and may have constructed the small house and detached garage that are located behind the primary residence. The architectural style of these two buildings indicates that they were constructed earlier than the primary residence, although no building permits are available for the property.

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

(continued)

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

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
In 1951, Chester W. and Alice F. Inman purchased the property. The Inmans were in their late 50s when they purchased the property, and appear to have resided in Fresno for most of their lives. Chester Inman had been a tool dresser for an oil company. In 1963, during the Inmans' ownership, city directories show that 511 Silverado Trail was occupied by the Napa Vet Hospital.

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

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

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

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

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

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

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

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

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

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

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

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

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

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

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



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

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

*P7. Owner and Address:
Charles P. Rossi

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

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

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

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



North façade, looking southwest from Silverado Trail.



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

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

***P9. Date Recorded:**
6/24/2009

***P10. Survey Type:**
Intensive

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

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

P3a. Description : (continued)
It is rectangular in plan, consisting of two portions linked by a flat-roofed breezeway. The building is capped by a gable roof, and clad with metal standing seam siding.The foundation is not visible. The primary facade faces west and features vehicular entrances with sliding metal doors at the center of each of the two sections. Fenestration consists of multi-pane, fixed, steel industrial sash windows and sliding, aluminum-sash replacement windows. The roofline is eaveless. 238 Soscol Avenue appears to be in good condition and is similar in design to two buildings located to the immediate north at 250 and 266 Soscol Avenue.



Primary and north façades, looking southeast from Soscol Avenue.


Primary and south facades, looking northeast from Soscol Avenue.



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



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

Page 4 **of** 5 ***Resource Name or #** (assigned by recorder) 238 Soscol Avenue

B1. Historic name: Unknown
B2. Common name: Williams Automotive & Transmissions
B3. Original Use: Unknown
B4. Present use Light industrial; automobile repair
***B5. Architectural Style:** Utilitarian

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

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Light industrial **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

(Continued)

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

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
238 Soscol Avenue was constructed around 1953 and appears to have been constructed for light industrial functions, which fit with the overall character of Soscol Avenue. Soscol Avenue was known as "Auto Row" and was primarily developed with automobile-related commercial and light industrial properties. 238 Soscol Avenue is one of many automobile-related properties located on the street, and is physically expressive of its light industrial use. While 238 Soscol Avenue generally contributes to a broad light industrial trend in the Soscol Gateway/East Napa area, there are other industrial properties in the vicinity with historic uses that have been verified and which better exemplify this trend. Therefore, 238 Soscol Avenue does not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

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

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

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

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

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

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

*c. Address: 250 - 266 Soscol Avenue City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-200-005-000

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

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

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

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



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

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

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

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

*P9. Date Recorded:
6/24/2009

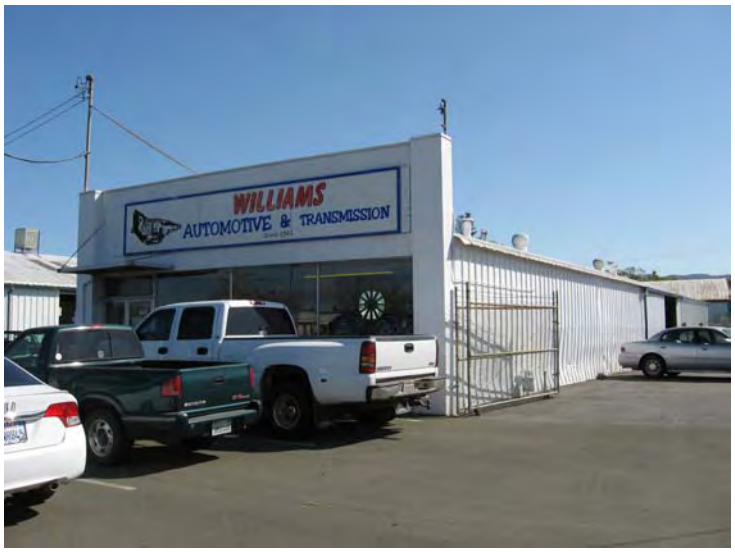
*P10. Survey Type:
Intensive

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

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

P3a. Description : (continued)
The primary facade of 266 Sosocol Ave. faces west and is dominated by a projecting storefront bay with a recessed primary entrance on the south. This entrance features a fully-glazed, wood, double-door with flat board trim. The storefront fenestration consists of fixed, plate glass, aluminum-sash windows. The storefront and entrance are capped by a hip roof that is supported at one corner by a square metal post. Small windows are located on the upper wall of the north façade. Four vehicular entrances with metal roll-up doors are located on the south façade. Architecural features include corner boards on the primary façade, and a flat-roofed rear addition. The roofline features a substantial false-front parapet on the primary façade, and shallow eaves elsewhere.

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



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



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

Page 3 **of** 4 ***Resource Name or #** (assigned by recorder) 250 - 266 Soscol Avenue

B1. Historic name: Unknown
B2. Common name: Williams Automotive & Transmissions, Blackhawk Body Shop
B3. Original Use: Unknown
B4. Present use Light industrial; automobile repair
***B5. Architectural Style:** Utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations
Two buildings constructed circa 1953. Roof alteration at 266 Soscol Ave, 1994. Furnace and air conditioning installed at 266 Soscol Ave, 1996.

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Light industrial **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

(continued)

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

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
The buildings at 250 and 266 Soscol Avenue were constructed circa 1953 and appear to have been constructed for light industrial functions, which fit with the overall character of Soscol Avenue. Soscol Avenue was known as "Auto Row" and was primarily developed with commercial and light industrial properties. 250 and 266 Soscol Avenue are two of many automobile-related properties located on the street, and are physically expressive of their light industrial use. While 250 and 266 Soscol Avenue generally contribute to a broad light industrial trend in the Soscol Gateway/East Napa area, there are other industrial properties in the vicinity with historic uses that have been verified and which better exemplify this trend. Therefore 250 and 266 Soscol Avenue do not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

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

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

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

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

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

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier:

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

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

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

*c. Address: 333 Soscol Ave. City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-190-054-000

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

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

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

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



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

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

*P7. Owner and Address:
Gasser Foundation

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

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

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

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

P3a. Description: (continued)
At the rear of the lot, to the west of the dealership building, is an auxiliary light industrial building. It is a 1-story, reinforced concrete building designed in a utilitarian style. The building is rectangular in plan, and the primary façade faces east, with nine vehicular entrances along its length. It is clad with smooth stucco and capped by a gable roof. The foundation is not visible. The vehicular entrances consists of partially-glazed, wood and metal, roll-up garage doors. Fenestration on the west façade consists of multi-pane, steel, industrial sash windows. The roofline includes a low, flat parapet along the primary façade.

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

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



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



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



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5S3

Page 4 **of** 6 ***Resource Name or #** (assigned by recorder) 333 Soscol Avenue

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

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

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Auto-related commercial development **Area:** Soscol Gateway/East Napa
Period of Significance 1954-1965 **Property Type** Commercial **Applicable Criteria** A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

(continued)

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

***B12. References:**
Peter A. and Vernice H. Gasser Foundation. "Foundation History, " Internet: http://www.gasserfoundation.org/foundation_history.html. Accessed 9/30/09.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)

Evaluation:

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

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

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

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

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

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



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

B12. References: (continued)

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

***P9. Date Recorded:**
6/18/2009

***P10. Survey Type:**
Intensive

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

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

P3a. Description : (continued)
Architectural features include a shed-roofed addition on the north façade, an exterior brick chimney on the south facade, and corner boards. The roofline features shallow boxed eaves with simple fasica and bargeboards. A hollow clay tile retaining wall fronts the lot, and paved driveways to the east and south of the building provide access to a parking lot at the rear. 376 Soscol Avenue appears to be in fair condition.



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



South façade, looking northwest, from rear parking lot.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 3S, 5S1

Page 3 of 6 *Resource Name or # (assigned by recorder) 376 Soscol Avenue

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

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

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

*B8. Related Features: None

B9a. Architect: None b. Builder: Cayetano Juarez
*B10. Significance: Theme Spanish & Mexican Settlement Area: Soscol Gateway/East Napa
Period of Significance 1845 Property Type Residence Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

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

*B12. References:
Buckman, O.H., Official Map of the County of Napa California, 1915.
"New Ideas for Old Adobe: Historic Napa building has uncertain future," *Napa Valley Register*, 1 June 2009.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
In 1859, Juarez donated approximately 48 acres of his land to the City of Napa to establish Tulocay Cemetery, where he would eventually be buried. In 1872, he was also responsible for providing 192 acres to the State of California for the establishment of the Napa State Asylum for the Insane. The portion of the rancho featuring the Juarez's adobe house remained in the family's ownership, however. As early as 1903, the house was inhabited by Juarez's daughter, Domilita Juarez Metcalf. Domitila Metcalf, widow of farmer Charles Metcalf, continued to operate the diminished parcel of rancho land as a farm, with the help of a headman or laborer, until the 1920s.

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

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

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

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

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

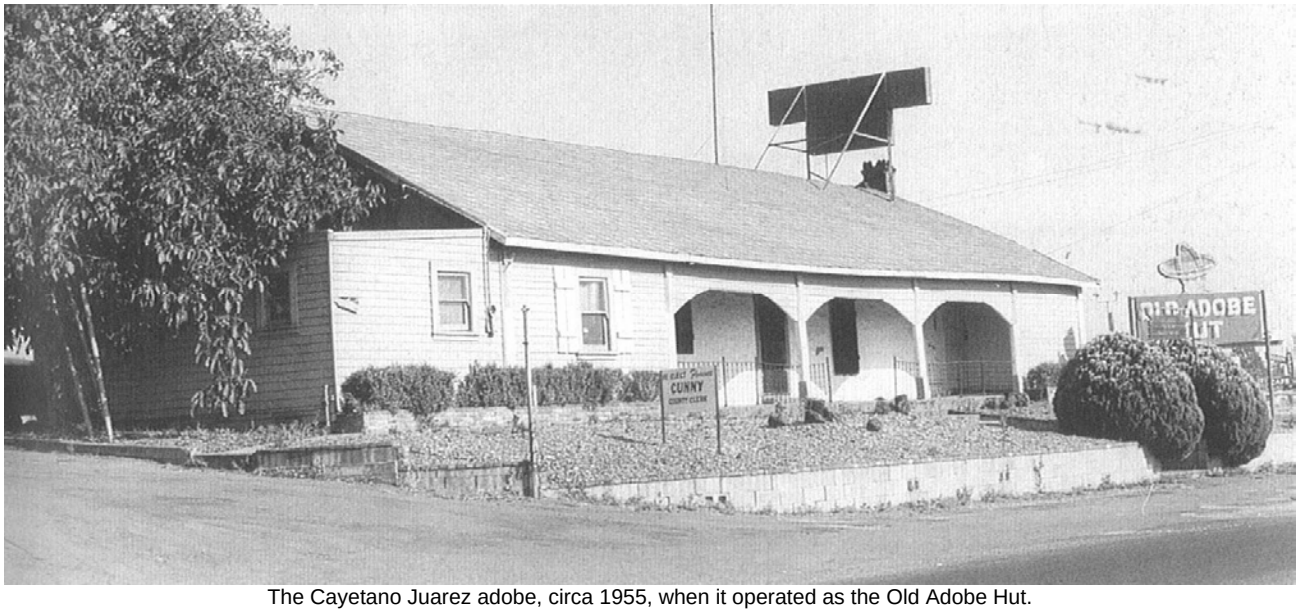
The Juarez Adobe has never been moved and therefore retains integrity of location. Its integrity of setting has diminished as the City of Napa has grown up around it; however, this is a natural course of development. Important elements of the surrounding area, such as Soscol Avenue and the Napa River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

B10. Significance: (continued)
The Cayetano Juarez Adobe at 376 Soscol Street is recognized locally through listing on the City of Napa's Historic Resources Inventory (HRI). However, it also appears to be eligible for individual listing in the National Register of Historic Places and California Register of Historical Resources. As an important element in the Mexican settlement of the Napa Valley, and a prime example of adobe construction associated with the prominent historic figure of Cayetano Juarez, it appears to have historic significance that outweighs its diminished physical integrity. The Juarez Adobe can be categorized as the City of Napa's last remaining Mexican Era adobe building and is the city's oldest structure. The further dilution of its integrity or loss of the building altogether would be a significant detriment to Napa's history and heritage.

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



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



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

B12. References: (continued)

Obituary: Natale J. Imperiale, *San Francisco Chronicle*, 10 April 2001. Accessed via Ancestry.com, 8/11/09.
Timeline of Napa County History. www.napacountygeneaology.com, accessed 8/11/09.
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 380 - 390 Soscol Avenue

P1. Other Identifier:

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

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

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

*c. Address: 380 - 390 Soscol Avenue City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-570-009-000

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

380 - 390 Soscol Avenue is located on a rectangular lot on the south side of Adobe Lane, east of Silverado Trail. It is a 1-story, wood frame, commercial building designed in a utilitarian style. The building is irregular in plan, consisting of a southern block that appears to have been built circa 1925, and a northern addition that appears to date to circa 1950. The building is capped by parallel gables on the south and a shed roof on the north, with wood shiplap siding on the southern portion and wood board-and-batten on the northern addition. The foundation is not visible. The primary facade faces west and features a structural bay with a vehicular entrance on the south, a smaller structural bay with a pedestrian entrance to the immediate north, a recessed section where southern block and northern addition meet, and a pedestrian entrance on the northern addition. This entrance and the southern pedestrian entrance are covered by metal security gates, while the middle entrance has a flush metal door. The vehicular entrance features a paneled, wood, roll-up door. Typical fenestration consists of single-pane, fixed, wood and aluminum-sash windows and sliding, vinyl-sash, replacement windows. A small double-hung, vinyl-sash replacement window with false muntins is located next to the southern pedestrian entrance. (Continued)

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

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



P5b. Photo: (view and date)
Primary and north facades, looking south from Adobe Lane
4/1/2009

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

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

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

*P9. Date Recorded:
6/24/2009

*P10. Survey Type:
Intensive

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

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

P3a. Description : (continued)
Architectural features include a brick water table, flat board trim around openings on the southern block, and concrete block and vertical groove plywood siding on the rear façade of the northern addition. The roofline of the southern block features a flat, false-front parapet that steps up slightly on the south side. The roofline of the northern addition features a broad projecting eave that creates an awning over the front façade and has exposed rafter tails. A parking lot occupies the front of the parcel and a non-historic, double-height shed is located to the rear (east) of the northern addition. 380 – 390 Soscol Avenue appears to be in good condition.



Primary façade of southern block, looking east from parking lot.



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

Page 3 **of** 4 ***Resource Name or #** (assigned by recorder) 380-390 Soscol Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Commercial
B4. Present use Commercial
***B5. Architectural Style:** Utilitarian, Contemporary

***B6. Construction History:** (Construction date, alterations, and date of alterations
Constructed circa 1925. Northern addition constructed circa 1950. Gas line to furnace installed, 2006.

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

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Commercial development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Commercial **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Based on architectural style, the original building on this property, which is a utilitarian warehouse-like structure, appears to have been built circa 1925. A northern addition (addressed 390 Soscol Avenue), exhibiting Contemporary styling, appears to be of mid-century construction, perhaps dating to circa 1950. Because the area covered by Sanborn Fire Insurance maps and city directory listings did not extend as far south as the location of this property, little is known about its original use, owners or occupants.

The earliest known owners of the property were Frank M. and Delpha M. Bozzini, who purchased the property in 1989. The Bozzinis owned a janitorial service and a real estate development company, both established in 1958. Neither business was located at the subject address, though. In 2002, the Bozzinis sold the property to Consolidated Fleet Service, Inc. No information was uncovered about this company, but the property was not long in its ownership. Later in 2002, the current owners, Tito R. and Alma Eugenio Fuentes, purchased the property. The Fuentes family also purchased the adjacent property at 376 Soscol Avenue, where the Cayetano Juarez Adobe is located, at the same time. The subject property and the Juarez Adobe do not appear to have shared an association prior to this date. The northern addition (390 Soscol Avenue) appears to have most recently housed the Urban Cuts barber shop, as indicated by extant signage, and a car audio installation shop was located in the original portion of the building (380 Soscol Avenue). (continued)

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

***B12. References:**
Timeline of Napa County History. www.napacountygeneaology.com. 8/11/09
"New Ideas for Old Adobe: Historic Napa building has uncertain future," Napa Valley Register, 1 June 2009.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
380 Soscol Avenue appears to have initially been built circa 1925, likely for a light industrial or storage use. Around 1950, a commercial addition was constructed at 390 Soscol Avenue. As stated previously, little is known about the tenants or functions of the property during the historic period. However, based on these apparent uses it does not seem to contribute to the development trends of Soscol Avenue, which has had followed a primarily automotive theme for most of its history. 380-390 Soscol Avenue does not appear to contribute to the broad commercial trends of the Soscol Gateway/East Napa area, and thus does not seem to be individually significant under Criterion A/1 (Events) for association with important historic events.

Archival research did not reveal any owners or occupants associated with this property during the historic period. 380-390 Soscol Avenue therefore does not appear to be significant under Criterion B/2 (Persons).

The building at 380-390 Soscol Avenue is a relatively utilitarian, false-front, light industrial structure with a modest Contemporary style storefront at the north side. The storefront portion of the building shows the most architectural merit, but is not noteworthy, nor is the remainder of the building. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 380-390 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 380-390 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

380-390 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain; this includes the neighboring Juarez Adobe, which is a major feature at the intersection of Soscol Avenue and Silverado trail. The building likely originally had a light industrial use and later gained a commercial component. It has continued to function in both these capacities until recently, but today stand vacant. The property generally retains integrity of association with its historic functions. The building retains integrity of materials, design and workmanship from its original construction, and retains integrity of feeling as a utilitarian commercial building.

380-390 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 380-390 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 7 *Resource name(s) or number (assigned by recorder) 495 Soscol Avenue

P1. Other Identifier: Jenson Motor Center

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

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

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

*c. Address: 495 Soscol Ave. City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-013-000 / 005-200-018-000

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

495 Soscol Avenue is located on two large, irregularly-shaped lots on the southwest corner of Soscol Avenue and Oil Company Road. Three buildings are located on the property. The main building, built circa 1950, is a 1-story, reinforced concrete, commercial building designed in a utilitarian style, though altered. The building is T-shaped in plan; the front portion of the building is double-height and capped by a flat roof, while the rear wing is capped by a shallow gable roof. The exterior walls are clad with smooth stucco and the foundation is concrete. The primary facade faces east and is spanned by aluminum-sash storefront assemblies, surmounted by fabric awnings. The entrance is located at the center of the façade and features fully-glazed, aluminum frame, double-doors covered by a large, non-original portico. The portico features tapered square columns with stone veneered plinths that support a gable roof with metal trusses. An engaged stone veneered pylon is located to the south of the entry doors, within the portico, and projects through the portico roof to rise above the roofline of the building. The roofline of the front portion of the building features a flat parapet bearing dimensional letter signage. The rear wing features banks of steel, industrial-sash windows and a number of vehicular entrances. The roofline features broad, open eaves, with exposed rafters and simple fascia boards. The main building appears to be in good condition. (Continued)

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

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



P5b. Photo: (view and date)
Primary facade, looking northwest from Soscol Ave.
4/1/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1930 / ca. 1950
Visual estimate

*P7. Owner and Address:
Gasser Foundation

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

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

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

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

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

To the south of the main building is a small Tudor Revival style cottage, that appears to have been constructed to serve as a Philips 66 gas station. Built circa 1930, the cottage is a 1-story, wood frame building. The building is rectangular in plan, clad in wood lap siding, and capped by a steeply pitched gable roof clad with wood shingles. The foundation is covered by wood lattice skirting. The primary facade faces east and features a projecting bay at the center, which is capped by an asymmetrical gable that has flared eaves on the south side, and contains the primary entry. The primary entry is a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists of six-over-six double-hung, wood-sash windows with flat board trim. A double-hung, vinyl-sash replacement window with false muntins is located on the south side of the primary façade, and a round arched, multi-pane, fixed, wood-sash window is located on the north side of the primary façade. Architectural features include a simple wood water table and corner boards. The roofline is eaveless, but features eave moldings, and vertical board siding with scalloped edeges and triangular metal attic vents in the gable ends.

To the north of the main building is a small auxiliary building that is rectangular in plan, clad with smooth stucco, and capped by a flat roof. Its primary façade faces east and features three garage bays with vehicular entrances. Fenestration on the secondary facades consists of multi-pane, steel, industrial sash windows. The roofline features a flat parapet with metal coping that bears painted signage. This building was likely built concurrent with the main building. The remainder of the lot is a paved parking area, with planters along the Soscol Avenue frontage. All three buildings appear to be in good condition.



South façade, looking northwest from Soscol Avenue.



North façade, looking southwest from Oil Company Road.



Former Philips 66 station, looking west from Soscol Avenue.



Auxiliary building, primary and north facades, looking southwest from Oil Company Road.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

***NRHP Status Code** 6Z

Page 5 **of** 7 ***Resource Name or #** (assigned by recorder) 495 Soscol Avenue

B1. Historic name: Prichett Motors
B2. Common name: Jensen Motor Center
B3. Original Use: Commercial; gas/service station, automobile dealership
B4. Present use Commercial/light industrial; automobile dealership/service
***B5. Architectural Style:** Utilitarian/altered (dealership building); Norman farmhouse (office)

***B6. Construction History:** (Construction date, alterations, and date of alterations
Former Phillips gas station constructed circa 1930. Dealership building constructed circa 1950. Addition to used car dealership, wiring for gas pumps, 1965. Electrical repair, 1970. Unspecified repairs, 1973. Heating work, 1976. Reroofing, 1978. Reroofing and installation of 6 heaters, 1979. Partial demolition, 1983. Sign installed, 1984. Reroofing, 1987. (Continued)

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Auto-related commercial development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Commercial **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property at 495 Soscol Avenue features two buildings, the earlier of which appears to be the small cottage-like building located south of the main car dealership building. Based on its design, the cottage, which now functions as an office, appears to have once been a Phillips gas station. It is nearly identical to other Phillips stations that have a signature "Cotswold Cottage" design. Based on the general timeline of Phillips gas stations of this type, it is likely that the building at 495 Soscol Avenue was constructed in the late 1920s or early 1930s and based on a permit record for gas pump wiring, continued to function as such until at least 1965.

The earliest known owner of the property at 495 Soscol Avenue was William J. DeMoulin, who purchased it from a title company in 1955. In 1959, Arthur P. Johnson purchased the property, then sold it to Robert E. and Earla S. Prichett about a year later. However, city directories indicate that Pritchett Motors used car dealership was located at the property as early as 1953. Later, however, while still under the Pritchett's ownership in 1963, the property housed the Van Cleve & Wilson used car dealership. In 1965, building permits list the owner (or more likely the occupant) as Craigie & Jensen, another car dealer, and through the 1970s, Jensen Motors occupied the property.
(Continued)

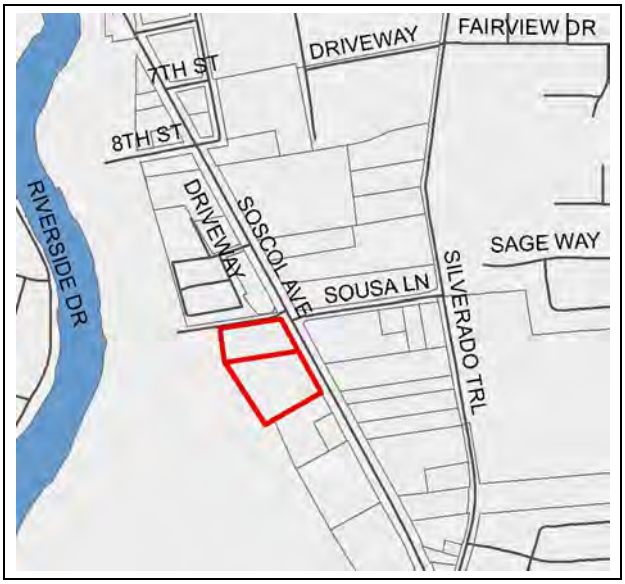
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

***B12. References:**
Peter A. and Vernice H. Gasser Foundation. "Foundation History, "
Internet: http://www.gasserfoundation.org/foundation_history.html.
Accessed 9/30/09.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
New spray paint booth installed, 2003. Four signs installed, tenant improvements to car dealership showroom (may refer to façade remodel), 2004. Sign installed, 2008.

B10. Significance: (continued)
In 1966, Peter A. and Vernice H. Gasser purchased the property. The Gassers had established a used car dealership in Napa at the corner of 2nd and Randolph streets in 1937. Later, their lot expanded across the street where used trucks were sold and they eventually acquired a Dodge agency. Peter Gasser was influential in Napa's Chamber of Commerce and was responsible for encouraging the city's development prior to and during World War II, including the widening of Highway 29, the establishment of an airport, and the construction of wartime housing. The Gassers invested in many local businesses, including Basalt Rock Company, bought real estate and brokered deals for the City. Peter Gasser was highly influential in local politics, though he never ran for office himself. He envisioned Soscol Avenue as a major commercial thoroughfare and purchased land and invested in businesses to realize this goal. It appears that 495 Soscol Avenue was one of those investment properties based on the fact that the Gasser's sold the Gasser Motors business in 1965, a year before purchasing the subject property. The business was likely never located at the subject property, but the real estate is connected to the Gasser's investments and development projects. Today, the Gasser Foundation continues to undertake major real estate development projects with a community-serving focus. It owns the entire plot of land west of Soscol Avenue, between Oil Company Road and Napa Creek, including the subject property.

Today, the subject property continues to function as a car dealership, known as Jensen Motor Center as it has been since the 1970s. The former Phillips station serves as an auxiliary office to the main dealership.

Evaluation:
495 Soscol Avenue features a former Phillips gas station office building that was constructed circa 1930, and a larger dealership building that was built circa 1950, likely for use as an automobile dealership. The service station no longer functions as such, but the dealership remains a dealership and service center today. On the whole, the property and its functions contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, but the dealership is not one of the earliest examples, nor is it as physically expressive of the traits that many auto dealerships had at the time. The former Phillips station is one in a vast context of historic Phillips service stations nation-wide, as well as many other gas and service stations located in Napa and throughout the Napa Valley. It is no more indicative of trends in automobile-related development on Soscol Avenue than the associated dealership building and lacks the gas pumps and other service station features that would enable it to more easily convey its association with automobile-related trends. 495 Soscol Avenue contributes to a broad commercial trend in East Napa, but does not seem to be individually significant under Criterion A/1 (Events) for association with important historic trends.

The property is associated with the Gasser family, who were prominent in early automobile commerce in Napa. However, 495 Soscol Avenue was not owned by the Gassers until 1966, after the time period when they were active in the industry. The property was never used as a Gasser-operated dealership and was likely purchased as a real estate investment for the Gasser Foundation, which became active in community development projects. The subject property does not reflect the Gasser's historic significance and a better example of the Gasser's influence is located elsewhere on Soscol Avenue (333 Soscol Avenue). None of the other owners of the subject property appear to have been significant to local or state history. Therefore, the property does not appear to be significant under Criterion B/2 (People) for association with significant people.

The building at 495 Soscol Avenue is a relatively utilitarian industrial structure, with a large showroom at the front. It reflects the forms, massing, and layout typical of mid-century car dealerships, but is not very expressive in its design or detailing. Additionally, the primary façade has been drastically altered in recent years, obscuring the original design intent of the showroom block. A better, less altered example of a mid-century automobile dealership is located at 333 Soscol Avenue. On the whole, the subject building does not represent a unique example of a type, period, or method of construction. Likewise, though the former Phillips station building is relatively unique and eye-catching, it is one of many within a large context of similarly styled Phillips stations nation-wide among which there are better and more expressive examples of the signature "Cotswold Cottage" style. Additionally, elements like gas pumps, which would more obviously denote the building's historic function, have been removed, diminishing the building's ability to qualify as a good example of its type. The architect and builder are unknown. Therefore, 495 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 495 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential), for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

Neither building at 495 Soscol Avenue appears to have been moved and therefore the property retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial

B10. Significance: (continued)
and light industrial properties remaining. The property has always had a commercial use with an automobile related function and thus retains integrity of association. The building lacks integrity of materials, design and workmanship. The primary façade/showroom block of the dealership building has been drastically altered and the former Phillips station has been altered slightly and lacks service station elements like gas pumps that would truly denote its original function. On the whole, the property no longer conveys the aesthetic and historic sense of the era in which it was constructed; therefore, it lacks integrity of feeling.

495 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). The California Historic Resource Status Code of 6Z assigned by this evaluation means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 529, 561, 573 Soscol Avenue

P1. Other Identifier:

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

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

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

*c. Address: 529, 561, 573 Soscol Ave. City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-019-000

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

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

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

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



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

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

*P7. Owner and Address:
Victor & Pamela Smith

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

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

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

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

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

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

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

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



529 Soscol Avenue, primary and north façades, looking southwest.



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



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

Page 4 **of** 5 ***Resource Name or #** (assigned by recorder) 529, 561, 573 Soscol Avenue

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

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

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP3. Multiple family property

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)

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

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

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

The property at 529, 561, and 573 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

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

529, 561, and 573 Soscol Avenue are not currently listed on the National or California registers, nor are they listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 529, 561, and 573 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)

City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 583 Soscol Avenue

P1. Other Identifier: Jimmy Vasser Chevrolet dealership

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

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

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

*c. Address: 583 Soscol Ave. City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-023-000

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

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

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

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



P5b. Photo: (view and date)
Primary facade, looking west from Soscol Ave.
4/2/2009

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

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

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

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

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

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

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

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



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



Detail of primary entry, looking west from Soscol Avenue.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S3

Page 3 of 4 *Resource Name or # (assigned by recorder) 583 Soscol Avenue

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

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1950. Construction of sheet metal building, 1961. Construction of new sales office, aluminum carport and steel frame garage, installation of two new signs, 1959. New sign, wiring repair, 1964. Alterations to front of building, electrical work, 1965. Unspecified alterations and sign, 1966. (continued)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Auto-related commercial development Area: Soscol Gateway/East Napa
Period of Significance Circa 1950 Property Type Commercial Applicable Criteria A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

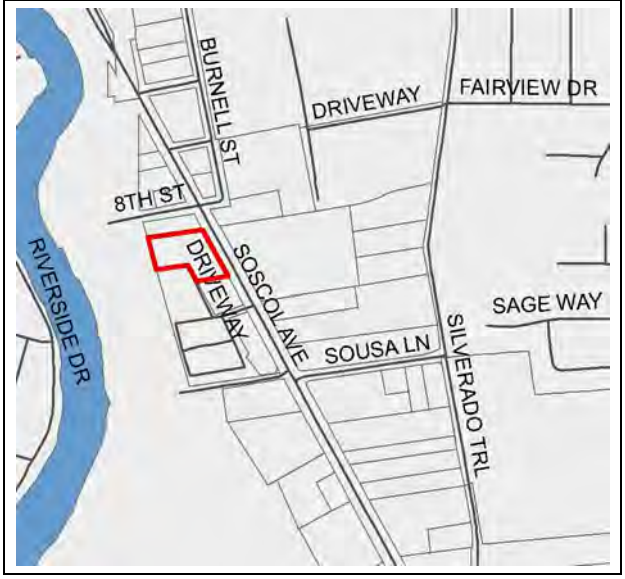
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Southeastern addition containing sales office, plumbing, 2 signs, wiring for sales office and parking lot lighting, and unspecified alterations, 1968. Alterations to provide 2 new offices and façade alterations, 1969. New sign, electrical update, and construction of a tool room, 1972. Sign, 1970. Two signs, 1971. Sign, 1972. Unspecified alterations, heating, gas piping, and electrical, 1973. Commercial addition (probably detached building to south) and sign, 1979.

B10. Significance: (continued)
In 1973, the dealership came to be known as the Valleywood Chevrolet dealership. In 1982, John M. Whittemore purchased the property, as well as the adjacent property at 529-573 Soscol Avenue. In 2002, the current owners, V-12 Ventures Soscol LLC purchased the property, ending its association with the neighboring property at 529-573 Soscol Avenue. The building continues to serve as a Chevrolet dealership, now under the name Jimmy Vasser Chevrolet.

Evaluation:
583 Soscol Avenue was constructed circa 1950 for use as an automobile dealership. The property contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, and is physically expressive of the traits that many auto dealerships had at the time. 583 Soscol Avenue contributes to a broad commercial trend in the Soscol Gateway/East Napa area, and appears to be individually significant under Criterion A/1 (Events) for association with automobile-related commercial development.

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

The building at 583 Soscol Avenue is a dramatic Art Moderne style structure, with a large showroom at the front and service wing at the rear. It reflects the forms, massing, and layout typical of mid-century car dealerships, and its design and detailing are noteworthy. The building does not appear to have been altered and remains as a prime example of a type and period of construction. The architect and builder are unknown. 583 Soscol Avenue is therefore significant under Criterion C/3 (Architecture) as an example of an Art Moderne style car dealership.

The property at 583 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 583 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property has always featured an automobile-related commercial use, and thus retains integrity of association with its original function. The building also retains integrity of materials, design and workmanship. The primary façade/showroom block of the building is a prime example of the Art Moderne style that has not been altered since its construction. On the whole, the property retains integrity of feeling as a mid-century car dealership.

583 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 583 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

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

P1. Other Identifier: Blaufuss Cider

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

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

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

*c. Address: 711 Eighth Street / 589 Soscol Avenue City: Napa Zip: 94559

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-229-003-000

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

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

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

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



P5b. Photo: (view and date)
Primary and north façades, looking west from Soscol Avenue
4/1/2009

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

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

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

*P9. Date Recorded:
6/17/2009

*P10. Survey Type:
Intensive

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

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

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

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

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



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



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



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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 **of** 6 ***Resource Name or #** (assigned by recorder) 589 Soscol Avenue/711 Eighth Street

B1. Historic name: Western Cider Works, Saxon Ciderworks, Geo. Blaufuss & Son
B2. Common name: Surface Masters Countertops
B3. Original Use: Light industrial; brewery
B4. Present use Light industrial; cabinet shop / residential
***B5. Architectural Style:** 20th Century Commercial / altered, Spanish Eclectic

***B6. Construction History:** (Construction date, alterations, and date of alterations
Constructed, 1938. (No building permit records available)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Commercial Development **Area:** Soscol Gateway/East Napa
Period of Significance 1938 **Property Type** Industrial/Residential **Applicable Criteria** B/2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1885, the subject property at 589 Soscol Avenue was owned by Thomas Seaborn and was sold to James D. Lee that year. On October 28, 1910, the property at 589 Soscol Avenue was sold to George Blaufuss and remains in the Blaufuss family's ownership today. George Blaufuss had previously operated a brewery at Sixth Street and Soscol Avenue and was responsible for building a new brewery on the subject property, which became a well-known institution in East Napa. Early in its history, the brewery went by the names Napa Brewery and Western Cider Works. In 1918, legal restrictions on alcohol production and distribution leading up to Prohibition cut down on Blaufuss' business and he turned to producing cider. When the Eighteenth Amendment was ratified in 1920, Blaufuss simply took his operation underground, partnering with Dave Cavagnaro in a bootlegging enterprise that was generally overlooked by local law enforcement (among whom was an ally, Cavagnaro's brother). However, in 1922, Blaufuss' brewery was raided by federal police. Forewarned, Blaufuss and Cavagnaro were able to hide much of the bottled alcohol off-site in Cavagnaro's water tower and in a barn on the State Hospital grounds. Blaufuss was arrested for the small amount of still-unbottled alcohol found on the premises, but was quickly released and fined only a minimal amount by a sympathetic local judge. Blaufuss' bootlegging continued until the end of Prohibition in 1933. Even in the 1930 Federal Census, he was listed as the proprietor of a cider works, and his wife, Adeline, as the saleslady at the cider works. The 1929 city directory lists George Blaufuss, cider manufacturer, at 275 Soscol Avenue (the property's original address, before the renumbering of Soscol Avenue.) (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
After Prohibition was repealed, the brewery went back into legitimate business as Western Cider Works. In 1938, the original brewery facility burnt to the ground, and the Blaufuss' residence next door appears to have been destroyed as well. Both were quickly rebuilt (the buildings present today) and business continued. Sometime later, likely in the 1950s, the brewery was known as Saxon Ciderworks and was endorsed by baseball legend Willie Mays. In 1947, the H.E. Goodwin refrigerator service was also located at the property.

The cider works continued business as George Blaufuss & Son cider manufacturers until at least 1963. The associated single-family house on the parcel appears to have been home to the Blaufuss family throughout their tenure as cider works proprietors. By 1979, The Chrome Shop operated at the site, though the property was still owned by the Blaufusses. Today, a cabinet shop is located in the building.

Evaluation:
The current building at 589 Soscol Avenue/711 Eighth Street was constructed in 1938 for use as a cider brewery. Though the property had been used as such since the early 1900s and contributed to the theme of industrial development along Soscol Avenue, the current building was built much later and cannot claim to have contributed to that initial development trend. When it was constructed in 1938, development along Soscol Avenue was beginning to focus on automotive-related commerce and service. The current building is also not associated with the events of Prohibition or the bootlegging activities undertaken by Blaufuss that were such a large part of the culture and commerce of 1930s East Napa. The buildings present at 589 Soscol Avenue/711 Eighth Street today are continuations of the long-time Blaufuss cider works establishment, but were not present at the time that most of the business' defining events took place. Therefore, 589 Soscol Avenue/711 Eighth Street does not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with the Blaufuss family, particularly George Blaufuss, who was a prominent East Napa citizen and business proprietor. He operated his cider works at Soscol Avenue and Eighth Street for over half a century and was an integral element in East Napa's early industry and commerce. Through his partnership with Dave Cavagnaro during Prohibition, Blaufuss was able to continue to supply the residents of Napa Valley with bootlegged cider, becoming something of a local legend and a proliferator of the speakeasy culture that was prevalent in East Napa. Though the original buildings on the property burned in 1938, the Blaufuss' business and home continued in the current buildings. They are the best remaining representation of Bluafuss' contributions to East Napa. Therefore, the property appears to be significant under Criterion B/2 (Persons).

The building at 589 Soscol Avenue/711 Eighth Street was constructed in 1938 and consists of a 20th Century Commercial style office block with mid-century stylistic details and a utilitarian rear block. The single-family residence to the south has Spanish Eclectic details on a vernacular bungalow form. Neither building is particularly notable as a type or period of construction, and both appear to have undergone some alterations. The architect and builder are unknown. The property does not appear to possess the architectural merit to be eligible under Criterion C/3 (Architecture) for architecture.

The property at 589 Soscol Avenue/711 Eighth Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 589 Soscol Avenue/711 Eighth Street has not been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remaining. The property retains integrity of association with its original light industrial/residential use, although its long-time function as a brewery is no longer intact. The building generally retains integrity of materials, design and workmanship, although a few minor alterations have occurred. The property retains integrity of feeling as a light industrial building, and conveys the aesthetic and historic sense of the era in which it was constructed.

589 Soscol Avenue/711 Eighth Street Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 589 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.

B12. References: (continued)

Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 611 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 611 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-228-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

611 Soscol Avenue is located on an irregularly-shaped lot on the west side of Soscol Avenue, between Eighth Street and the Napa Valley Wine Train railroad right-of-way. Built circa 1915, 611 Soscol Avenue is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Free Classic style, and has been converted for commercial use. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a cutaway angled bay window on the south and an entry porch on the north. The porch is accessed by quarter-turn wood stairs with wood railings and features a solid railing and square stuccoed posts that support a gable roof. The primary entrance is located at the center of the façade and features a fully-glazed, wood door with a molded surround that has a stepped hood. Secondary entrances featuring the same surrounds are located at the basement level on the south façade. A rear entrance is located at the second story level of the west façade and features a partially-glazed, paneled, wood replacement door with flat stucco trim. It is approached by wood stairs with wood railings and covered by a flat roof. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with molded stucco sills and trim. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking west from Soscol Avenue
4/2/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1915
Sanborn map estimate

***P7. Owner and Address:**
Susan & Lannie Branson

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/16/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

Architectural features include a molded water table, and an enclosed flat-roof rear porch, adjacent to the rear entry. The roofline includes shallow boxed eaves; a stuccoed chimney near the center of the roof; and eave returns, fishscale shingles, a diamond-pane attic window, and rake boards in the gable end over the porch. The front of the lot is landscaped and enclosed by a concrete curb, while the rear features a paved parking lot. The building appears to be in good condition.



Rear and south facades, looking northeast from Eighth Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

Page 3 **of** 4 ***Resource Name or #** (assigned by recorder) 611 Soscol Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Residence
B4. Present use: Commercial; offices
***B5. Architectural Style:** Queen Anne Free Classic, altered

***B6. Construction History:** (Construction date, alterations, and date of alterations
Constructed circa 1915. Rear enclosed porch addition, circa 1940. Termite repairs and remodeling (possibly referring to stucco siding and trim alterations), 1976. Commercial remodel, electrical heating, and plumbing, 1977. Reroofing, 1986. Underground electrical work, 1987.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Deed records indicate that the property at 611 Soscol Avenue was originally owned by Emil C. Priber, a wine merchant, and his wife, Ann M. Priber. They do not appear to have ever resided at the property, which Sanborn maps indicate was a vacant lot until some time after 1910. In 1909, blacksmith Milton H. Overdick and his wife, Bernice, purchased the property. In 1910 Overdick lived on Second Street, suggesting that the subject house had not yet been constructed, but by 1918, the Overdicks are listed at 320 Soscol Avenue. (320 Soscol Avenue was the original address of the house, and it was later numbered 309 Soscol Avenue until at least 1949). It is most likely that the house at 611 Soscol Avenue was constructed by the Overdick family, who owned it until 1919.

In 1919, Severa Martinelli purchased the property. Severa and her husband, Fedel, were Swiss immigrants, and the 1900 Federal Census indicates that Fedel was a dairyman. Many Swiss immigrants in the Napa area were involved in the dairy business, and a number owned and operated dairies southeast of the city. Although it is difficult to verify, the Martinellis likely operated a dairy in the vicinity of their home at 611 Soscol Avenue. In 1952, ownership of the property passed to one of the Martinellis' daughters, Sylvia, who owned it until 1972.
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Elmer H. and Ruth E. Stahl were the next owners and held the property until 1976. Elmer Stahl appears to have been a retired policeman. In 1976, the property was purchased by John and Dorothy S. Peer and is referenced on building permits as the Peer House. In 1984, Salvatore C. and Joan R. D'Angela purchased the property, and in 1986, Tom and Marsha D. Conatser became the owners. In 2008, the property was sold to the current owners, Susan and Lannie Branson. It is no longer used as a residence, but houses offices.

Evaluation:
611 Soscol Avenue was built circa 1915 for use as a residence. Its location on Soscol Avenue is unusual, as the street has served primarily as an industrial area throughout its history and there are very few residential structures located along the thoroughfare. Therefore the house at 611 Soscol Avenue appears to be somewhat incongruous with the development patterns of the Soscol Gateway/East Napa area. The property's possible association with the dairy industry is tenuous. While there were some known dairy activities which took place southeast of Napa, it is unknown whether the Martinellis owned a dairy or where it was located. According to historic maps, it does not appear that the house was directly adjacent to a dairy property. Because of its lack of connection to important events as well as deviation from historic development trends, 611 Soscol Avenue does not appear to be significant under Criterion A/1 (EventS) for association with important historic events.

Historically, the property was associated with the Overdick and Martinelli families. Little is known about either family, except that they appeared to have been working-class Napans employed in blacksmithing and dairying, respectively. Neither Milton or Bernice Overdick, nor Fedel, Severa or Sylvia Martinelli appears to have contributed significantly to local or state history. None of the later owners held title to the property within the historic period. The subject property is therefore not significant under Criterion B/2 (Persons).

The building at 611 Soscol Avenue was designed in the Queen Anne Free Classic style, but has been altered through the addition of stucco siding and the alteration of door and window trim. The building's original design was relatively common, but the alterations have diluted its stylistic features. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 611 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 611 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

611 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding industrial/commercial properties, remain. The building does not retain integrity of association with its original function because it originally had a residential use, but now functions as a commercial building. The building has also lost integrity of design, materials and workmanship from its original construction, due to alterations to siding and decorative elements. The property does not retain integrity of feeling as an early twentieth century residence, and no longer conveys the aesthetic and historic sense of the era in which it was constructed.

611 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 611 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 7 *Resource name(s) or number (assigned by recorder) 662 - 686 Soscol Avenue

P1. Other Identifier: 660 Soscol Avenue, 701 Sixth Street,

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 662 - 686 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-231-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

662 - 686 Soscol Avenue, 660 Soscol Avenue, and 701 Sixth Street are three buildings located on a large, roughly rectangular lot that occupies the block bounded by Soscol Avenue, Third, Burnell, and Seventh streets. Built in 1905, 662-686 Soscol Avenue is the largest building and sits on the northwest corner of the lot. It is a 1.5-story, wood frame, industrial building designed in a utilitarian style with an Art Moderne style addition at the northwest corner. The building has an irregularly shaped plan, and is capped by a gable roof, with a flat roof over the addition. The exterior walls are clad primarily with smooth stucco, with corrugated metal in the north gable end and east facade, and vertical groove plywood on the south gable end and east facade. The foundation is not visible. The primary facade faces west and is dominated by the projecting triangular-shaped commercial addition. Multiple commercial entrances are located along the primary and south façades and consist of fully-glazed, aluminum, single and double doors. Service and vehicular entrances are located on the north and east facades and consist of sliding garge doors made of horizontal wood boards. Two pedestrian entries are also located on the north façade and feature paneled, wood doors; one within a recessed vestibule. Fenestration on the primary facade and first story of the south facade consists of fixed, aluminum-sash, storefront windows. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking east from Soscol Ave.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Sanborn maps estimate

*P7. Owner and Address:
BCS LLC

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/17/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
Fenestration on the north facade is six-over-six, double-hung and three-pane, fixed, wood-sash windows.

The east façade has tall, narrow, 3-part windows with six-over-six, double-hung, wood sashes surmounted by six-pane, fixed transoms. The upper story of the south façade has double-hung, vinyl-sash replacement windows with false muntins. Architectural features include glass block wall segments at the rounded corner of the commercial addition, a shallow flat awning that spans the west façade and wraps the rounded corner of the addition, slate skirting below the storefront windows on the addition, a hayloft door in the north gable end, and a small shed-roofed addition on the northeast corner of the building. The roofline features open eaves with exposed purlins, sheathing, and rafter tails on the gable roof; and a flat parapet of concrete block on the addition. The parapet is stepped and rounded to follow the curve of the addition's northwest corner.

At the northeast corner of the lot is 701 Sixth Street, which appears to have been built circa 1905, but has been severely altered. It is a 1-story, wood frame, industrial building designed in a utilitarian style. The building is rectangular in plan, clad with concrete block, and capped by a flat roof. The foundation is not visible. The primary facade faces north, with the primary entrance on the east and a vehicular entrance on the west. The primary entrance is a flush metal door, while the vehicular entrance has a roll-up metal garage door. Additional vehicular entrances are located on the east and west façade and also feature roll-up metal garage doors. A pedestrian entrance with a flush wood door on the east façade is partially boarded up. The building does not have any windows. The roofline features a low, flat parapet.

The third building on the lot, 660 Soscol Avenue, is located at the southeast corner and appears to have been constructed sometime after 1949. It is a 1-story, reinforced concrete, industrial building designed in a utilitarian style. The building is rectangular in plan, clad with smooth stucco, and capped by a flat roof. The foundation is not visible. The primary facade faces west, with the primary entrance on the south and three vehicular entrances on the north. The primary entrance is a fully-glazed, aluminum, double door surmounted by a fabric awning. The vehicular entrances have roll-up metal garage doors. The building does not have any windows. The roofline features a low, flat parapet.

The lot around the buildings is a paved parking lot, with chain link fences partitioning off small portions of the lot. All three buildings appear to be in good condition.



686 – 688 Soscol Ave., south and east facades, looking north from Seventh Street.



701 Sixth Street, primary and east facades, looking southwest from Sixth and Burnell streets.



660 Soscol Ave., primary and south facades, looking east from Seventh Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5S3

Page 4 **of** 7 ***Resource Name or #** (assigned by recorder) 686-688 Soscol Avenue

B1. Historic name: Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company car barn
B2. Common name: None
B3. Original Use: Light industrial; electric railroad maintenance facility
B4. Present use Commercial/light industrial
***B5. Architectural Style:** Utilitarian, Art Moderne

***B6. Construction History:** (Construction date, alterations, and date of alterations
Constructed circa 1905. Art Moderne northwest addition and window/door replacement, circa 1946. Office partitions constructed and signs installed, 1961. Reroofing, 1970. Partial demolition of louvered venting structures (possibly refers to removal of roof monitor), 1974. Heating installation, 1975. (continued)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** Small light industrial building (auto repair) at northeast corner of lot, 701 Eighth Street. Small light industrial building (car audio installation shop) at southeast corner of property, 660 Soscol Avenue.

B9a. Architect: Unknown b. Builder: E.W. Doughty
***B10. Significance: Theme** Transportation **Area:** Soscol Gateway/East Napa
Period of Significance 1905 - 1946 **Property Type** Industrial/Commercial **Applicable Criteria** A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The large building at 686-688 Soscol Avenue was constructed in 1905 by the Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company for use as a car barn, repair shop and service facility for rolling stock on the interurban electric railroad. The interurban electric railroad had been granted a charter in 1901. It was organized by Colonel J.W. Hartzell and H.F Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead.

By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road (Soscol Avenue), and the process of laying the tracks included improving the grading and surfacing of the road itself. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

***B12. References:**
Menefee, Campbell Augustus. *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino.*
Napa CA: Reporter Publishing House, 1873. Reprint Fairfield, California: J. Stevenson, 1993.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Gas line installed and garage door installed at 660 Soscol Ave, commercial remodel at 668 Soscol Ave, sheet rock installed and door added at 662 Soscol Ave, 1984. Reroofing of 411 Burnell St, 1986. Electrical upgrade at 755 Sixth St, 2003.

B10. Significance: (continued)
Interurban rail service began in July 1905, carrying passengers and freight from Vallejo to Napa. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street.

By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The VB&NV depot (no longer extant) was located on the southeastern corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, the 150-foot car barn still extant today, a machine shop, and an electrical substation. At this time, the subject parcel appears to have been owned by Benjamin B. Smith.

In 1906, the property was sold to Johan A. Zeller. Zeller was the owner of the nearby Palace Hotel at Soscol Avenue and Third Street, which was known as the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. He also owned the associated Palace Stables and the property where his son operated Hugo A. Zeller Motors, both on the north side of Third Street. Also in 1906, a new company called the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) was formed to expand rail service northward. Under the new company organization, tracks were completed to St. Helena in 1908. In 1908, the subject property was finally transferred into the ownership of VB&NV railroad Company. Originally in competition with the SFV&NV, the two companies ultimately merged in 1910. The Sanborn Fire Insurance map of that year shows the SFV&NV railroad (electric) car barn on the subject property, which housed a paint shop and repair shop on the first floor and a carpentry shop on the second floor. A blacksmith was located in a small shed addition on the northeast corner of the building and detached storage sheds were located at the northeast and northwest corners of lot. Because of financial troubles in 1911, the railroad was sold and reorganized as the San Francisco, Napa & Calistoga Railway Company (SFN&C), which extended the tracks further north to Calistoga in 1912. The Sanborn Fire Insurance map from 1924 subsequently labels the car barn as belonging to the SFN&C railroad.

The introduction of the interurban railroad had a huge impact on the development of the Soscol Gateway/East Napa survey area and the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo and San Francisco. The neighborhoods surrounding the route—especially East Napa and Spencer's Addition—flourished and property values increased as a result of the new service.

The SFN&C interurban electric railroad eventually reduced its service (due to competition of Highway 29, which ran on a route parallel to the tracks), and by 1930 the line had re-routed its trains through Napa over the Southern Pacific tracks and eliminated all street operation. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately transitioned from rail service to bus transportation.

In 1946, the property at 686-688 Soscol Avenue was sold by the San Francisco & Napa Valley Railroad to Albert J and Eleanor Lallement. Federal census records indicate that Albert Lallement lived in Napa for much of his life, working as a pipefitter at the Mare Island Naval Shipyard and later as a salesman for Basalt Rock Company. The 1949 Sanborn map shows that the car barn was converted to retail use, housing five shops and storage space during Lallement's ownership. An Art Moderne addition was also added to the northwest corner of the building at this time. A storage building was located at the northeast corner of lot (and remains today, functioning as an auto repair garage) and a bunk house was located at southeast corner of lot. The bunk house has since been replaced with a larger automotive garage building.

Evaluation:
The car barn building at 686-688 Soscol Avenue was constructed in 1905 for use as a maintenance facility for the VB&NV interurban electric railroad's rolling stock. The property was used as such from the time of its construction until 1946, when the SF&NV Railroad relinquished ownership of the property and it was converted to commercial use. During that time, it contributed to the theme of transportation in Napa and beyond. The interurban electric railroad that the car barn served was critical to the growth of the city and its connections to other cities and towns throughout the Napa Valley and Bay Area.

B10. Significance: (continued)
While it has been altered since its original construction, the car barn is one of the only remaining VB&NV properties in Napa today (the depot was demolished, etc.)Therefore, 686-688 Soscol Avenue appears to be individually significant under Criterion A/1 (Events) for association with the development of Napa's interurban electric railroad at the turn of the twentieth century.

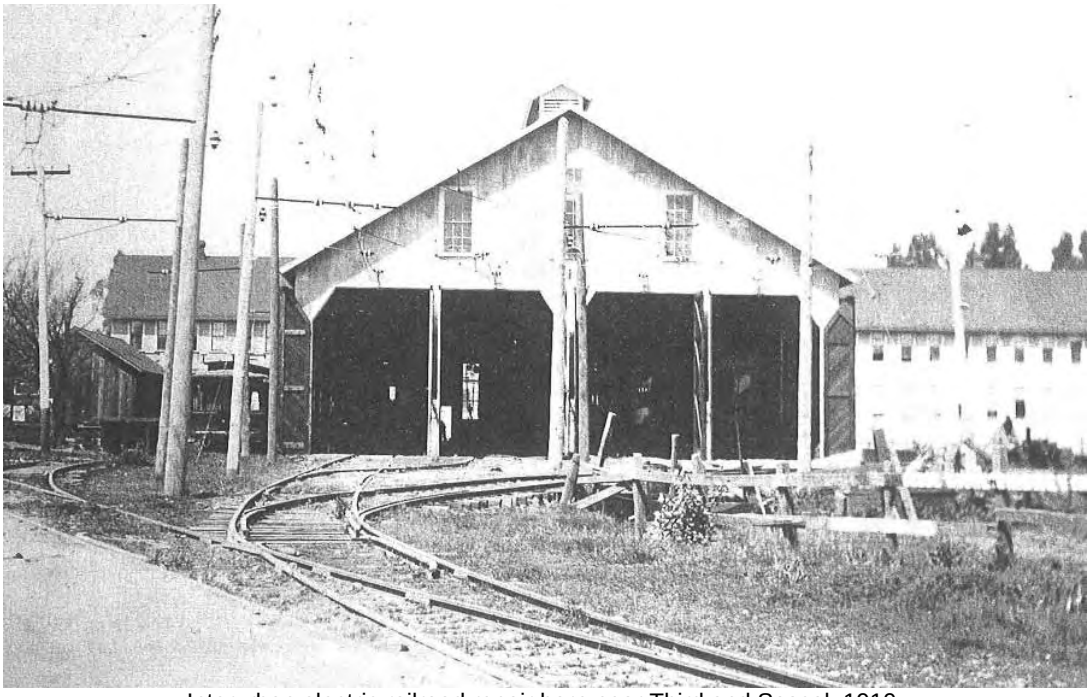
The property was associated with Johan A. Zeller, a prominent citizen and business proprietor in East Napa, who owned the property from 1906 to 1908. This period of ownership immediately followed the construction of the car barn by VB&NV Railroad, however, Zeller does not appear to have played any part in the railroad's use of his property. He is more strongly associated with his proprietorship of the Palace Hotel and other businesses around Third Street and Soscol Avenue. Likewise, the development of the VB&NV Railroad is attributed to the Hartzell brothers, who were important in the establishment of interurban electric rail lines throughout the Bay Area. Their association to the car barn itself, however, is tenuous. The property does not appear to be significant under Criterion B/2 (Persons).

The building at 686-688 Soscol Avenue was constructed in 1905 and originally consisted of a large barn-like utilitarian structure. Between 1946 and 1949, a commercial addition was constructed on the building's northwest corner. The original building was constructed for utilitarian purposes and does not exhibit high architectural style, nor is it a particularly noteworthy example of a period or method of construction. The Art Moderne addition constitutes an alteration and has not gained significance in its own right. The building has been otherwise altered with window and door replacements since its construction, thus diluting its physical integrity. The building is attributed to builder E.W. Doughty, a well known builder in Napa and the Bay Area who built many of the structures designed by preeminent Napa architect Luther Turton. However, the car barn's utilitarian design is not evocative of Doughty's skill, which was probably better represented in the Spanish Colonial Revival style VB&NV depot building (no longer extant), and structures like the Behlow Building (no longer extant), St. Mary's Episcopal Church, and the Native Sons Block in downtown Napa. Therefore, the property does not appear to be eligible under Criterion C/3 (Architecture) for architectural merit.

The property at 686-688 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 686-688 Soscol Avenue has not been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property retains integrity of association with its original function, since it partially retains a light industrial use today. The building's integrity of materials, design and workmanship are diminished because it has been altered since its original construction. The building received a relatively large Art Moderne style addition in 1946, and has undergone window replacement and changes to the large service bay once located on the southern façade. The property has integrity of feeling as an early twentieth century light industrial building, and it conveys the aesthetic and historic sense of the era in which it was constructed

686-688 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 686-688 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.



Interurban electric railroad repair barn near Third and Soscol, 1910.
(Swett, 110)

B12. References: (continued)

Swett, Ira L. and Harry C. Aiken, Jr. *The Napa Valley Route: Electric Trains and Steamers*. Glendale, CA: Interurban Press, 1988.
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
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Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 796 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 796 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-192-001-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

796 Soscol Avenue is located on a large, rectangular lot on the southeast corner of Soscol Avenue and Third Street. Built in 1952, 796 Soscol Avenue is a 1-story, reinforced concrete, commercial building designed in a utilitarian style with a Googie style commercial unit at the northwest corner. The building has an irregularly shaped plan, is clad with smooth stucco, and capped by flat and bow truss roofs. The foundation is not visible. The primary facade faces west and features the projecting commercial unit on the north and a vehicular entrance on the south. The walls of the commercial unit are not set at right angles and are dominated by full-height aluminum-sash storefront windows. A recessed entry vestibule at the northwest corner is clad with vertical wood siding and features a fully-glazed, wood door. The flat roof of the commercial unit is sloped slightly so that it is higher at the front of the building and has broad, overhanging eaves with edges that do not run parallel to the exterior walls. The eaves have wide fascia boards and a blade sign projects from the northwest corner of the roof. The industrial portion of the building features flush metal pedestrian doors on the north and south facades, and a vehicular entrance on the east façade. Fenestration consists of original steel-sash, awning windows and sliding, aluminum-sash, replacement windows on the south façade. The roofline of the industrial portion of the building features a low parapet surrounding the bow truss roof. 796 Soscol Avenue appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking east from Soscol Ave.
4/2/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1952
Building permit

*P7. Owner and Address:
Richard Borgwardt Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



South façade, looking northeast from Soscol Avenue.



North and east (rear) façade, looking southwest from Third Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 796 Soscol Avenue

B1. Historic name: None
B2. Common name: Napa River Velo/ Eur-Asian Autowerks
B3. Original Use: Commercial; automobile dealership
B4. Present use: Commercial/light industrial; bicycle shop/auto repair
*B5. Architectural Style: Googie/Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed in 1952. Sign installation, 1960. Construction of new office, 1964. Signs installed, 1970 and 1971. Remodeled, 1976. Electrical work, 1977. Sign for Eur-Asian Autowerks installed, 1990. Structural termite repair, 2003. Water heater replaced, 2007.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Russell Quinnell
*B10. Significance: Theme Commercial development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Commercial/Industrial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The mixed-use commercial and industrial building located at 796 Soscol Avenue was built in 1952 by local builder Russell Quinnell. The Sanborn Fire Insurance map from 1949 shows that the site was previously occupied by passenger and freight depots and an electric substation belonging to the San Francisco & Napa Valley Railroad. Deed records demonstrate that in May 1950, the property was sold by the San Francisco & Napa Valley Railroad to Fred E. and Elsie E. Borgwardt, the original owners of the subject building at 796 Soscol Avenue. Sparse biographical information about members of the Borgwardt family was found, and they continue to own the property today. From at least 1953 to 1963, the building housed Big Chief Pontiac used car dealership. A building permit from 1964 lists the owner as Al Castner. During the 1970s, the property housed the Napa Valley Toyota dealership. Today it houses two businesses: Eur-Asian Autowerks auto repair in the rear portion of the building, and Napa River Velo bicycle shop in the storefront.

Evaluation:
796 Soscol Avenue was built in 1952, likely for use as an automobile dealership. It served as an car dealership during much of the historic period and contributed to the context of auto repair and sales that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



*Required information

B10. Significance: (continued)
The building is one of many automobile-related properties located on Soscol Avenue, including at least one other expressive Googie-style structure. 796 Soscol Avenue contributes to a broad automobile-related commercial trend in East Napa, but does not seem to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with the Borgwardt family, particularly Fred and Elsie Borgwardt, about whom little biographical information is available. The subject property's thus does not appear to be significant under Criterion B/2 (Persons).

The building at 796 Soscol Avenue is a relatively utilitarian industrial structure, with a Googie style storefront at the northwest corner. The Googie style was common in mid-twentieth century design, and other examples of it are present along Soscol Avenue. Only the storefront portion of the building is rendered in the style, while the remainder of the building is not architecturally noteworthy. On the whole, the building does not represent a unique example of a type, period, or method of construction. The builder was Russell Quinnell, about whom little biographical information was found. Therefore, 796 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 796 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

796 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remaining. The building retains integrity of association with its original automobile-related function: it originally had a commercial use as an automobile dealership and continues to function in both a commercial and light industrial capacity today. The building retains integrity of materials, design and workmanship from its original construction, and retains integrity of feeling as a mid-century commercial property.

796 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 796 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 807 Soscol Avenue

P1. Other Identifier: Gelow, Borreson, Gelow

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 807 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-131-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

807 Soscol Avenue is located on an irregularly shaped lot on the east side of Soscol Avenue, between Third Street and the Napa River. Built circa 1935, 807 Soscol Avenue is a 1-story, reinforced concrete and concrete block, commercial/light industrial building. The building is roughly rectangular in plan, with a projecting, flat-roofed, Art Modern style structural bay containing an office at the southwest corner, a recessed loading dock at the center, a utilitarian style block with three parallel gable roofs on the east, and a utilitarian style, gable-roofed addition at the rear that connects the office and eastern block. The exterior walls are clad with smooth stucco or exposed concrete block and the foundation is concrete. The primary facade faces south with the primary commercial entrance on the west, a vehicular entrance within the recessed loading dock at the center, and secondary pedestrian and service entrances on the east. The commercial entrance is recessed, flanked by rounded corners and surmounted by a flat canopy with rounded corners and horizontal banding on the edge. The entry features a flush wood door with a glazed transom. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP6. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking northwest from Soscol Ave.
3/242/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1935
Sanborn Fire Insurance map est.

*P7. Owner and Address:
Gelow, Inc.

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

Secondary entries consist of flush metal doors and metal roll-up garge doors. Architectural features include a rounded corner at the southeast corner of the office bay and a low loading dock that borders the eastern side of the primary façade. The roofline of the office bay features a flat parapet with painted signage, while the parallel gables of the eastern block are unified by flat parapets at the ends. The rear addition has a higher gable roof, clad with corrugated metal and featuring ventilators located at regular intervals along the roof ridge. The building appears to be in good condition.



Primary façade of office bay, looking north from Soscol Avenue.



West and south facades of eastern block, looking northeast from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S3

Page 3 of 5 *Resource Name or # (assigned by recorder) 807 Soscol Avenue

B1. Historic name: El Ray Distributors
B2. Common name: Gelow, Borreson, Gelow, Inc.
B3. Original Use: Light industrial; bottled beverage warehouse
B4. Present use: Light industrial; newspaper distribution warehouse
*B5. Architectural Style: Utilitarian/ Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations
Office and eastern warehouse constructed circa 1935. Construction of new garage, 1960. Construction of cold storage room, sign installed, 1961. HVAC work, 1966. Sign installed, 1977. Sign installed, 1978. Gas line installed, 1987.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Industrial development Area: Soscol Gateway/East Napa
Period of Significance Ca. 1935 - 1977 Property Type Industrial Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1932, the property at 807 Soscol Avenue was owned by David Cavagnaro, who also owned the Brooklyn Hotel at 802 Third Street, adjacent to the subject property. Originally, the property consisted of a warehouse on the eastern side of the parcel and a small Art Moderne style office to the west. The original use of the subject property was as a bottled beverage warehouse, likely connected with the Cavagnaro family's liquor production and distribution business. The business was started almost immediately after the repeal of Prohibition as a legal continuation of the Cavagnaros' earlier bootlegging operation, and was a major success by the late 1930s. Eventually it was taken over by David Cavagnaro's son, Ray. Ray and his wife Elma purchased the subject property in 1948, and continued the bottling business under the name El Ray Distributors. Primarily beer and liquor were sold. During Ray Cavagnaro's term of ownership, an additional warehouse was constructed, connecting the office with the eastern warehouse and providing a loading dock area between the two.

In 1977, the property was sold to Nick T. and Geraldine Paris, who operated Paris Discount Furniture at the address. In 1982, the property was sold in quick succession to David and Esther Hermanson, the Siltac Corporation, and the Leopard Trading Co. The latter was a company that stored and distributed wines from over 200 wineries throughout California. In 1984, the property was sold in shares to Ernest J. Tavis, Bernice Schroeder, and Anastasia T. O'Connor. (Continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Little biographical information was found about the owners mentioned above.

The current owner, Gelow Inc., purchased the property in 1987 and it became a newspaper distributing warehouse for Gelow, Borreson, Gellow Inc. This business was started as Gelow's News Service in 1963 by Melvin and Sonja (Borreson) Gelow to distribute the *San Francisco Chronicle* and other newspapers within the Napa Valley. In 1967, the Gelows were joined in business by Melvin's brother, Francis "Bud" Gelow and his wife (and Sonja's sister) Bonnie (Borreson) Gelow. The business became one of the most successful independent newspaper dealerships in California. Bud Gelow was particularly prominent, serving as one of the first presidents of the American Association of Independent Newspaper Distributors, co-founding the California Association of Independent Newspaper Distributors (CAND), serving on the Napa Planning Commission, and owning and operating many full-service gas stations throughout the Napa Valley. Today, the business and property continue to be owned by a number of the Gelow's children.

Evaluation:
807 Soscol Avenue was built circa 1935 for use as a bottled beverage warehouse. The Cavagnaro family's involvement in the beer and liquor business began during Prohibition, when Dave Cavagnaro became an entrepreneur in the illicit production and supply of alcohol to residents of Napa. When Prohibition was repealed in 1932, he was quick to expand his business and established El Ray Distributors. 807 Soscol Avenue appears to have been the primary facility from which the business operated, and the nearby Brooklyn Hotel may have been an early and continuing commercial location. Although the Napa Valley is known for its wine production, the Cavagnaros' distributing business appears to have primarily dealt in beer and liquor (particularly limoncello) and was not associated with the wine industry. For two years in the 1980s, it was used as a wine storage and distribution facility by Leopard Trading Company, but the business appears to have operated statewide and was not particularly prominent or influential within the Napa Valley wine industry. Although 807 Soscol Avenue's connections to the wine industry are weak, its general associations to the alcoholic beverage business are early and influential. It is also connected to the trends of light-industrial and commercial development along Soscol Avenue. Therefore, 807 Soscol Avenue appears to be significant under Criterion A/1 (Events).

The property is associated with the Cavagnaro family, six generations of which have been prominent East Napa residents. Dave Cavagnaro, who originally owned the property, was known as the Mayor of East Napa and was involved in many community and commercial undertakings, including liquor production and sales, operation of the Brooklyn Hotel, the introduction of a local circus, and hosting many community celebrations and festivals. Later, Ray Cavagnaro owned the property and was responsible for the oversight of El Ray Distributors. Multiple houses owned by various members of the Cavagnaro family are located along Third Street, and the Brooklyn Hotel is located adjacent to 807 Soscol Avenue. Although the Brooklyn Hotel is perhaps the property most commonly connected with the Cavagnaro family, 807 Soscol Avenue appears to be the best representation of the Cavagnaro's liquor distribution business, and a prime example of their influence on Napa and East Napa. Few of the other owners of the subject property appear to have been significant to the history of Napa, though more recently the Gelow/Borreson family has been influential in the local newspaper distribution business statewide. Bud Gelow appears to have been a prominent citizen in Napa as well for work outside of the newspaper industry. The subject property's associations with the Cavagnaro and Gelow families make it significant under Criterion B/2 (Persons).

The building at 807 Soscol Avenue evolved over time, beginning as two separate buildings that were eventually linked by a large addition. Though not architecturally expressive, the majority of the building exhibits utilitarian industrial design and construction typical of industrial facilities that lined Soscol Avenue in the early 20th century. It is therefore an example of such a building type The office portion exhibits Art Moderne styling, but is not a notable example of a type, period, or method of construction. The architect and builder are unknown. 870 Soscol Avenue is significant under Criterion C/3 (Architecture) for architectural merit.

The property at 807 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

807 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River, remaining. Although Soscol Avenue was extended in the 1960s to pass along the west side of the property and cross the river, the surrounding environment has maintained the same commercial thoroughfare setting. The building originally had a light industrial use as a bottling plant and warehouse and continues to function in a light industrial capacity today as a newspaper distribution warehouse. Therefore it retains integrity of association with its original function. The building retains integrity of materials and workmanship from its original construction. Due to the major addition of the western warehouse block, integrity of design has been lost. However, it retains integrity of feeling as a light industrial property, and it readily conveys the aesthetic and historic sense of the era in which it was constructed.

B10. Significance: (continued)
807 Soscol Avenue is not currently listed on the National or California registers, but it is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 807 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 426 Taylor Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 426 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
426 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built in 1910, 426 Taylor Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in asbestos shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east. The porch is accessed by wood stairs and features wood railings and square wood posts that support a hip roof. The primary entrance is covered by a screen door. A secondary entrance featuring a paneled wood door is located at the basement level of the west façade. Typical fenestration consists of one-over-one, double-hung, wood-sash windows. The roofline includes open eaves with exposed rafter tails, and a brick chimney on the east side of the roof. The lot is enclosed by a low concrete site wall. A gravel driveway on the west side of the lot provides access to the rear of the lot, where a gable-roofed garage that is clad in corrugated metal and a small auxiliary building are located. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assessor's Office

*P7. Owner and Address:
Steven Garaventa

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 434 Taylor Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 434 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
434 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built in 1910, 434 Taylor Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in stucco, and capped by a gable and gable-on-hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east side. The porch is accessed from the west by wood stairs and features a wood railing and square wood posts that support a flat roof. The underside of the porch is enclosed by wood lattice. The primary entrance is a paneled wood door with an infilled sidelight on the west side. Typical fenestration consists of sliding and double-hung, vinyl-sash replacement windows. The roofline includes shallow open eaves, and a half-round louvered attic vent in the gable end. The lot is enclosed by a low concrete site wall. A paved driveway on the west side of the lot provides access to the rear of the lot, where a gable-roofed garage that is clad in stucco is located. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assessor's Office

*P7. Owner and Address:
Nicholas J. Kalamaras

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 444 Taylor Street
P1. Other Identifier: Oxbow School residence, Severson House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 444 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
444 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built circa 1910, 444 Taylor Street is a 1-story over a full-height raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east side. The porch is accessed from the west by wood stairs and features square wood posts that support a hip roof. The primary entrance is not visible from the street. Typical fenestration consists of one-over-one, double-hung, wood-sash windows. Architectural features include corner boards, a water table, and an enclosed shed-roofed rear addition. The roofline includes open eaves with exposed rafter tails. The rear of the lot is enclosed by a wood fence and a paved driveway is located on the west side of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 456 Taylor Street
P1. Other Identifier: Oxbow School residence, Severson House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 456 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
456 Taylor Street is located on an L-shaped lot on the north side of Taylor Street, between the Napa River and Juarez Street. The expansive lot borders the river on the west side. Built circa 1910, 456 Taylor Street is a 1-story, wood frame, single-family residence designed in the Craftsman Bungalow style. The building is L-shaped in plan, clad in wood shingles, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features a nearly full-width entry porch. The porch features solid railings, battered plinths, and square piers – all clad with wood shingles – that support a gable roof. Solid stepped brackets are located at the upper corners of the porch openings and the west side of the porch is enclosed by a nine-light, fixed, wood-sash window. The primary entrance is not visible from the street. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with molded wood trim. The roofline includes broad open eaves with exposed rafter tails, knee braces, and a wood lattice attic vent in the gable end. The front of the lot is enclosed by a fence of horizontal wood slats. A paved driveway and small gable-roofed shed are located at the front of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 406 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 406 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
406 Third Street is located on a rectangular lot on the northwest corner of Third and Juarez streets. Built in 1900, 406 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a full-width recessed porch. The porch is approached by wood stairs with wood railings and features a solid railing and paired posts joined by horizontal members at the top that support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a flush wood door surrounded by flat board trim. A secondary entry is located on the rear façade. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include a wood water table, horizontal bead board foundation skirting, and corner boards. The roofline features open eaves with exposed rafter tails. A concrete curb and a fence of wood posts strung with metal cables encloses the lot. A paved driveway accesses the rear of the lot from Juarez Street, where a gable-roofed detached garage clad with asphalt shingles is located. The house appears to be in good condition and is identical in design to neighborhing houses at 802, 820 and 843 Juarez Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking west from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assesor's Office

*P7. Owner and Address:
Jeremy & Rian Lindley

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 420 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 420 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
420 Third Street is located on a rectangular lot on the north side of Third Street, between Bailey and Juarez streets. Built in 1900, 420 Third Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, with wood channel drop siding on the east facade, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a nearly full-width porch at the center. The porch is approached by wood stairs and features a wood railing and square wood posts that support a hip roof. The primary entry is located at the center of the façade and consists of a paneled wood door, with an oval window in the upper portion, surrounded by flat board trim. Typical fenestration consists of sliding and double-hung, vinyl-sash replacement windows with false muntins, flat board trim, and molded hoods. Architectural features include corner boards. The roofline features a plain frieze and shallow boxed eaves. A concrete curb fronts the lot and a paved driveway on the east accesses a two-story detached garage, that is clad with wood shiplap siding and has a hip roof. The garage has a paneled wood roll-up door and double-hung, vinyl-sash windows on the second story. Both buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and east facades, looking north from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assesor's Office

*P7. Owner and Address:
Joseph & Nancye Peatman

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
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NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 432 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 432 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
432 Third Street is located on a rectangular lot on the north side of Third Street, between Bailey and Juarez streets. Built in 1900, 432 Third Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a nearly full-width porch at the center. The porch is approached by wood stairs and features a wood X-braced railing and square wood posts that support a hip roof. The primary entry is located at the center of the façade and consists of a fully-glazed, wood replacement door, surrounded by flat board trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. Two small angled bay windows capped by hip roofs and supported by elongated angled brackets are located on the west façade. Architectural features include corner boards. The roofline features a wide plain frieze and shallow boxed eaves. An unpaved driveway on the west side of the lot provides access to a gable-roofed detached garage, that is clad with wood shiplap and has two flush wood awning garage doors. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and east facades, looking north from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa HRI

*P7. Owner and Address:
Kurt Wold & Kristin Menne

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



Detail of primary entry.



Detail of west façade.

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Trinomial
NRHP Status Code
Other Listings
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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 440 Third Street
P1. Other Identifier: Oxbow School Office, Traves House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 440 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
440 Third Street is located on a large, irregularly-shaped lot on the north side of Third Street between Dewoody and Juarez streets. It shares a parcel with numerous other buildings in the Oxbow School complex, which is bordered on the north by the Napa River. Built circa 1900, 440 Third Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style, which has been converted for use as a school office. The building is L-shaped in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces south and features an angled bay window at the center, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts. The primary entrance is a fully-glazed, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards. The roofline includes a narrow plain frieze, shallow boxed eaves, and overhanging corners above the bay window. The building is bordered on the west by a parking lot and on the north by a landscaped garden area. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP15. Educational building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1900
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/4/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 530 Third Street

P1. Other Identifier: Scaruffi House, Oxbow School Dining Hall

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 530 Third Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

530 Third Street is located on a large, irregularly-shaped lot on the north side of Third Street between Dewoody and Juarez streets. It shares a parcel with numerous other buildings in the Oxbow School complex, which is bordered on the north by the Napa River. Built in 1881, 530 Third Street is a 1-story over raised basement, wood frame, single-family residence designed in the Italianate style, which has been converted for use as a school dining hall. The building is rectangular in plan, clad in wood channel drop siding with wood siding grooved to resemble masonry at the basement level, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a projecting bay with a square bay window on the west, and an entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features a wood railing and champfered wood columns supporting a hip roof. The primary entrance is a partially-glazed, paneled wood door with molded wood trim, a large glazed transom, and a molded hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with molded wood trim, bracketed sills, and molded hoods. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking northeast
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1881
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/5/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description, continued.

Architectural features include a plain water table, molded wall panels on the bay window, carved trim at the roofline of the porch and bay window, a rear addition, and a non-historc rear deck. The roofline includes a paneled frieze and a bracketed cornice. A parking lot is located to the south of the house, which is otherwise surrounded by landscaped garden areas and walking paths. The building appears to be in good condition.



Primary façade, showing porch. Looking northwest.


North façade, showing rear addition. Looking southwest.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 607 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 607 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-003-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

607 Third Street is located on a rectangular lot at the southwest corner of Third and Bailey streets. Built in 1898, 607 Third Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top that support a hip roof. The primary entrance is a partially-glazed, paneled wood door with a transom and flat board trim. A recessed porch and secondary entry are located at the southeast corner of the house. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows. The roofline includes a plain frieze and shallow boxed eaves. The front of the lot is enclosed by a stone sitewall topped by a decorative cast and wrought iron fence. The house appears to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary façade, looking south from Third Street
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
1898
Napa County Assessor's Office

***P7. Owner and Address:**
Randy Jesch

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 618 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 618 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-018-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
618 Third Street is located on an irregularly-shaped lot on the north side of Third Street between Burnell and Bailey streets. Built circa 1915, 618 Third Street is a 2-story, wood frame, commercial building designed in the Simple Bungalow style. It was originally a 1-story residential building, but appears to have been raised and converted to commercial use some time after 1949. The building is rectangular in plan, clad with stucco, with metallic-flecked polished stone veneer on the first story of the primary facade, and is capped by a hip roof. The foundation is made of concrete block. The primary facade faces south and has a full-width porch. The first story of the porch is enclosed and features a storefront with an entry covered by decorative metal security gates. The second story of the porch features thick, square wood posts supporting a hip roof and is accessed by stairs along the east façade. A paneled wood entry door is located within the porch. Fenestration consists of single-light, fixed windows at the first story of the primary façade, and sliding aluminum-sash windows at the second story and on the secondary facades. Architectural features include flower boxes along the second story porch railing and fabric awnings over the windows on the secondary facades. The roofline features shallow open eaves. A paved parking lot is located to the west of the building and a metal Chinoiserie gate encloses the east side of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking north from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1915
Visual/Sanborn map estimate

*P7. Owner and Address:

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
12/4/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 619 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 619 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
619 Third Street is located on a rectangular lot on the south side of Third Street between Burnell and Bailey streets. Built in 1898, 619 Third Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an angled bay window capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top. The primary entrance is a partially-glazed, paneled wood door with molded wood trim. Typical fenestration consists of double-hung, aluminum-sash replacement windows with flat board trim. Architectural features include a molded stucco water table, a square turret-like projection at the southeast corner of the house, and a rear deck. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. A paved driveway on the west leads to a shed-roofed garage/machine shed at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1898
Napa County Assessor's Office

*P7. Owner and Address:
Peter Peralta

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource name(s) or number**(assigned by recorder) **623 Third Street**

P1. Other Identifier: Oxbow School residence, Cavagnero House

***P2. Location:** ☐ Not for Publication ☒Unrestricted ***a. County:** Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Napa, CA **Date:** 1980

*c. Address: 623 Third Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-011-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

623 Third Street is located on a rectangular lot on the south side of Third Street between Bailey and Burnell streets. Built circa 1895, 623 Third Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a cutaway angled bay window on the east, and a recessed entry porch on the west. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top supporting the overhang of the main roof. The primary entrance is a paneled wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards. The roofline includes a plain frieze and shallow boxed eaves. Two auxiliary buildings appear to be located at the rear of the lot and the front of the lot is enclosed by a wood picket fence. The house appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary façade, looking south from Third Street
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
Ca. 1895
Buell, "A Local History of East Napa" (1998)

***P7. Owner and Address:**
Oxbow School

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 643 Third Street
P1. Other Identifier: Oxbow School residence, Cavagnero Family House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 643 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-012-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

643 Third Street is located on a rectangular lot on the southeast corner of Third and Burnell streets. Built circa 1895, 643 Third Street is a 1.5-story over raised basement, wood frame, single-family residence designed in the Queen Anne style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof with cross-gable dormers. The foundation is not visible. The primary facade faces north and features a full-width entry. The porch is accessed by wood stairs and features wood railings and turned wood posts with ornate scrolled brackets at the top supporting the overhang of the main roof. The primary entrance is a fully-glazed wood door with a transom and flat board trim. A secondary entrance is located on an enclosed rear porch on the south façade. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim and decorative skirts. Architectural features include a wood water table and a corbelled brick chimney on the west side of the roof. The roofline includes open eaves with scrolled brackets that correspond to the vertical trim around the windows. The large gable dormers, one on each side of the roof, feature a window and a louvered attic vent, as well as rake boards and a horizontal frieze element. The lot is enclosed by a wood picket fence. The house appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from Third Street
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1895
Buell, "A Local History of East Napa" (1998)

***P7. Owner and Address:**
Oxbow School

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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PRIMARY RECORD

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NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 702 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 702 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-132-004-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

702 Third Street is located on a generally rectangular lot on the north side of Third Street, between Soscol Avenue and Burnell Street. The property backs up to the Napa River on the north. Constructed in 1920, 702 Third Street is a 1-story over raised basement, wood frame building, designed in the Prairie style. It is rectangular in plan, clad in pebble dash, and capped by a shallow hip roof. The foundation is not visible. The primary façade faces south and has a semi-recessed entry porch on the west side. The porch is approached by brick steps with metal railings and features shallow triangular arch openings. The primary entry is located on the east wall of the porch, is covered by a screen door, and has molded wood trim. Typical fenestration consists of four-, six- and eight-over-one, double-hung, wood-sash windows with molded wood trim. A tripartite window is located on the front façade. Architectural features include a molded stucco water table, and an enclosed porch at the rear of the house. The roofline has broad overhanging eaves with wide fascia boards. Concrete paths and planters are located at the front of the house and a paved driveway on the east leads to a detached garage at the rear of the house, which has a hip roof with exposed rafter tails, wood bevel siding, and two sliding paneled wood doors. The house appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Looking northwest at property from Third Street.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
1920
Napa County Assessor's Office

***P7. Owner and Address:**
Thomas E & Jeanette Bennett Tr

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)



Primary façade.



Detached garage to north of house.

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PRIMARY RECORD

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Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 707 Third Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 707 Third Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

707 Third Street is located on a rectangular lot on the southwest corner of Third and Burnell streets. Built in 1899, 707 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with wood railings, and features an X-braced wood railing and square columns with scrolled brackets at the top that support a hip roof. The primary entry is located at the center of the façade, and is a paneled wood door with flat board trim. A secondary entry is located on the rear façade and is accessed by wood steps and a small deck. Typical fenestration consists of 2-over-2, double-hung, wood-sash windows with flat board trim and molded hoods, though a picture window is located on the primary facade. Architectural features include a plain wood water table, corner boards, and a brick chimney on the west side of the roof. The roofline features a wide plain frieze and shallow boxed eaves. A low wood fence encloses the lot and a small gable-roofed corrugated metal garage is located at the rear. 707 Third Street appears to be in good condition and is similar in design to neighboring houses at 719 and 733 and Third Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking south from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1899
Napa County Assessor's Office

*P7. Owner and Address:
Leonardo & Maria Ruggirello

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



East and south (rear) facades, looking northwest from Burnell Street.



Corrugated metal garage at rear of lot.

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Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 719 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 719 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
719 Third Street is located on a rectangular lot on the south side of Third Street between Lawrence and Burnell streets. Built in 1897, 719 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with wood railings, and features a wood railing and square columns with scrolled brackets at the top that support a hip roof. The primary entry is located at the center of the façade, and is a paneled wood door covered by a wood screen door and has flat board trim. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards, a simple wood water table, and a shed-roofed rear addition. The roofline features a wide plain frieze and shallow boxed eaves. A concrete site wall fronts the lot and a gravel driveway to the east leads to the rear of the lot. 719 Third Street appears to be in good condition and is similar in design to neighboring houses at 707 and 733 and Third Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking south from Third Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1897
Napa County Assessor's Office

*P7. Owner and Address:
Padilla Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 726 - 728 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 726 - 728 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-132-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

726 – 728 Third Street is located on a generally rectangular lot on the north side of Third Street, between Soscol Avenue and Burnell Street. The property backs up to the Napa River on the north and features two houses: 726 Third Street at the front of the lot and 728 Third Street at the rear. Both appear to have been built constructed in 1925. 726 Third Street is a 1-story, wood frame building, designed in the Minimal Traditional style. It is generally rectangular in plan, clad in wood bevel siding, and capped by a side-gable roof. The foundation is not visible. The primary façade faces south and has a projecting structural bay capped by a gable roof on the east, and an entry porch on the west. The porch is approached by wood steps and features a wood railing and square wood posts supporting a shed roof. Two entries are located at the northeast corner of the porch and feature fully-glazed wood doors with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. The roofline is eaveless and features eave moldings and a stove pipe in a plywood flue at the east end of the roof.

728 Third Street is a 1-story over raised basement, wood frame building, designed in a vernacular style. It is rectangular in plan, clad in wood bevel siding, and capped by a side-gable roof. The foundation is not visible. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Looking northwest at property from Third Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
Napa County Assessor's Office

*P7. Owner and Address:
John & Debra Bowman Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
The primary façade faces south and is spanned by a full-width veranda. The veranda is approached by wood steps near the center and features a wood railing and square wood posts that support the overhang of the main roof. The primary entry is a fully-glazed, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a large rear deck that is accessed by wood stairs at the west side of the house. The roofline features open eaves with exposed rafter tails.

A paved driveway runs up the west side of the lot to a parking area between the two houses, where a garage is located at the rear of 726 Third Street. The east side of the lot is planted with a few fruit trees. A small pump house with a shed roof and wood bevel siding is located at the west edge of the lot. Both houses appear to be in good condition.


Primary façade of 726 Third Street.


Looking north, 726 Third Street at right, 728 Third Street visible beyond.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 733 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 733 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
733 Third Street is located on a rectangular lot on the south side of Third Street between Lawrence and Burnell streets. Built in 1889, 733 Third Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with metal railings, and features a geometric wood railing and square columns with decorative brackets at the top that support a hip roof. The primary entry is located at the center of the façade, is covered by a wood screen door and has flat board trim. Typical fenestration consists of 1-over-1, double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include corner boards, a brick chimney on the east side of the roof, and a small shed-roofed addition on the east facade. The roofline features a wide plain frieze and shallow boxed eaves. The lot is enclosed by a decorative metal fence and a paved driveway to the east leads to the rear of the lot where a number of shed and auxiliary buildings are located. 733 Third Street appears to be in good condition and is similar in design to neighboring houses at 707 and 719 Third Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking south from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1889
Napa County Assessor's Office

*P7. Owner and Address:
Vicki Schmitt

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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HRI #
Trinomial
NRHP Status Code
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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 743 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 743 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
743 Third Street is located on a rectangular lot on the south side of Third Street between Lawrence and Burnell streets. Built circa 1900, 743 Third Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Free Classic style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces north and features a projecting bay with one angled corner that is capped by a pedimented gable roof on the east, and a semi-recessed entry porch on the west. The porch is accessed from the east by wood steps with wood railings, and features a solid railing and square columns that support a hip roof. The primary entry is located on the east wall of the porch and is a paneled wood replacement door with an inset lunette window in the upper portion. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and one-over-one, double-hung vinyl-sash replacement windows. Architectural features include corner boards. The roofline features a wide plain frieze and shallow boxed eaves. An octagonal louvered attic vent is located in the gable end. A paved driveway/parking pad is located at the northwast corner of the house and a 2-story, gable-roofed, auxiliary building is located at the rear of the lot. 743 Third Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking south from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1900
Visual estimate

*P7. Owner and Address:
Bush Family Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) **747 Third Street**

P1. Other Identifier: 700 Lawrence Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 747 Third Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-001-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

747 Third Street is located on a rectangular lot on the southeast corner of Third and Lawrence streets. Built in 1895, 747 Third Street is a 1-story over raised basement, wood frame, multiple-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a veranda that spans the façade, wraps the northwest corner, and continues along the west facade. The veranda is approached by wood stairs with wood railings located under the west side of the veranda deck, and features a wood railing and turned posts that support a hip roof. The primary entry is covered by a wood screen door, has flat board trim and is surmounted by a glazed transom. A similar secondary entry is located at the center of the west façade, with a basement entry directly below it. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include wood lattice enclosing the underside of the veranda at the front of the house, corner boards, and an enclosed rear porch with a hip roof and two-light, wood-sash, double casement windows. The roofline features a plain frieze and shallow boxed eaves. 747 Third Street appears to be in good condition. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking south from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1895
Napa County Assesor's Office

*P7. Owner and Address:
Kevin David Lee

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description:
An auxiliary building, addressed 700 Lawrence Street, is located at the rear of the lot and fronts on Lawrence Street. The building appears to have been constructed between 1910 and 1924 and originally served as a garage. It was altered and converted to residential use sometime between 1924 and 1949. It is a 1-story over raised basement, wood frame building designed a simple vernacular style. The building has an irregularly shaped plan, is clad in wood shiplap siding, and is capped by a hip roof. The foundation is not visible. The primary facade faces west and features a projecting bay that includes an integral garage at the south, and a deck on the north. The deck is accessed by wood stairs that run parallel to the north façade, and features a wood railing. The primary entry is a paneled wood door with flat board trim that is surmounted by a shed roof hood. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows and sliding aluminum-sash replacement windows with flat board trim. Architectural features include corner boards, and hinged, paneled wood garage doors. The roofline features a plain frieze and shallow boxed eaves. 700 Lawrence Street appears to be in good condition.



747 Third Street; west and south facades, looking northeast from Lawrence Street.



700 Lawrence Street; primary and north facades, looking southeast from Lawrence Street.



700 Lawrence Street (at left); primary and south facades, looking northeast from Lawrence Street.
(Building at right sits on adjacent parcel.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 *Resource name(s) or number (assigned by recorder) 812 - 818 Third Street

P1. Other Identifier: Brooklyn Hotel

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 812 - 818 Third Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-131-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

812 and 814 - 818 Third Street are located on an irregularly shaped lot on the north side of Third Street, between Soscol Avenue and the Napa Valley Wine Train railroad right-of-way. Built circa 1870, 814-818 Third Street is a 2-story, wood frame, commercial building, designed in the 19th Century Commercial style, but severly altered. The building is roughly L-shaped in plan. It is clad in stucco, with brick veneer covering part of the first story on the primary facade, and wood channel drop siding on the secondary facades. It is capped by a flat roof and the foundation is not visible. The primary facade faces south and the first story is surmounted by a flat canopy that spans the façade and is suspended by chains from the upper façade. Four entries are located on the primary façade: the westernmost (818) features a fully-glazed, wood door, with a boarded up transom; the entry to the east is a fully-glazed, wood, double door with a glazed transom; the next entry to the east features a flush wood door surrounded by multi-light sidelights and transom; and the easternmost entry consists of a flush wood door with decorative strap hinges and a diamond-shaped peep window. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking northwest from Soscol Ave.
3/242/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1870 / ca. 1925
Sanborn map estimate

*P7. Owner and Address:
Wayne Alan Mitchell

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

Typical fenestration consists of single-pane, fixed, wood-sash windows, and 1-over-1, double-hung, vinyl and aluminum-sash replacement windows with flat board and molded wood trim. Architectural features include 1-story additions on the east and west sides, on which the easternmost and westernmost entries are located. The western addition connects 814 – 818 Third Street to the neighboring building and has a flat roof with a parapet that is adorned with a belt course and a pent roof. The eastern addition features a flat canopy with scalloped trim over the entry, and a shed roof with exposed rafter tails. A 1-story, gable-roofed addition, also appears to project from the rear of the building at the northwest corner. The roofline of the main building mass features a broad pent roof with exposed rafter tails. 814-818 Third Street appears to be in good condition.

812 Third Street is a detached building located at the east side of the lot. It sits at an angle that conforms to the railroad right-of-way and has a long, narrow, rectangular plan. It appears to have been constructed circa 1925 and is a 1-story, hollow clay tile commercial building, designed in the 20th Century Commercial style. The building is clad in textured stucco, and capped by flat and gable roofs. The foundation is not visible. The primary facade faces south and with a recessed entry at the center that is flanked by storefront window assemblies. The entry is a fully-glazed, wood door, with a glazed transom. The storefront consists of single-pane, fixed, wood-sash windows. A flat, eared lintel element spans the top of the storefront. The roofline at the front of the building features a stepped parapet with brick coping, while the gable roof at the rear of the building has open eaves with exposed rafter tails. A paved parking area is located at the rear of the lot and both buildings appear to be in good condition.



Primary façade of western addition, looking north from Third Street.



812 Third Street, primary and west facades, looking north from Third Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 3CS, 5S3

Page 4 of 6 *Resource Name or # (assigned by recorder) 812-818 Third Street

B1. Historic name: Brooklyn Hotel, Dave's Place
B2. Common name: None
B3. Original Use: Commercial; tavern, boarding house, bowling alley
B4. Present use: Commercial; retail, offices
*B5. Architectural Style: 19th Century Commercial / Altered

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1870. Sheds constructed at rear of bowling alley and extending along rear of lot, pre-1891. Multiple rear additions and alterations to sheds at rear of lot by 1910. Consolidation of rear additions, construction of small buildings, including one serving as "rooms," at rear of lot and removal of sheds at rear of bowling alley by 1924. Construction of 812 Third Street building, circa 1925. Construction of 818 Third Street addition, 1938. Removal of bowling alley and removal of rear buildings and sheds by 1949. (continued)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Ethnic settlement Area: Soscol Gateway/East Napa
Period of Significance 1872 - 1978 Property Type Commercial Applicable Criteria A/1, B/2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Brooklyn Hotel was constructed circa 1870 and served as a hotel run by Dominic Cavagnaro starting in 1872. Cavagnaro had been an unsuccessful miner during the Gold Rush and eventually settled his family in East Napa. The hotel he opened was a popular watering hole for the Italian community in the neighborhood and was a place where new Italian immigrants could find lodging, get their bearings, and make employment contacts in Napa. Around 1886, an open-air bowling alley or bocce court had been constructed on the property to the east of the hotel building, and a large corral serving the neighboring Palace Livery Stable was located to the west.

Dominic Cavagnaro died at the age of 30, and around 1906, the property eventually passed to his son and daughter-in-law, Dave and Nellie Cavagnaro, who continued the family business. Dave Cavagnaro became a prominent citizen in the Italian community and was affectionately referred to as the Mayor of East Napa. The Cavagnaro family lived at the Brooklyn hotel and rented rooms to single men, typically railroad workers. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel, HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (Continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Construction of new storage building, 1955. New sign, and addition and alterations (possibly construction of eastern lean-to addition and/or major façade remodel), 1959. Two new signs, and addition and alterations (this may also refer to the eastern lean-to addition and/or façade remodel), plumbing in commercial addition, rewiring bathrooms, 1965. Installation of evaporative cooler, 1969. New electrical service, 1970. Electric dryer installed upstairs, 1971. Plumbing work, 1974. New underground electrical service, 1975. Correction of electrical hazards/code violations, 1980. Reroofed "mansard" portion of roof, 1996. Fire suppression system installed, including grease duct repair, 2007.

B10. Significance: (continued)
In 1906, when San Francisco was devastated by the 1906 Earthquake and Fire, many Italians fled from the city's North Beach neighborhood and came to East Napa. They were welcomed and found shelter at the Brooklyn Hotel. Many stayed in the area, increasing the Italian population in East Napa.

In 1917, the move toward Prohibition had commenced and a law was passed that limited the number of bars allowed to operate in each city. In Napa, almost half of the drinking establishments closed. The Brooklyn Hotel survived, but the Cavagnaros were forced to pay a subsidy to the owners of those bars forced to close. The Volstead Act of 1919 put Prohibition in full effect, though, and Dave Cavagnaro took up bootlegging to keep the Brooklyn Hotel tavern in business. He partnered with cider manufacturer George Blaufuss and with the help of friends and relations at the Napa Police Department, kept East Napa supplied with beer and liquor. During one raid, beer from Blaufuss' property was hidden in a water tank behind the Brooklyn Hotel. The hotel was also the first Napa establishment to serve beer upon the lifting of Prohibition in 1933. Dave's son, Ray Cavagnaro, personally brought a truckload of beer up from San Francisco at midnight on the day the Twenty-first Amendment was passed, furthering the Brooklyn Hotel's reputation as East Napa's go-to drinking establishment. After Prohibition, the Cavagnaro's opened the El Ray Distributorship adjacent to the Brooklyn Hotel at 807 Soscol Avenue. At the plant they bottled and distributed beer and liquor until 1977, some of it likely being served at the Brooklyn Hotel.

Cavagnaro was also known to put on extravagant parades and celebrations, even bringing the circus to town. In 1935, the Brooklyn Hotel hosted performers from the Tom Mix Circus and Wild West Show. Other small businesses also rented space at the hotel. In 1937, city directories show that the space addressed 816 Third Street was occupied by barber C.O. Todd. By 1939, the small addition addressed 818 Third Street had been constructed and housed the barber shop of M.A. Smith. It later housed another barber, John Blanche, in 1947. By 1954, the Brooklyn Hotel was more commonly known as Dave's Place, and in city directories just prior, the business had been listed simply as "liquor", rather than as the Brooklyn Hotel.

By 1969, the property transferred to Dave Cavagnaro's son, Robert, but by 1974 had been sold out of the family. Building permits from 1974 and 1975 list the owner as Gianini's, and a 1980 permit shows the owner as Ptomaine Deli. The current owners, Wayne A. and Sharron L. Mitchell, purchased the property in 1996.

Evaluation:
812-818 Third Street was built circa 1870 and is one of the oldest buildings in East Napa. Its first known use was as the Brooklyn Hotel, the name under which it is best known. It served as a boarding house as well as a tavern and was especially well-patronized by members of the Italian community of East Napa. It is located at the intersection of Soscol Avenue and Third Street, which once featured a cluster of hotels, including the Palace Hotel and Colombo Hotel. The Brooklyn Hotel was a popular gathering place for East Napa's Italian community as well as a stopping-off point for new Italian immigrants. It was instrumental in the introduction of these newcomers to Napa, assisting them in finding lodging and work, and subsequently growing the Italian community's population. The property therefore appears to be significant under Criterion A/1 (Events) for association with the development of hotels around the Soscol Avenue and Third Street intersection and for its association with the formation and growth of East Napa's Italian ethnic community.

The Brooklyn Hotel was strongly tied to the Cavagnaro family, primarily Dave Cavagnaro, who was extremely influential and prominent within the Italian community of East Napa. He was well-regarded by local Napa politicians and was unofficially known as the Mayor of East Napa because of the advice, political influence, and financial support he gave to members of the community. He was instrumental in obtaining the installation of paving, sidewalks and sewer infrastructure along Third Street. He was the director of the Napa Town & County Fair and established the Napa branch of the Italian Catholic Federation. Cavagnaro was also a prolific producer of alcohol, even during Prohibition, and is known for keeping the residents of Napa supplied with beer and liquor through the dry times and afterward, when he established El Ray Distributors. Six generations of the Cavagnaro family have lived in East Napa, and many houses on Third Street belonged to members of the family. Perhaps the property most obviously connected with the family and especially with Dave Cavagnaro is the Brooklyn Hotel, at one time simply referred to as Dave's Place. These associations with the Cavagnaro family make the property significant under Criterion B/2 (Persons).

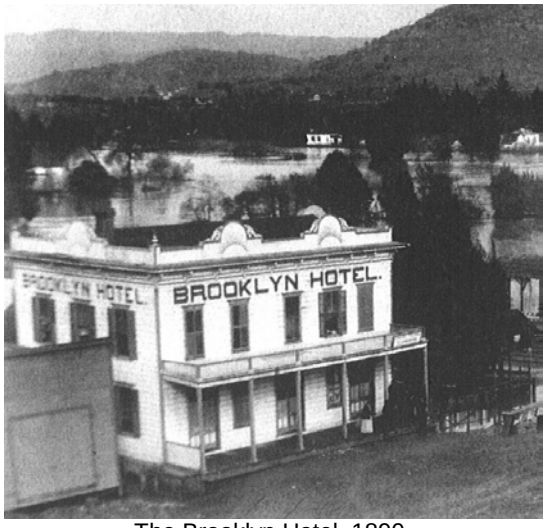
B10. Significance: (continued)

The Brooklyn Hotel has undergone many alterations, including multiple additions and a major façade remodel. It is no longer recognizable as the building it once was (see photo below). It retains the same general shape and form, but drastic alterations have changed fenestration patterns, materials and decorative features. Its architectural style is no longer readily definable and it is not a prime example of a type, period or method of construction. The architect and builder are unknown. Therefore, 812-818 Third Street is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 812-818 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

812-818 Third Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River remaining. Although Soscol Avenue was extended in the 1960s, the surrounding environment has maintained the same commercial setting. 812-818 Third Street was originally used as a lodging house and tavern and maintained that use through the 1980s; however, it is now used as a commercial building and no longer retains integrity of association with its historic functions. The building has lost all integrity of materials, design and workmanship from its original construction, with major additions and alterations that have drastically changed its appearance. The property does not retain integrity of feeling as a nineteenth century boarding house. Overall, though, the property retains sufficient integrity to convey its significance under criteria A/1 and B/2.

812-818 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 807 Soscol Avenue should be assigned California Historic Resource Status Codes of "3CS" and "5S3," which mean that the property appears to be eligible for listing on the California Register and local register. Though it lacks physical integrity, the property has been extremely significant for much of its history, both as an East Napa institution and as an important touchstone in the Italian community, attracting immigrants to Napa from throughout California and beyond.



The Brooklyn Hotel, 1890.
(Weber, *Napa*, 86)

B12. References: (continued)

City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 820 Third Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 820 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-131-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

820 Third Street is located on rectangular lot on the north side of Third Street, between Soscol Avenue and the Napa Valley Wine Train railroad right-of-way. Built circa 1905, 820 Third Street is a 1-story, wood frame, commercial/light industrial building designed in the 20th Century Commercial style. The building is rectangular in plan, clad with textured stucco, and capped by a double gable roof. The foundation is not visible. The primary façade faces south, with the primary entry near the center. The entry is a fully-glazed, wood, double door, surmounted by a glazed transom and flanked by pilasters. Four secondary entries are located on the west façade: a fully-glazed wood door; aluminum doors; a partially-glazed wood door; and a flush wood door. Fenestration consists of aluminum-sash storefronts which include multi-light clerestory windows at the top that span the primary façade and part of the west façade. Some portions of the storefronts are boarded up or infilled. Architectural features include a molded beltcourse above the storefonts; a partially infilled, recessed entryway with scrolled upper corners on the west façade; and sheet metal cladding and two vehicular entrances with roll-up metal doors on the rear façade. The roofline features a parapet adorned with a molded cornice and pent roof, with tabs at the building corners that have pointed tops and are adorned with cast shield and torch motifs. 820 Third Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking north from Third St.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1905
Sanborn map estimate

***P7. Owner and Address:**
Edward I. Barwick

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/16/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



Primary and west façades, looking northeast from Soscol Avenue.



Portion of west façade and north facade, looking southeast from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 53S

Page 3 of 4 *Resource Name or # (assigned by recorder) 820 Third Street

B1. Historic name: H.A. Zeller Autos
B2. Common name: Napa Valley Classics, Loose Caboose hobby shop
B3. Original Use: Light industrial; auto garage
B4. Present use: Light industrial; motorcycle repair, Commercial; retail
*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1905. Signs installed, 1960, 1961, 1965, 1968, 1971. Building enclosure, 1971. Electrical work, 1972. Reroofing, 1983 and 2006.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Industrial Development Area: Soscol Gateway/East Napa
Period of Significance Ca.1905-1953 Property Type Industrial Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property at 820 Third Street was constructed between 1901 and 1910, and was likely originally owned by Johan A. Zeller. Zeller was the proprietor of the Palace Hotel at the southwest corner of Soscol Avenue and Third Street, kitty-corner from the subject property. He also owned the associated Palace Stables that once stood adjacent to the subject property, where Soscol Avenue now continues north across Third Street. No longer in existence, the Palace Hotel was the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. 820 Third Street first appears on the 1910 Sanborn Fire Insurance map as an auto repair shop and garage.

Zeller's son, Hugo A. Zeller, operated the garage as early as 1928, and in May 1939 purchased the property from his father. In August 1939, Hugo's wife, Virgina M. Zeller, was put on the deed. The business was listed in city directories as H.A. Zeller Motors from at least 1928 through 1947. City directories specify that the business sold and serviced Buick, Cadillac and LaSalle cars, and GMC trucks.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel, HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
(Continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
In 1947, the business name changed to Craigie & Zeller Motors, and by 1952, appears to have gone out of business. That year, Craigie Motors became its own used car dealership located on Soscol Avenue, and George C. Warner Motors is listed at 820 Third Street. It dealt in Chrysler-Plymouth cars. A 1963 city directory indicates that Howell & Barwick Autos was located at the property by that time, and accordingly a 1964 deed records ownership transferring to Edward I. & Dorothy P. Barwick and Richard L. & Barbara M. Howell in equal shares. By 1968, however, the Howells had sold their half share to the Barwicks, who continue to own the property today.

Evaluation:
820 Third Street was built circa 1905, likely for use as an auto repair shop and garage. According to the 1910 Sanborn Fire Insurance map, it appears to be the earliest automobile-related property in the area. Its location near Soscol Avenue is particularly significant, since today the street is essentially an "auto row," characterized by many automotive dealerships and repair shops. 820 Third Street maintained an automotive use as the Soscol Avenue auto industry grew up around it, and can be considered a seminal element of that development trend. It therefore appears to be significant under Criterion A/1 (Events) for association with automobile-related commercial development.

The property is most strongly tied to the Zeller family, primarily Johan and Hugo Zeller, who started the automotive business there and continued to run it until 1953. The Zellers were also connected to the Palace Hotel (no longer extant), which was a major establishment in East Napa and was the biggest hotel city-wide. In fact, the Zellers' holdings dominated the intersection of Soscol Avenue and Third Street, with the hotel on the southwest corner and the Palace Stable and subject auto shop on the north side of the street. The hotel and stable no longer exist, leaving 820 Third Street as the best and only remaining evidence of the Zellers' occupancy and commercial undertakings. The subject property's associations with Johan and Hugo Zeller make it significant under Criterion B/2 (Persons).

The building at 820 Third Street has remained much the same since its construction, with only minor cosmetic alterations affecting its appearance. For the most part, its original form and styling are still evident. The building is one of the older structures remaining in the area, and it appears to be one of the few in East Napa to demonstrate its twentieth century commercial style with Classical Revival details. On the whole, the building is representative of this type and period of construction. Therefore, 820 Third Street is significant under Criterion C/3 (Architecture) for architectural merit, although the architect and builder are unknown.

The property at 820 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

820 Third Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River, remaining. Although Soscol Avenue was extended in the 1960s to pass along the west side of the property and cross the river, the surrounding environment has maintained the same commercial thoroughfare setting. The building was originally used as an auto repair shop and garage, and though it no longer functions that way, it maintained an automotive use through the 1960s and partially retains a related use as a motorcycle repair shop today. Therefore, it retains integrity of association with its historic functions. The building retains integrity of materials, design and workmanship from its original construction, with no major additions or alterations to change its appearance. The property also retains integrity of feeling as an early automotive garage.

820 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 820 Third Street should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 920 Third Street
P1. Other Identifier: Borreo Building
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 920 Third Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-133-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
920 Third Street is located on triangular lot bordered by Third Street on the south, Soscol Avenue on the east, and the Napa River on the northwest. Built in 1877, 920 Third Street is a 2-story, stone masonry, light industrial building designed in the 19th Century Commercial style. The building is rectangular in plan and capped by a bow truss roof. The exterior wall surfaces consist of structural stonework, which exhibits regular Ashlar coursing on the primary façade and irregular rubble coursing on the secondary facades. The foundation is not visible. The primary façade faces south and appears to have once had two entries at the center that have been infilled with storefront windows. Two entries are located on the east façade. The first was inserted in a widened window opening and contains a fully-glazed, wood double-door. The second is located within an original service entry opening and features a flush, wood double-door framed by plywood fill. A service entrance on the north façade features a partially-glazed wood door on an overhead track. It is surmounted by a partially-glazed, paneled, wood double-door at the second story level. Fenestration consists of wood-sash storefronts with multi-pane clerestories in the former primary entrances, and fixed and double-hung, wood and vinyl-sash replacement windows in all original window openings. Openings are segmental arches surrounded by quoined surrounds and capped by keystones. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other



P5b. Photo: (view and date)
Primary and east facades, looking north from Third St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒Historic
1877
Napa County Assessor's Office

*P7. Owner and Address:
City of Napa

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
Architectural features include a beltcourse between stories on the primary and east facades, and quoining at the building's corners. The roofline features a stepped parapet on the primary façade and a truncated gabled parapet on the rear façade. A stone chimney projects from the southeast corner of the roof. 920 Third Street appears to be in good condition.



Primary and west façades, looking northeast from Third Street Bridge.



North (rear) facade, looking south from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5S1

Page 3 **of** 5 ***Resource Name or #** (assigned by recorder) 920 Third Street

B1. Historic name: Borreo Building
B2. Common name: Borreo Building
B3. Original Use: Commercial; grocery store.
B4. Present use: Vacant
***B5. Architectural Style:** 19th Century Commercial

***B6. Construction History:** (Construction date, alterations, and date of alterations
Constructed in 1877. Sign installation, 1963. Reroofing, 1973 and 1996. Installation of switch-gear, 2009. Entries on south façade converted to windows, and windows to entries, doorways on east façade widened; dates unknown.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Commercial development **Area:** Soscol Gateway/East Napa
Period of Significance _____ **Property Type** Commercial **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Upon coming to Napa in 1866, Felix Borreo, a native of Genoa, Italy, operated a grocery business at Main and Second streets. In 1877, he purchased the property at 920 Third Street from James Donnelly and Chancellor Hartson, and constructed the current building. It was built of native stone quarried in the Soda Canyon area, where Borreo had a farm where he produced wine, fruit, and olive oil, and grazed cattle.

The Borreo Building was constructed with walls that are 12 inches thick and an internal structure of heavy timber. Originally all openings were segmental arches with keystones, but they have since been altered. The building was constructed advantageously near the Napa River for easy access to the wharves and railroad, so that goods could be shipped and received by water and rail. Originally, a number of other buildings were located alongside the subject property – including the Enterprise and later the Jaekle Bros. Planing Mills, and the Napa Machine Works. These neighboring buildings burned around 1945, leaving the Borreo Building standing alone on an isolated parcel of land. Later, circa 1980, Soscol Avenue was extended north of Third Street, further isolating the Borreo Building from properties to the east.

In addition to his grocery business, Borreo also stored and sold wood, coal, flour and liquor at the subject property. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

***B12. References:**
"Looking Into Napa's Past & Present: Borreo Building Tenants," Napa Valley Register, 19 July 1986.
"Napa's Buildings of Yore," Napa Valley Register, 10 September 2009.
Pacific Wine and Spirit Review, vol. 58, Nov. 1915 – Oct. 1916.
(Continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
The second floor housed a dance hall for some time, and according to census records, the Borreo family resided at the property. Sanborn Fire Insurance maps suggest that in 1886 Fowler & Son carriage shop was located in the building, and in 1891, J.E. Teale & Sons dealt in hay, grain, coal, wood and flour on the site. In 1900, Felix Borreo leased the warehouse to the Napa Boat Club for use as a boat house. Sanborn maps continue to reference its use as a grain warehouse, but it is not until 1901 that the maps label the building with the Borreo name. A newspaper article ("Looking into Napa's Past and Present") recounts that around 1900 the Cameron Shirt Factory was established and operated on the building's second floor until its own larger dedicated factory was constructed on the west side of the river in 1906.

In 1908, Borreo sold the building to James Rennie. Rennie was the owner of a vineyard in St. Helena and may have put the Borreo Building up for lease. Around this time, the building was used as a feed store by grain merchant Edward Swan, and as the grain and feed department for Thompson Beard and Sons. The property was under the ownership of lawyer Percy S. King for a short time and in 1911was sold to Felix J. Vanderschoot, a carpenter and builder from Holland. By 1915, the building appears to have been leased by A. Repsold Co. for use as a wine cellar. The company produced and bottled table wines, brandy, port, sherry, and sparkling wines. A. Repsold lived in San Francisco, however, and the business' headquarters were located in the city. The building is also known to have been used as wine and liquor storage by Ernest Streich and F. Vanzini; however, the time period of this occupancy is unknown.

It appears that the property remained in the Vanderschoot family's ownership and later transferred to son Felix Vanderschoot, Jr.. Vanderschoot Jr. was the proprietor of the Vanderschoot & Mansfield Oldsmobile agency, located on the first floor of the Borreo Building from the 1930s through the 1950s. Vanderschoot Jr. is also well known in Napa for his contributions as president of the Napa Planning Commission, where he helped draft the county's first general plan and was instrumental in the formulation of the Napa Valley Agricultural Preserve concept. The second floor of the Borreo Building was rented by the California National Guard from 1948 into the 1950s, and was used to house the Battery C, 636th Field Artillery Battalion, 49th Infantry Division.

Various accounts suggest that the building was also used as a library, yacht club offices, and a motorcycle repair shop at different points throughout its history. In 1962, the Borreo Building was leased by Holmes Moving & Storage. This company continued to lease and occupy the building even after Vanderschoot sold it to the City of Napa in 1966. At this time, the City had plans for the improvement of the Third Street Bridge over the Napa River and intended to use the parcel at 920 Third Street for construction and bridge expansion purposes. This project was greatly delayed and Holmes Moving & Storage remained at the subject property through at least the late 1980s. The building has stood vacant since the time that Holmes moved out in the late 1990s. The City obtained a hazard mitigation grant from the California Office of Emergency Services to perform seismic retrofitting of the structure, and with financial assistance from the Redevelopment Agency, successfully completed the project in 2008.

Evaluation:
920 Third Street was built in 1877 for use as a grocery store. It was one of the first buildings constructed in the vicinity and is now the only remaining building in what became a vital commercial and light industrial grouping. Its location relates to the Napa River waterfront and river-based transportation methods that were available at the time of its construction. Its uses over the years, particularly as a grocery store, grain warehouse, and wine cellar relate to the agricultural and viticultural industries that have been important to Napa's economy throughout its history. The subject property's associations with these trends in Napa's development and commerce thus make it significant under Criterion A/1 (Events).

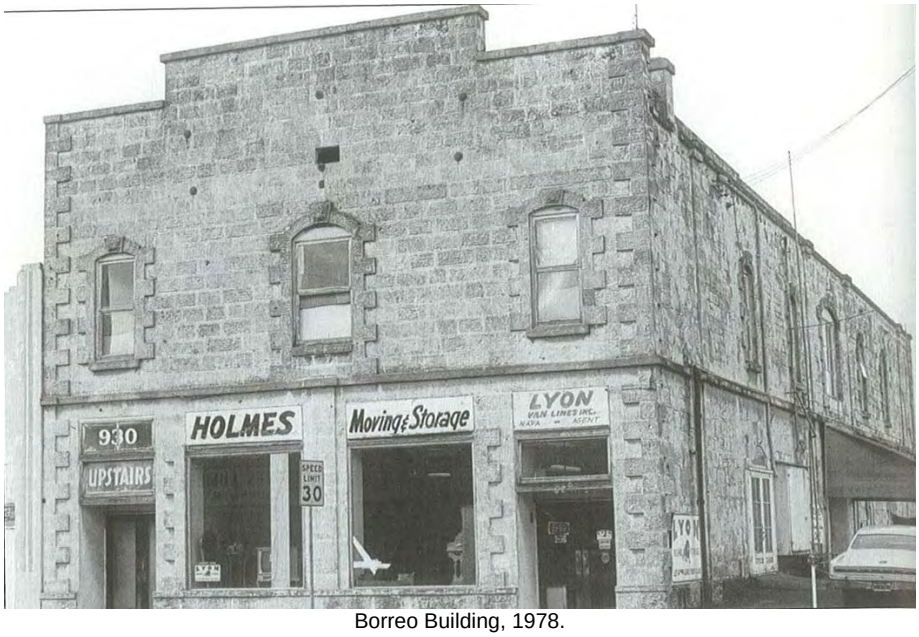
The property is most strongly associated with the original owner, Felix Borreo, who owned and operated a grocery store there for 31 years. The building is still referred to by the Borreo name. Though Borreo appears to have been a prominent and long-standing merchant in early East Napa, neither he nor his grocery business appear to have been extremely influential to the neighborhood, city or state. The property also has long-time associations with the Vanderschoot family, one member of which served on the Napa Planning Commission and was instrumental in the creation of the Napa Valley Agricultural Preserve. Though this is an important development in Napa's history, Felix Vanderschoot Jr.'s role had little to do with his connection to the Borreo Building, which is where he operated a car dealership. The subject property thus does not appear to be significant under Criterion B/2 (Persons).

The building at 920 Third Street has remained much the same since its construction, with only minor alterations to door and window openings. Its original form and styling are still evident, as is its unusual stone construction. The building is one of the older structures remaining in the area, and is the last survivor in the row of commercial and light industrial buildings that once stood at the location. It is also one of the few, if only, stone buildings in the East Napa neighborhood. On the whole, the building is a relatively unique representation of a type, period and method of construction. The architect and builder are unknown. Therefore, 920 Third Street is significant under Criterion C/3 (Architecture) as an example of a Victorian-era stone commercial building.
(continued)

B10. Significance: (continued)
The property at 920 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

920 Third Street has never been moved and therefore retains integrity of location. However, it lacks integrity of setting because it sits alone on an isolated parcel and is no longer surrounded by other commercial and light industrial buildings, as it was throughout most of its history. Additionally, the extension of Soscol Avenue along the east side of the property around 1980 has isolated the building further. The building was originally used as a retail grocery store, but now sits vacant and no longer functions in a commercial use as it has for most of its history. Therefore, its integrity of association is lost. The building retains integrity of materials, design and workmanship from its original construction, with no major additions or alterations to change its appearance. This is perhaps the most important aspect of integrity for the Borreo Building, as its significance under Criterion C/3 is so strong. The property also retains integrity of feeling as a nineteenth century stone commercial building.

920 Third Street is not currently listed on the National or California registers, but is a designated local landmark in the City of Napa. Based on this evaluation, the Borreo Building at 920 Third Street is assigned a California Historic Resource Status Code of "5S1," which concurs with the existing historic designation and means that the property is eligible and listed locally.



Borreo Building, 1978.
(Kilgallin, 32.)

B12. References: (continued)
"Riverfront office, anyone?" Napa Valley Register, 20 June 2007.
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California ♦ The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
DISTRICT RECORD	Trinomial	

Page 1 **of** 11 ***Resource Name or # (Assigned by recorder)** East Napa Landmark District

***NRHP Status Code** 5S3 – eligible for local listing

D1. Historic Name East Napa D2. Common Name: East Napa

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

As its name implies, the East Napa Landmark District is located on the eastern side of the City of Napa. It is situated on the east side of the Napa River near a bend in the river known as the Oxbow. The terrain in the area is generally flat, as is typical of a river-adjacent alluvial area, with hills rising to the east. The East Napa Landmark District includes the residential neighborhood historically and commonly referred to as East Napa, and is part of the larger Soscol Gateway/East Napa Redevelopment Area. The Soscol Gateway portion of the Redevelopment Area lies to the south of the East Napa Landmark District, comprising the wedge-shaped area created by Soscol Avenue and Silverado Trail. The Soscol Gateway area is commercial and light industrial in nature, but has historic associations in common with the East Napa neighborhood. Other nearby neighborhoods include Alta Heights and Montecito in the hills to the east, and Downtown, which lies across the river to the west. The East Napa Landmark District is loosely bordered on the east by Silverado Trail, a major north-south traffic artery, the Napa River on the northwest, and the Napa Valley Wine Train railroad tracks on the west. Much of the East Napa Landmark District's southern boundary is abutted by the Napa Valley Expo, which is a large state-owned fairground property. (continued, page 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The East Napa Landmark District boundary encompasses properties generally grouped along the corridors of Third and Juarez streets, on the eastern bank of the Napa River. The northwestern boundary consists of the Napa River at the point where the Oxbow is located. At the point where First Street crosses the river, the northern boundary of the district turns east to run along First Street to the northeastern corner of parcel 006-073-013. (continued, page 4)

***D5. Boundary Justification**

The East Napa Landmark District boundary includes a concentration of properties associated with the working-class residential development and Italian settlement of East Napa. The contributing properties within the district represent a cohesive grouping of properties that are thematically related by their associations to historic patterns of development and occupancy of the local Italian community. (continued, page 5)

D6. Significance: Theme Residential development/ cultural community **Area** East Napa/Soscol Gateway
Period of Significance 1868 - 1940 **Applicable Criteria** A/1, C/3
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The East Napa Landmark District is significant under National Register of Historic Places/California Register of Historical Resources Criteria A/1 and C/3 and eligible for local listing as a Landmark District, because it represents important trends in development patterns in the City of Napa – namely working-class residential development influenced by local business and industry and settlement by a prominent Italian community – and because it provides a coherent example of a grouping of modest, working-class, vernacular residences.

Victorian Era Residential Development in East Napa

East Napa first developed as a working-class residential neighborhood during the Victorian era (1860 – 1899). H. Thompson's tract in Tulocay Rancho was purchased from Cayetano Juarez and laid out in April 1867; it was recorded in 1873 as the East Napa subdivision. Sproul's Addition to East Napa was recorded in December 1874, and included the area north of Third Street running east from the Napa River into what is now Alta Heights.[1]

(continued, page 6)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet, page 11)

***D8. Evaluator:** Caitlin Harvey **Date:** 13 November 2009
Affiliation and Address Page & Turnbull, Inc.
724 Pine Street, San Francisco, CA. 94108

D3. Detailed Description (continued)

The East Napa Landmark District comprises a residential neighborhood, but contains a few commercial and institutional properties. These non-residential properties do not contribute to the district, which derives its significance from residential development patterns and uses. One exception is the Oxbow School property (APN: 006-144-011-000). This large parcel has an institutional use and features a number of modern school buildings. However, it also features four adaptively re-used historic houses. For this reason, the property has been included as a contributor to the district, even though the modern buildings on the lot are considered non-contributing.

Houses within the East Napa Landmark District are typically small-scale, one to two story buildings. Many of the one-story houses feature raised basement levels. Wood frame construction is universal and most houses are clad with wood siding. Late nineteenth century and early twentieth century architectural styles are most widely represented and typically found in simple vernacular iterations. Simple bungalows are ubiquitous and sometimes have applied Queen Anne ornamentation. About a dozen more elaborate Queen Anne cottages and Craftsman style bungalows are also present. Houses constructed late in the Period of Significance include small Minimal Traditional style residences typical of the pre-World War II era.

A number of the properties include ancillary buildings, such as garages and sheds, in addition to the primary dwelling. These ancillary buildings enrich the historic context of the neighborhood, but are not considered to be contributors to the District as their use is not residential. In some cases, garages and even a water tower have been converted for use as dwellings, but these buildings are also considered to be non-contributors because their original and intended use was not residential and was typically auxiliary to a nearby house.

The East Napa Landmark District includes a total of seventy (70) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Fifty-five (55) of those parcels are considered contributors to the East Napa Landmark District, because they include a historic building that contributes to the significance of the District. Some of these parcels contain more than one building, though, and thus there are sixty-one (61) individual buildings that are considered significant and contributing.

The spreadsheet below features a column listing the contributory status of properties within the East Napa Landmark District boundaries. "C" stands for "Contributor," a building that conforms to the historic themes and time period that give the district significance. "NC" stands for "Non-Contributor" and denotes properties that do not contribute to the district's significance. After "NC" a reason for the property's non-contributing status is given, including:

- **Vacant –** the parcel is vacant or is a parking lot
- **POS –** the building was not constructed within the District's period of significance (i.e. constructed 1941 or later).
- **Use –** the building does not have, or did not originally have, a residential use and thus does not conform to the significant historic themes of the district

The "APN" column provides the Assessor's Parcel Number for the property. In cases where there are multiple historic buildings on a parcel, the APN may be repeated. The address will specify the exact building on each parcel. Construction dates are provided and are exact in cases where the precise date was provided by the Napa County Assessor's Office or was identified through archival research. Approximate dates, identified with "ca." (circa), are educated guesses based on sources like Sanborn Fire Insurance Maps, visual observation of architectural styles and forms, and other approximate sources.

Contributory Status	APN	Address	Construction Date	Notes
NC - vacant	006-071-001-000	N/A	N/A	
C	006-071-002-000	419 First Street	ca. 1895	
C	006-071-003-000	411 First Street	ca. 1895	
C	006-071-004-000	403 First Street	ca. 1895	
C	006-071-005-000	1139 Juarez Street	1900	
NC - POS	006-071-010-000	1129 Juarez Street	ca. 1975	
C	006-071-012-000	1105 Juarez Street	1868	J.B. Newman House
C	006-071-014-000	1117 Juarez Street	ca. 1890	
C	006-072-002-000	1037 Juarez Street	1895	

D3. Detailed Description (continued)

Contributory Status	APN	Address	Construction Date	Notes
NC - POS	006-072-003-000	1017 Juarez Street	ca. 1980	
C	006-072-004-000	1015 Juarez Street	ca. 1905	
C	006-072-005-000	1003 Juarez Street	1905	
NC - POS	006-072-007-000	419 Second Street	ca. 1980	
NC - vacant	006-072-008-000	N/A	N/A	
C	006-072-010-000	442 Post Street	1925	
NC - vacant	006-073-007-000	N/A	N/A	
C	006-073-009-000	1104 Juarez Street	1900	
NC - use	006-073-013-000	359 First Street	ca. 1925	
C	006-073-014-000	1134-1140 Juarez Street	1925	4-plex
C	006-074-005-000	1004 Juarez Street	ca. 1910	
NC - POS	006-074-009-000	1030 Juarez Street	ca. 1975	
C	006-132-003-000	726 Third Street	1925	On same lot as 728 Third Street
C	006-132-003-000	728 Third Street	1925	On same lot as 726 Third Street
C	006-132-004-000	702 Third Street	1920	
NC - vacant	006-132-008-000	N/A	N/A	
C	006-142-002-000	619 Third Street	1898	
C	006-142-003-000	607 Third Street	1898	
C	006-142-004-000	727 Bailey Street	1918	
C	006-142-007-000	706 Burnell Street	1900	
C	006-142-008-000	720 Burnell Street	1939	
NC - POS	006-142-009-000	600 Fourth Street	ca. 1980	
NC - use	006-142-010-000	719 Bailey Street	1915	Water tower converted to residence, originally auxiliary to 727 Bailey Street
C	006-142-011-000	623 Third Street	ca. 1895	Dave Cavagnaro House
C	006-142-012-000	643 Third Street	ca. 1895	Dominic Cavagnaro House
C	006-143-002-000	427 Post Street	ca. 1905	
C	006-143-003-000	437 Post Street	ca. 1905	
C	006-143-004-000	943 Juarez Street	ca. 1915	
C	006-143-005-000	931 Juarez Street	1900	
C	006-143-006-000	915 Juarez Street	1900	
C	006-143-007-000	905 Juarez Street	1910	
C	006-143-008-000	426 Taylor Street	1910	
C	006-143-009-000	434 Taylor Street	1910	
C	006-143-010-000	444 Taylor Street	1928	Garlik House
C	006-143-011-000	456 Taylor Street	ca.1910	Casale House, moved to site between 1924 and 1949
C	006-143-013-000	443 Post Street	ca. 1905	
NC - POS	006-144-002-000	431 Taylor Street	ca. 1975	
C	006-144-003-000	843 Juarez Street	1910	
C	006-144-004-000	831 Juarez Street	1900	
C	006-144-005-000	406 Third Street	1900	
C	006-144-006-000	420 Third Street	1900	
C	006-144-007-000	432 Third Street	1900	
C	006-144-011-000	440 Third Street	ca. 1900	Traves House, Oxbow School property

D3. Detailed Description (continued)

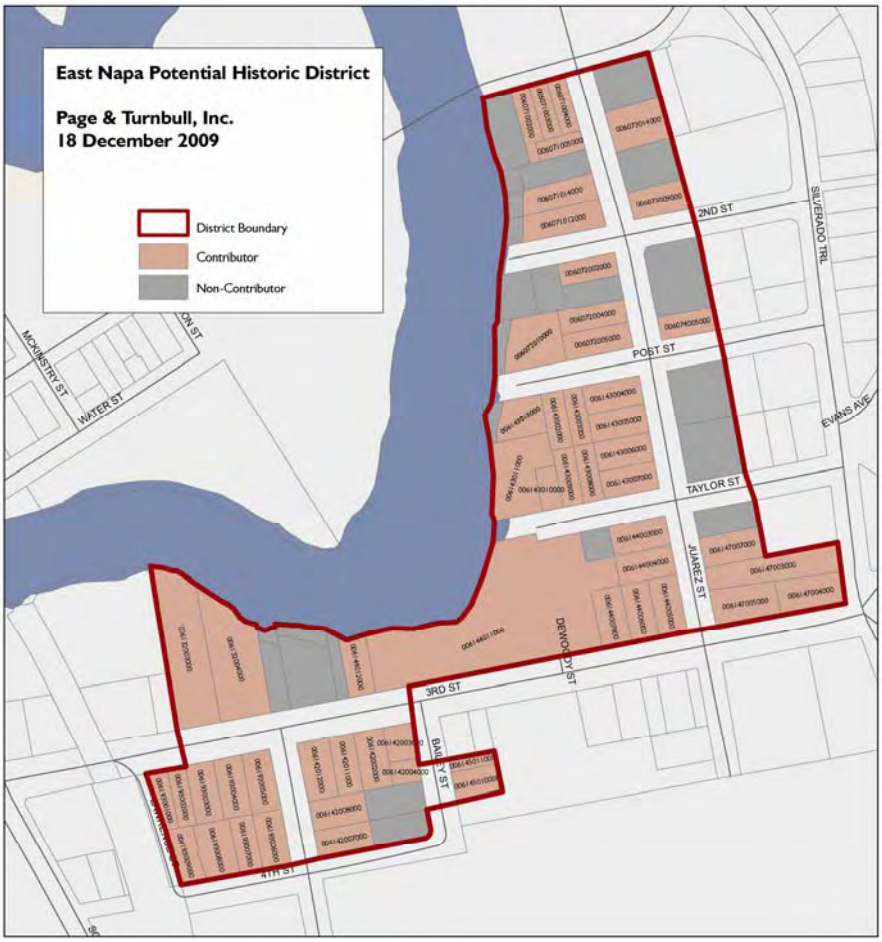
Contributory Status	APN	Address	Construction Date	Notes
NC – POS/use	006-144-011-000	520 Third Street	1999	Oxbow School (5 modern buildings)
C	006-144-011-000	530 Third Street	1881	Scaruffi House, Oxbow School property
C	006-144-011-000	(No address)	ca. 1905	Darbo House, Oxbow School property. Originally 842 DeWoody Street.
C	006-144-001-000	(No address)	ca. 1870	Originally 834 De Woody Street.
NC - POS/use	006-144-016-000	640 Third Street	ca. 1975	
C	006-144-018-000	618 Third Street	ca. 1900	
C	006-145-010-000	718 Bailey Street	1910	Moved to site between 1924 and 1949
C	006-145-011-000	724 Bailey Street	ca. 1915	Moved to site between 1924 and 1949
NC - POS/use	006-146-005-000	390 Taylor Street	ca. 1970	
NC - POS/use	006-146-007-000	391 Post Street	ca. 1980	
C	006-147-003-000	820 Juarez Street	1900	
C	006-147-004-000	801 Silverado Trail	1939	
C	006-147-005-000	802 Juarez Street	1905	
NC - POS	006-147-006-000	840 Juarez Street	ca. 1915	Moved to site after 1995
C	006-147-007-000	828 Juarez Street	1907	
C	006-193-001-000	747 Third Street	1895	
C	006-193-002-000	741 Third Street	ca. 1900	Front façade altered?
C	006-193-003-000	733 Third Street	1889	
C	006-193-004-000	719 Third Street	1897	
C	006-193-005-000	707 Third Street	1899	
C	006-193-006-000	708 Fourth Street	ca. 1905	On same lot as 721 Burnell Street
C	006-193-006-000	721 Burnell Street	1940	On same lot as 708 Fourth Street
C	006-193-007-000	718 Fourth Street	1908	
C	006-193-008-000	726 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 734 Fourth Street
C	006-193-008-000	734 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 726 Fourth Street
C	006-193-009-000	744 Fourth Street/702 Lawrence Street	ca. 1905	

D4. Boundary Description (continued)

Here, the boundary turns south and runs along the eastern sides of those properties fronting on Juarez Street. Near the southern end of Juarez Street, however, the boundary jogs to include a through-lot (006-147-003) and the lot at the northwest corner of Third Street and Silverado Trail (006-147-004). At that corner, the boundary turns west and runs along Third Street to the intersection of Bailey Street. Here it turns south again, running down Bailey Street with a slight jog to include two properties (006-145-011 and 006-145-010) on the eastern side of the street. Where Bailey Street intersects with Fourth Street, the boundary turns to run west along Fourth Street for two blocks to Lawrence Street. The boundary runs north on Lawrence Street for one block, then crosses Third Street to meet the southwestern corner of lot 006-132-003. It follows the western edge of this lot until it meets the Napa River, which as stated earlier, forms the northwestern boundary of the district area.

(see map on next page)

D4. Boundary Description (continued)



East Napa Landmark District map.
Outline indicates Landmark District boundaries. Shaded parcels indicate District Contributors.

D5. Boundary Justification (continued)

The boundary of the East Napa Landmark District is inclusive of contributing properties that have proximity to one another, and is exclusive of non-contributing properties that lack association to the historic themes or the period of significance, while maintaining a coherent, regular boundary.

The boundary coincides with the extent of the East Napa/Soscol Gateway Redevelopment Area boundary and the boundary of the East Napa/Soscol Gateway Historic Resources Survey. For this reason, the district area does not extend north of First Street or west of the Napa River, which creates an extremely effective physical boundary. On the east, the boundary includes those properties that front on Juarez Street, but excludes those that front on Silverado Trail because they are generally commercial in nature and oriented away from the core residential area along Juarez Street. One exception to this trend is the property at the northwest corner of Silverado Trail and Third Street, which is residential. The Napa Valley Expo property dominates the south side of Third Street between Silverado Trail and Bailey Street and has therefore been excluded from the district.

D5. Boundary Justification (continued)

However, the boundary jogs southward at Bailey Street to include approximately two blocks south of Third Street that possess concentrations of residential properties that fit the district's historic themes and period of significance. Two houses on the east side of Bailey Street that are otherwise surrounded by the Napa Valley Expo have been included within the boundaries for the same reason.

Properties south of Fourth Street were excluded because development patterns generally shift toward large-parcel, industrial and commercial properties in that area. The western boundary of the district is located along Lawrence Street because the Napa Valley Wine Train railroad tracks create a physical boundary on its western side, and properties located west of the tracks have commercial and light industrial uses. Similarly, the boundary is established along the western edge of parcel 006-132-003, because a few vacant lots and the railroad tracks create and effective boundary at that edge of the district.

D6. Significance (continued)

The subsequent development of East Napa was influenced by the commercial and industrial growth of Downtown and the areas along the banks of the Napa River. East Napa was a working-class area, and it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Its proximity to industrial uses made it a logical place to construct housing for local industrial workers, though. Many of the workers in these industries were single males, often recent Italian immigrants. Many lived in residential hotels, such as the Palace, Colombo, and Brooklyn hotels, all located on Third Street just west of the District.[2] Others lived in workers' cottages in the East Napa Landmark District area, which were small, simple houses, primarily built between 1890 and 1920.[3] Most workers' cottages were vernacular in style, constructed with little or no decoration, and were likely designed by local builders either using pattern books or simply based on previous experience.

At the end of the nineteenth century, development in East Napa was sparse: there were only a few houses per block, and the area was not incorporated within city limits. Most houses in the area were built as independent units, although the cluster of identical Queen Anne cottages at the corner of First and Juarez streets (403, 411, and 419 First Street) is an example of the type of speculative development that sometimes occurred in Napa during this era. The oldest house still extant within the East Napa Landmark District is the James B. Newman House at 1105 Juarez Street, which was built in 1868 and correspondingly dates to this earliest era of East Napa's development. Newman was the owner of Napa Marble & Granite Works at Third and Brown streets, just across the river from East Napa. A total of sixteen (16) contributing resources within the District date to the Victorian era.

Early Twentieth Century Residential Development in East Napa

The East Napa neighborhood continued to develop slowly but steadily in the first two decades of the twentieth century. The beginning of interurban electric railroad service in 1905 spurred residential development in East Napa by connecting the residential neighborhood to businesses and industries in other areas of the city and the valley. This allowed workers from Vallejo and Mare Island to live in the quiet East Napa neighborhood. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route.[4] In East Napa, residential development was concentrated along Juarez Street and Third Street; by 1910, there were five to ten small, one-story houses per block in these areas, while south of Fourth Street, the blocks were still undeveloped.[5]

At this time, East Napa did not have any schools, and residents relied on the development in Alta Heights and surrounding neighborhoods to provide educational facilities and other social services. East Napa Park was located nearby: a block of land at the southeast corner of Burnell and Fourth streets covered with tall shade trees and a large pavilion, which is now the Napa Valley Expo.[6] The strong Italian community continued to dominate the social life of East Napa, and for entertainment, residents would gather to play bocce ball or socialize at the Brooklyn Hotel or Depot Restaurant.[7]

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree.[8] Napa sustained relatively minor damage, and mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees

D6. Significance (continued)

of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the East Napa Italian enclave in numbers and prominence, and becoming important members of the community.[9]

By 1907, the Napa city limits were expanded to include East Napa and after the close of World War I, a building boom resulted in further development in the area. Thirty-eight (38) contributing resources within the Landmark District date to the early twentieth century era, indicating that this was the period of greatest growth and vitality in East Napa.

Prohibition and Depression in East Napa

Houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. They often featured stucco cladding instead of wood, became longer and lower, abandoned front porches, and featured garages (often detached). Bungalow courts also developed during this era as a compromise between affordable apartments and expensive single family homes, with individual units clustered around a central communal garden or courtyard. Popular architectural styles included Craftsman, Spanish Eclectic, and Mediterranean Revival.[10]

During the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.[11] This era saw steady construction of single-family homes throughout the city and the establishment of more factories in the survey area, but Prohibition and the Great Depression greatly curbed the city's economic development. The Soscol Gateway area to the south of the District thrived as the city's industrial core, and residential East Napa had been largely built out with modest working-class homes by the late 1920s.[12] East Napa remained the center of Napa's Italian American community, and had a number of famous (or infamous) residents.

Before World War I, prohibition of alcohol had become an important political issue spearheaded by religious groups and the temperance movement. Congress responded by drafting the Volstead Act in 1917, which was ratified as the 18th Amendment to the U.S. Constitution. By 1920, many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades and Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and the city of Napa shared in the hard economic times. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make medicinal spirits and sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers.[13]

Illegal liquor production and distribution was quite common in East Napa. At the onset of Prohibition, the Saxon Cider Works on Soscol Avenue switched from brewing beer to making cider, but soon thereafter owner George Blaufuss revived the beer brewing operation. He partnered with Dave Cavagnaro and hundreds of Napans lined up at the brewery every day. Local law enforcement—namely Dave's brother, patrolman Henry "Punch" Cavagnaro—looked the other way. East Napa's hotel owners were notorious: Dave Cavagnaro continued to operate his saloon at the Brooklyn Hotel well into Prohibition, selling liquor out the back door to his wine-loving Italian neighbors; G. Bertolini, the proprietor of the Colombo Hotel on Third Street (no longer extant), served six months in jail for bootlegging and was ordered to close his hotel for a year; and the Roma Hotel on First Street and the Depot Restaurant on Soscol Avenue were both known speakeasies that were raided in 1926.

When the stock market crashed in 1929, the nation's economy was in shambles, and California was hit hard by the Great Depression. However, the success of the city's industries, especially the Rough Rider plant on Soscol Avenue, and nearby Mare Island, spared Napa from some of the worst hardships of the Depression. The onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in residential neighborhoods like East Napa. Within the East Napa Landmark District, no extant buildings appear to have been constructed between 1928 and 1939; a clear indicator of the financial hardships resulting from the Great Depression. However, in the recovery period after the Depression and before the onset of World War II, four houses in the District were constructed. A total of ten (10) contributing resources within the East Napa Landmark District date to the Prohibition and Depression era.

D6. Significance (continued)

World War II and the End of the Period of Significance

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.[14]

Because of the large influx of people, infrastructure improvements and rapid suburban development occurred during the war and continued well into the postwar era. The construction of seventy-one new subdivisions throughout the city were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the City Council to incorporate these new developments.[15] Already largely built out, however, East Napa was not directly associated with these physical changes. The proximity of the East Napa residential neighborhood to major war-industry employers like Mare Island and Basalt Rock Company made the older working-class houses in the area desirable for defense workers, but no new construction took place. Funds for defense housing were directed elsewhere and although East Napa played a role in housing war workers, its physical growth stagnated.

After 1940, no new buildings appear to have been constructed in East Napa until the 1970s, and only ten (10) buildings have been erected since. These buildings are not age-eligible (older than 45 years) and are therefore not considered to be contributors to the District. The physical fabric of the East Napa Landmark District dates almost entirely to the time prior to World War II. The year 1940, the construction date of the last contributing resource in the District, marks the end of the East Napa Landmark District's period of significance.

The Italian Community in East Napa

In addition to its status as a working-class neighborhood, East Napa was also home to a vital Italian community, as is mentioned above. Because Italian settlement in Napa exceeded that of most other cultural and ethnic groups, and the activities of the Italian community were so strong in East Napa particularly, the existence of this cultural enclave within the East Napa Landmark District is a significant historic theme.

As Napa County developed in the late nineteenth century, the need for agricultural, mining, and infrastructure labor soon exceeded the available supply of local manpower, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor. Because of its reputation as the industrial fringe of Napa City, the East Napa survey area attracted these early working-class immigrant groups as a place to reside.

Italian immigrants arrived in Napa looking for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early arrivals to Napa, they were attracted by the promise of opportunity and land. Napa County's first Italian immigrants were three brothers from Genoa—Nicola, Lorenzo and Antonio Carbone—who arrived in 1863 and established the first Italian produce garden on Coombsville Road in 1870. Other Italian pioneers included Giovanni and Antonio Rossi, who established the second and longest-operating Italian produce garden in Napa around 1872, and Guiseppe Migliavacca, who opened one of Napa's first large capacity wineries in 1874. Most Italian immigrants were laborers, though, and worked in the manufacturing, agricultural, or construction industries. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen, including the St. John's neighborhood, clustered around St. John's Catholic Church at Main and Caymus streets, and the most prominent being in East Napa.[16]

Beginning in the late nineteenth century, East Napa was known as "Little Italy," and the contributions of this close-knit Italian immigrant enclave greatly shaped the development of the neighborhood. Newcomers freshly arrived from Italy gathered in East Napa where they could get cheap rooms and industrial jobs, and meet others who spoke their language. Many of these immigrants were single men whose aim was to secure a job and live frugally until they earned enough money to send for their families. Among the early Italian-owned businesses in East Napa were the Brooklyn Hotel, an eight-room hotel on Third Street established in 1872 by Dominic Cavagnaro and operated by the Cavagnaro family for nearly a century; the Colombo Hotel,

D6. Significance (continued)

established near the railroad tracks on Third Street in the early 1880s and later converted into the Buonaventura Italian Grocery; and the Depot Saloon (later the Depot Restaurant and now known as Fabrizio's Italian restaurant), established near Soscol Avenue by Giani Baptista Ferroggiaro in 1881. Many Italians in East Napa purchased land and houses in the neighborhood, cultivated vegetable gardens, and participated in cultural and social activities.[17]

From the 1870s through the 1940s, most of the residents of East Napa were of Italian descent: the 1918 city directory showed 33 names on First Street east of the Napa River, half of them Italian; a majority of the 18 names on Juarez Street were Italian; and more than half the households on Third Street had Italian names, including at least two belonging to members of the Cavagnaro family.[18] Italians continued to play a prominent role in East Napa throughout the 1920s and 1930s. As mentioned previously, many wine-loving Italians were openly opposed to Prohibition, and many gained notoriety as bootleggers.

Dave Cavagnaro was fondly regarded as the unofficial "mayor" of East Napa; his Brooklyn Hotel was a popular gathering place for the Italian community, and he organized numerous parades and social events for the town. The Depot Restaurant was another long-standing Italian-American establishment; owner Therese Tamburelli was renowned for creating "malfatti," tiny dumplings of ravioli filling she created when she ran out of pasta dough while cooking for a visiting San Francisco baseball team in 1930. Many other Italian-American residents in East Napa worked as grocers, shopkeepers, or factory workers and brought Italian cultural influences to the area.[19] However, the ethnic composition of East Napa changed after World War II as subsequent generations of Italian-Americans moved out of the neighborhood to more affluent areas, and the neighborhood was no longer the stronghold of Italian culture it once was.[20] This egress of the Italian community from East Napa is yet another reason that the period of significance for the East Napa Landmark District ends at the beginning of World War II.

Integrity of Contributing Resources

Of the seven aspects of integrity, those most applicable to contributing properties within the East Napa Landmark District are location, setting, feeling, and association. These aspects are most important to conveying the significant themes of residential neighborhood development and the occupancy of a working-class/ethnic community. Retention of design, workmanship, and materials, which characterize the modest working-class houses typical of East Napa, also lends to the District's ability to convey cohesive architectural character and association with significant historic themes.

The majority of properties within the Landmark District retain a high degree of integrity. Because the District area itself is so intact, integrity of setting for individual properties is excellent. Most properties within the District retain integrity of location, with only six houses appearing to have been moved into the area, and up to five of those possibly moved within the period of significance. (These five do not appear on the 1924 Sanborn Fire Insurance map, but appear on the 1949 map, indicating that they were moved into the area sometime between those dates. Only one house, at 840 Juarez Street, is not present in 1995 aerial photos, indicating that it was moved into the area relatively recently.) Some buildings within the District have been altered, but typically in minor ways. Integrity of design, workmanship and materials is thus considered good, as none of the contributors have undergone such drastic alterations or additions that their original character as modest, working-class houses is no longer evident. Because individual buildings within the District possess integrity, the overall integrity of the East Napa Landmark District is also retained.

Evaluation

The East Napa Landmark District is a strong example of a residential neighborhood whose development was influenced by trends in commerce, industry and culture. The small neighborhood of modest, working-class houses developed as a direct response to Napa's city-wide boom in business and industry during the late nineteenth and early twentieth centuries. Industrial activities, which were located at the riverside and in the Soscol Gateway area, adjacent to East Napa, particularly influenced the development of the East Napa Landmark District, which provided housing for laborers. The types and quality of the resources present in the District effectively illustrate the socio-economic factors that influenced their construction, and the architectural character and construction dates of the resources are effective indicators of the range of historic periods over which the neighborhood developed and the historic events that influenced both building booms and stagnation in the area at various times.

Additionally, East Napa is significant as a cultural enclave for Italians in Napa. This was one of the most prominent immigrant groups in the city and East Napa was the nexus of their community. Commonly referred to as "Little Italy", East Napa contained the

D6. Significance (continued)

residences of many Italian families and was surrounded by Italian-owned and operated businesses that served as social venues for the community. While the resources in the District do not physically or visually account for Italian ownership or occupancy, archival sources document the historic presence of the Italian community in the area and serve to substantiate the neighborhood's long-standing character as an Italian enclave. The settlement of Italians in the neighborhood also reflects broader historic trends and events. The initial arrival of the Italian immigrant community is directly tied to the events of Napa's industrial boom and the connection many Italians had to the agricultural and wine industries that were so prevalent in the region. Their settlement in East Napa is related to the establishment of industrial facilities in nearby areas. Growth of the Italian community in East Napa is also tied to the events of the 1906 earthquake, because refugees from San Francisco's North Beach were specifically invited to come to East Napa by existing residents. The community was also intricately involved with the events of Prohibition and contributed to the persistence of brewing and wine-making industry and culture in Napa.

Because the District is so cohesive in the types and quality of resources present it is an outstanding example of all the development trends and associated historic events identified above. Therefore, the East Napa Landmark District is significant under Criterion A/1 (Events) for association with important development patterns and the settlement of an ethnic/cultural community.

East Napa boasted many prominent residents, particularly members of the Italian community, like members of the Cavagnaro and Tamburelli families. While many of these people are well-known and their activities and accomplishments recounted in numerous anecdotes, their significance to the East Napa Landmark District relies more on their cumulative importance as members of a cultural community than as significant persons with individually outstanding accomplishments. In this case, as recommended in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Criterion A/1 is more appropriately applied to address significance "based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this group of citizens."[21] Subsequently, East Napa Landmark District is not significant under Criterion B/2 (Persons), for association with individually significant historic figures.

The East Napa Landmark District is significant under Criterion C/3 (Architecture) because it exhibits characteristics of types, periods, and methods of construction that all relate to a modest, working-class, residential property type. The District is primarily made up of small, single-family residences that date to the late nineteenth and early twentieth centuries. Most have bungalow or cottage forms and exhibit vernacular iterations of architectural styles popular during the time in which they were built. The majority are of wood frame construction with wood siding and other vernacular materials and details. Although few of the houses within the East Napa Landmark District stand out as individual examples of high architectural merit, together they represent a cohesive class and type of architecture. A range of styles and forms from the 1860s to 1940 are represented, but ultimately they all provide a coherent grouping of buildings that illustrate the concept and evolution of "modest, working-class, vernacular dwellings." The fact that the physical integrity of buildings within the neighborhood is high lends additional significance to the District and allows the character of a working-class neighborhood to be conveyed. Therefore, the East Napa Landmark District is significant under Criterion C/3 (Architecture) as a good example of a working-class neighborhood characterized by modest vernacular bungalows and cottages.

The East Napa Landmark District was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The California Historic Resource Status Code of "5S3" assigned to the East Napa Landmark District means that it appears to be eligible for local listing or designation based on the documentation undertaken by the Soscol Gateway/East Napa Historic Resources Survey. Eligibility at the local level denotes that the District's significant attributes had influence within the City of Napa and the surrounding area. However, its influence did not extend to a wider geographical region or possess a level importance that would be readily recognized outside of Napa. It therefore does not rise to the level of California or National Register eligibility. In the City of Napa, local historic districts are known as Landmark Districts, and are defined by Section 15.52.020 (A) of the Napa Municipal Code as "any delineated geographic area having historical significance, special character or aesthetic value which serves as an established neighborhood, community center or distinct section of the city, possessing a significant concentration of cultural resources united historically or aesthetically by plan or by physical development, and which the city council designates by resolution as worthy of protection..."

State of California & The Resources Agency	Primary#	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
CONTINUATION SHEET	Trinomial	

Page 11 **of** 11 ***Resource Name or #** (Assigned by recorder) East Napa Landmark District

***Recorded by:** Page & Turnbull ***Date** 13 November 2009 ☒ **Continuation** ☐ **Update**

D7. References

Notes:

[1] Napa County Historical Society Archives. Bloomfield, 5.
[2] Ibid, 55.
[3] Ibid.
[4] Ibid., 32-33.
[5] Sanborn Fire Insurance Maps (1910).
[6] Gregory, 163. "History of Napa Valley Expo," in Napa Valley Expo archives.
[7] Coodley and Schmitt, 55.
[8] Weber, *Roots of the Present: 1900 to 1950*, 58-63. Weber, *Napa*, 64-66. Kernberger, *Mark Strong's Napa Valley*, 33.
[9] Weber, *Napa*, 86. Weber, *Roots of the Present: 1900 to 1950*, 64.
[10] Bloomfield, 13. Napoli, "Napa Abajo/Fuller Park Historic District", 108.
[11] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).
[12] Sanborn Fire Insurance Maps (1924).
[13] Heintz, 245-284. *Napa, the Valley of Legends*, 87-88
[14] Bloomfield, 9-10
[15] Weber, *Roots of the Present: 1900 to 1950*, 252.
[16] Weber, *Old Napa Valley: The History to 1900*, 204. *Napa, the Valley of Legends*, 34-35. Weber, *Napa*, 86-87.
[17] Weber, *Napa,* 86-87. *Napa, the Valley of Legends,* 39-40. Sabrina Buell, "A Local History of East Napa," (Oxbow School, Summer 1998).
[18] Bloomfield, 55.
[19] Coodley and Schmitt, 55-69, 123. Buell, "A Local History of East Napa."
[20] Buell, "A Local History of East Napa."
[21] National Park Service, 15.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 403 1st Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 403 1st Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
403 1st Street is located on a rectangular lot on the southwest corner of 1st and Juarez streets. Built circa 1895, 403 1st Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is concrete. The primary facade faces north and features a projecting structural bay capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts with ornate scrolled brackets at the top. The primary entrance is a fully-glazed, wood door with wide, molded wood trim and hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table, corner boards, a shallow angled bay window on the east façade, and an enclosed rear porch addition. The roofline includes a plain frieze, shallow boxed eaves, and diamond fishscale shingles in the gable end. An attic window is also located in the gable end. A detached gable-roofed garage, clad with corrugated metal, is located at the rear of the lot. The building appears to be in good condition and is nearly identical in design to the two neighboring houses to the west, 411 and 419 1st Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking southwest from 1st & Juarez sts.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1895
Napa HRI, Sanborn maps

*P7. Owner and Address:
Marie Smith

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 411 1st Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 411 1st Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
411 1st Street is located on a rectangular lot on the south side of 1st Street between the Napa River and Juarez Street. Built circa 1895, 411 1st Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a projecting structural bay capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts with ornate scrolled brackets at the top. The primary entrance is a fully-glazed, wood door with wide, molded wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table and corner boards. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. An attic window is also located in the gable end. The building is bordered on the west by a driveway that leads to the rear of the lot. The building appears to be in good condition and is nearly identical in design to the neighboring houses on either side, 403 and 419 1st Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking southwest from 1st & Juarez sts.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1895
Napa HRI, Sanborn maps

***P7. Owner and Address:**
Marie Smith

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 419 1st Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 419 1st Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
419 1st Street is located on a generally rectangular lot on the south side of 1st Street between the Napa River and Juarez Street. Built circa 1895, 419 1st Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a projecting structural bay capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts with ornate scrolled brackets at the top. The primary entrance is a fully-glazed, wood door with wide, molded wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table and corner boards. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. An attic window is also located in the gable end. The building is bordered on the west by a driveway that leads to a gable-roofed garage at the rear of the lot. The building appears to be in good condition and is nearly identical in design to the two neighboring houses to the east, 403 and 411 1st Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking southwest from 1st & Juarez sts.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1895
Napa HRI, Sanborn maps

*P7. Owner and Address:
Jacqueline Wilder

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 406 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 406 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
406 3rd Street is located on a rectangular lot on the northwest corner of 3rd and Juarez streets. Built in 1900, 406 3rd Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a full-width recessed porch. The porch is approached by wood stairs with wood railings and features a solid railing and paired posts joined by horizontal members at the top that support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a flush wood door surrounded by flat board trim. A secondary entry is located on the rear façade. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include a wood water table, horizontal bead board foundation skirting, and corner boards. The roofline features open eaves with exposed rafter tails. A concrete curb and a fence of wood posts strung with metal cables encloses the lot. A paved driveway accesses the rear of the lot from Juarez Street, where a gable-roofed detached garage clad with asphalt shingles is located. The house appears to be in good condition and is identical in design to neighborhing houses at 802, 820 and 843 Juarez Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking west from Juarez St.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
1900
Napa County Assesor's Office

***P7. Owner and Address:**
Jeremy & Rian Lindley

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/23/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 420 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 420 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
420 3rd Street is located on a rectangular lot on the north side of 3rd Street, between Bailey and Juarez streets. Built in 1900, 420 3rd Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, with wood channel drop siding on the east facade, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a nearly full-width porch at the center. The porch is approached by wood stairs and features a wood railing and square wood posts that support a hip roof. The primary entry is located at the center of the façade and consists of a paneled wood door, with an oval window in the upper portion, surrounded by flat board trim. Typical fenestration consists of sliding and double-hung, vinyl-sash replacement windows with false muntins, flat board trim, and molded hoods. Architectural features include corner boards. The roofline features a plain frieze and shallow boxed eaves. A concrete curb fronts the lot and a paved driveway on the east accesses a two-story detached garage, that is clad with wood shiplap siding and has a hip roof. The garage has a paneled wood roll-up door and double-hung, vinyl-sash windows on the second story. Both buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and east facades, looking north from 3rd St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assesor's Office

*P7. Owner and Address:
Joseph & Nancye Peatman

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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Page 1 of 2 *Resource name(s) or number (assigned by recorder) 432 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 432 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
432 3rd Street is located on a rectangular lot on the north side of 3rd Street, between Bailey and Juarez streets. Built in 1900, 432 3rd Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a nearly full-width porch at the center. The porch is approached by wood stairs and features a wood X-braced railing and square wood posts that support a hip roof. The primary entry is located at the center of the façade and consists of a fully-glazed, wood replacement door, surrounded by flat board trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. Two small angled bay windows capped by hip roofs and supported by elongated angled brackets are located on the west façade. Architectural features include corner boards. The roofline features a wide plain frieze and shallow boxed eaves. An unpaved driveway on the west side of the lot provides access to a gable-roofed detached garage, that is clad with wood shiplap and has two flush wood awning garage doors. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary and east facades, looking north from 3rd St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒Historic
1900
Napa HRI

*P7. Owner and Address:
Kurt Wold & Kristin Menne

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



Detail of primary entry.



Detail of west façade.

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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 440 3rd Street

P1. Other Identifier: Oxbow School Office, Traves House

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 440 3rd Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

440 3rd Street is located on a large, irregularly-shaped lot on the north side of 3rd Street between Dewoody and Juarez streets. It shares a parcel with numerous other buildings in the Oxbow School complex, which is bordered on the north by the Napa River. Built circa 1900, 440 3rd Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style, which has been converted for use as a school office. The building is L-shaped in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces south and features an angled bay window at the center, and a recessed entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features turned wood posts. The primary entrance is a fully-glazed, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards. The roofline includes a narrow plain frieze, shallow boxed eaves, and overhanging corners above the bay window. The building is bordered on the west by a parking lot and on the north by a landscaped garden area. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from 3rd Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1900
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/4/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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Page 1 of 2 *Resource name(s) or number (assigned by recorder) 530 3rd Street

P1. Other Identifier: Scaruffi House, Oxbow School Dining Hall

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 530 3rd Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

530 3rd Street is located on a large, irregularly-shaped lot on the north side of 3rd Street between Dewoody and Juarez streets. It shares a parcel with numerous other buildings in the Oxbow School complex, which is bordered on the north by the Napa River. Built in 1881, 530 3rd Street is a 1-story over raised basement, wood frame, single-family residence designed in the Italianate style, which has been converted for use as a school dining hall. The building is rectangular in plan, clad in wood channel drop siding with wood siding grooved to resemble masonry at the basement level, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features a projecting bay with a square bay window on the west, and an entry porch on the east. The porch is accessed by wood steps flanked by wood railings and features a wood railing and champfered wood columns supporting a hip roof. The primary entrance is a partially-glazed, paneled wood door with molded wood trim, a large glazed transom, and a molded hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with molded wood trim, bracketed sills, and molded hoods. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking northeast
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1881
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/5/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description, continued.

Architectural features include a plain water table, molded wall panels on the bay window, carved trim at the roofline of the porch and bay window, a rear addition, and a non-historc rear deck. The roofline includes a paneled frieze and a bracketed cornice. A parking lot is located to the south of the house, which is otherwise surrounded by landscaped garden areas and walking paths. The building appears to be in good condition.



Primary façade, showing porch. Looking northwest.



North façade, showing rear addition. Looking southwest.

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PRIMARY RECORD

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HRI #
Trinomial
NRHP Status Code
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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 607 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 607 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
607 3rd Street is located on a rectangular lot at the southwest corner of 3rd and Bailey streets. Built in 1898, 607 3rd Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top that support a hip roof. The primary entrance is a partially-glazed, paneled wood door with a transom and flat board trim. A recessed porch and secondary entry are located at the southeast corner of the house. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows. The roofline includes a plain frieze and shallow boxed eaves. The front of the lot is enclosed by a stone sitewall topped by a decorative cast and wrought iron fence. The house appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from 3rd Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1898
Napa County Assessor's Office

*P7. Owner and Address:
Randy Jesch

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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Primary #
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Trinomial
NRHP Status Code
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Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 619 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 619 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
619 3rd Street is located on a rectangular lot on the south side of 3rd Street between Burnell and Bailey streets. Built in 1898, 619 3rd Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an angled bay window capped by a pedimented gable on the west, and a recessed entry porch on the east. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top. The primary entrance is a partially-glazed, paneled wood door with molded wood trim. Typical fenestration consists of double-hung, aluminum-sash replacement windows with flat board trim. Architectural features include a molded stucco water table, a square turret-like projection at the southeast corner of the house, and a rear deck. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. A paved driveway on the west leads to a shed-roofed garage/machine shed at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from 3rd Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1898
Napa County Assessor's Office

*P7. Owner and Address:
Peter Peralta

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 623 3rd Street
P1. Other Identifier: Oxbow School residence, Cavagnero House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 623 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
623 3rd Street is located on a rectangular lot on the south side of 3rd Street between Bailey and Burnell streets. Built circa 1895, 623 3rd Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a cutaway angled bay window on the east, and a recessed entry porch on the west. The porch is accessed by wood steps and features wood railings and turned wood posts with ornate scrolled brackets at the top supporting the overhang of the main roof. The primary entrance is a paneled wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards. The roofline includes a plain frieze and shallow boxed eaves. Two auxiliary buildings appear to be located at the rear of the lot and the front of the lot is enclosed by a wood picket fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from 3rd Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1895
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 643 3rd Street
P1. Other Identifier: Oxbow School residence, Cavagnero Family House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 643 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-012-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
643 3rd Street is located on a rectangular lot on the southeast corner of 3rd and Burnell streets. Built circa 1895, 643 3rd Street is a 1.5-story over raised basement, wood frame, single-family residence designed in the Queen Anne style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof with cross-gable dormers. The foundation is not visible. The primary facade faces north and features a full-width entry. The porch is accessed by wood stairs and features wood railings and turned wood posts with ornate scrolled brackets at the top supporting the overhang of the main roof. The primary entrance is a fully-glazed wood door with a transom and flat board trim. A secondary entrance is located on an enclosed rear porch on the south façade. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim and decorative skirts. Architectural features include a wood water table and a corbelled brick chimney on the west side of the roof. The roofline includes open eaves with scrolled brackets that correspond to the vertical trim around the windows. The large gable dormers, one on each side of the roof, feature a window and a louvered attic vent, as well as rake boards and a horizontal frieze element. The lot is enclosed by a wood picket fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from 3rd Street
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1895
Buell, "A Local History of East Napa" (1998)

***P7. Owner and Address:**
Oxbow School

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 702 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 702 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-132-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
702 3rd Street is located on a generally rectangular lot on the north side of 3rd Street, between Soscol Avenue and Burnell Street. The property backs up to the Napa River on the north. Constructed in 1920, 702 3rd Street is a 1-story over raised basement, wood frame building, designed in the Prairie style. It is rectangular in plan, clad in pebble dash, and capped by a shallow hip roof. The foundation is not visible. The primary façade faces south and has a semi-recessed entry porch on the west side. The porch is approached by brick steps with metal railings and features shallow triangular arch openings. The primary entry is located on the east wall of the porch, is covered by a screen door, and has molded wood trim. Typical fenestration consists of four-, six- and eight-over-one, double-hung, wood-sash windows with molded wood trim. A tripartite window is located on the front façade. Architectural features include a molded stucco water table, and an enclosed porch at the rear of the house. The roofline has broad overhanging eaves with wide fascia boards. Concrete paths and planters are located at the front of the house and a paved driveway on the east leads to a detached garage at the rear of the house, which has a hip roof with exposed rafter tails, wood bevel siding, and two sliding paneled wood doors. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Looking northwest at property from 3rd Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1920
Napa County Assessor's Office

*P7. Owner and Address:
Thomas E & Jeanette Bennett Tr

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)



Primary façade.



Detached garage to north of house.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 707 3rd Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 707 3rd Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

707 3rd Street is located on a rectangular lot on the southwest corner of 3rd and Burnell streets. Built in 1899, 707 3rd Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with wood railings, and features an X-braced wood railing and square columns with scrolled brackets at the top that support a hip roof. The primary entry is located at the center of the façade, and is a paneled wood door with flat board trim. A secondary entry is located on the rear façade and is accessed by wood steps and a small deck. Typical fenestration consists of 2-over-2, double-hung, wood-sash windows with flat board trim and molded hoods, though a picture window is located on the primary facade. Architectural features include a plain wood water table, corner boards, and a brick chimney on the west side of the roof. The roofline features a wide plain frieze and shallow boxed eaves. A low wood fence encloses the lot and a small gable-roofed corrugated metal garage is located at the rear. 707 3rd Street appears to be in good condition and is similar in design to neighboring houses at 719 and 733 and 3rd Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking south from 3rd Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1899
Napa County Assessor's Office

*P7. Owner and Address:
Leonardo & Maria Ruggirello

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



East and south (rear) facades, looking northwest from Burnell Street.



Corrugated metal garage at rear of lot.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 719 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 719 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
719 3rd Street is located on a rectangular lot on the south side of 3rd Street between Lawrence and Burnell streets. Built in 1897, 719 3rd Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with wood railings, and features a wood railing and square columns with scrolled brackets at the top that support a hip roof. The primary entry is located at the center of the façade, and is a paneled wood door covered by a wood screen door and has flat board trim. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards, a simple wood water table, and a shed-roofed rear addition. The roofline features a wide plain frieze and shallow boxed eaves. A concrete site wall fronts the lot and a gravel driveway to the east leads to the rear of the lot. 719 3rd Street appears to be in good condition and is similar in design to neighboring houses at 707 and 733 and 3rd Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking south from 3rd Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1897
Napa County Assessor's Office

*P7. Owner and Address:
Padilla Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 726 - 728 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 726 - 728 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-132-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
726 – 728 3rd Street is located on a generally rectangular lot on the north side of 3rd Street, between Soscol Avenue and Burnell Street. The property backs up to the Napa River on the north and features two houses: 726 3rd Street at the front of the lot and 728 3rd Street at the rear. Both appear to have been built constructed in 1925. 726 3rd Street is a 1-story, wood frame building, designed in the Minimal Traditional style. It is generally rectangular in plan, clad in wood bevel siding, and capped by a side-gable roof. The foundation is not visible. The primary façade faces south and has a projecting structural bay capped by a gable roof on the east, and an entry porch on the west. The porch is approached by wood steps and features a wood railing and square wood posts supporting a shed roof. Two entries are located at the northeast corner of the porch and feature fully-glazed wood doors with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. The roofline is eaveless and features eave moldings and a stove pipe in a plywood flue at the east end of the roof.

728 3rd Street is a 1-story over raised basement, wood frame building, designed in a vernacular style. It is rectangular in plan, clad in wood bevel siding, and capped by a side-gable roof. The foundation is not visible. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Looking northwest at property from 3rd Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
Napa County Assessor's Office

*P7. Owner and Address:
John & Debra Bowman Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

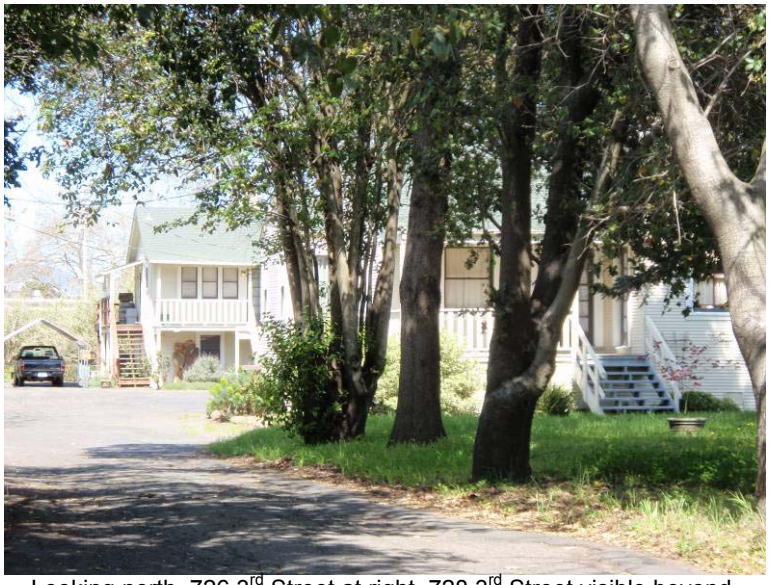
*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
The primary façade faces south and is spanned by a full-width veranda. The veranda is approached by wood steps near the center and features a wood railing and square wood posts that support the overhang of the main roof. The primary entry is a fully-glazed, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a large rear deck that is accessed by wood stairs at the west side of the house. The roofline features open eaves with exposed rafter tails.

A paved driveway runs up the west side of the lot to a parking area between the two houses, where a garage is located at the rear of 726 3rd Street. The east side of the lot is planted with a few fruit trees. A small pump house with a shed roof and wood bevel siding is located at the west edge of the lot.



Primary façade of 726 3rd Street.



Looking north, 726 3rd Street at right, 728 3rd Street visible beyond.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 733 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 733 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
733 3rd Street is located on a rectangular lot on the south side of 3rd Street between Lawrence and Burnell streets. Built in 1889, 733 3rd Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width entry porch. The porch is accessed by wood stairs with metal railings, and features a geometric wood railing and square columns with decorative brackets at the top that support a hip roof. The primary entry is located at the center of the façade, is covered by a wood screen door and has flat board trim. Typical fenestration consists of 1-over-1, double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include corner boards, a brick chimney on the east side of the roof, and a small shed-roofed addition on the east facade. The roofline features a wide plain frieze and shallow boxed eaves. The lot is enclosed by a decorative metal fence and a paved driveway to the east leads to the rear of the lot where a number of shed and auxiliary buildings are located. 733 3rd Street appears to be in good condition and is similar in design to neighboring houses at 707 and 719 3rd Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking south from 3rd St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1889
Napa County Assessor's Office

*P7. Owner and Address:
Vicki Schmitt

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 743 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 743 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
743 3rd Street is located on a rectangular lot on the south side of 3rd Street between Lawrence and Burnell streets. Built circa 1900, 743 3rd Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Free Classic style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces north and features a projecting bay with one angled corner that is capped by a pedimented gable roof on the east, and a semi-recessed entry porch on the west. The porch is accessed from the east by wood steps with wood railings, and features a solid railing and square columns that support a hip roof. The primary entry is located on the east wall of the porch and is a paneled wood replacement door with an inset lunette window in the upper portion. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and one-over-one, double-hung vinyl-sash replacement windows. Architectural features include corner boards. The roofline features a wide plain frieze and shallow boxed eaves. An octagonal louvered attic vent is located in the gable end. A paved driveway/parking pad is located at the northwast corner of the house and a 2-story, gable-roofed, auxiliary building is located at the rear of the lot. 743 3rd Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking south from 3rd St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1900
Visual estimate

*P7. Owner and Address:
Bush Family Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 747 3rd Street

P1. Other Identifier: 708 Lawrence Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 747 3rd Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-001-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

747 3rd Street is located on a rectangular lot on the southeast corner of 3rd and Lawrence streets. Built in 1895, 747 3rd Street is a 1-story over raised basement, wood frame, multiple-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a veranda that spans the façade, wraps the northwest corner, and continues along the west facade. The veranda is approached by wood stairs with wood railings located under the west side of the veranda deck, and features a wood railing and turned posts that support a hip roof. The primary entry is covered by a wood screen door, has flat board trim and is surmounted by a glazed transom. A similar secondary entry is located at the center of the west façade, with a basement entry directly below it. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include wood lattice enclosing the underside of the veranda at the front of the house, corner boards, and an enclosed rear porch with a hip roof and two-light, wood-sash, double casement windows. The roofline features a plain frieze and shallow boxed eaves. 747 3rd Street appears to be in good condition. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking south from 3rd St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1895
Napa County Assesor's Office

*P7. Owner and Address:
Kevin David Lee

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

Page 2 **of** 3 ***Resource Name or #** (Assigned by recorder) **747 3rd Street**

***Recorded by:** Page & Turnbull ***Date** 6/8/2009 ☒ Continuation ☐ Update

P3a. Description:
A secondary residential building, addressed 708 Lawrence Street, is located at the rear of the lot and fronts on Lawrence Street. It is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building appears to have been constructed prior to 1924 and originally served as a garage. The building has an irregularly shaped plan, is clad in wood shiplap siding, and is capped by a hip roof. The foundation is not visible. The primary facade faces west and features a projecting bay that includes an integral garage at the south, and a deck on the north. The deck is accessed by wood stairs that run parallel to the north façade, and features a wood railing. The primary entry is a paneled wood door with flat board trim that is surmounted by a shed roof hood. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows and sliding aluminum-sash replacement windows with flat board trim. Architectural features include corner boards, and hinged, paneled wood garage doors. The roofline features a plain frieze and shallow boxed eaves. 708 Lawrence Street appears to be in good condition.



747 3rd Street; west and south facades, looking northeast from Lawrence Street.



708 Lawrence Street; primary and north facades, looking southeast from Lawrence Street.



708 Lawrence Street (at left); primary and south facades, looking northeast from Lawrence Street.
(Building at right sits on adjacent parcel.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 812 - 818 3rd Street

P1. Other Identifier: Brooklyn Hotel

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 812 - 818 3rd Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-131-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

812 and 814 - 818 3rd Street are located on an irregularly shaped lot on the north side of 3rd Street, between Soscol Avenue and the Napa Valley Wine Train railroad right-of-way. Built circa 1880, 814-818 3rd Street is a 2-story, wood frame, commercial building, designed in the 19th Century Commercial style, but severly altered. The building is roughly L-shaped in plan. It is clad in stucco, with brick veneer covering part of the first story on the primary facade, and wood channel drop siding on the secondary facades. It is capped by a flat roof and the foundation is not visible. The primary facade faces south and the first story is surmounted by a flat canopy that spans the façade and is suspended by chains from the upper façade. Four entries are located on the primary façade: the westernmost (818) features a fully-glazed, wood door, with a boarded up transom; the entry to the east is a fully-glazed, wood, double door with a glazed transom; the next entry to the east features a flush wood door surrounded by multi-light sidelights and transom; and the easternmost entry consists of a flush wood door with decorative strap hinges and a diamond-shaped peep window. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking northwest from Soscol Ave.
3/242/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1880 / ca. 1925
Sanborn map estimate

*P7. Owner and Address:
Wayne Alan Mitchell

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

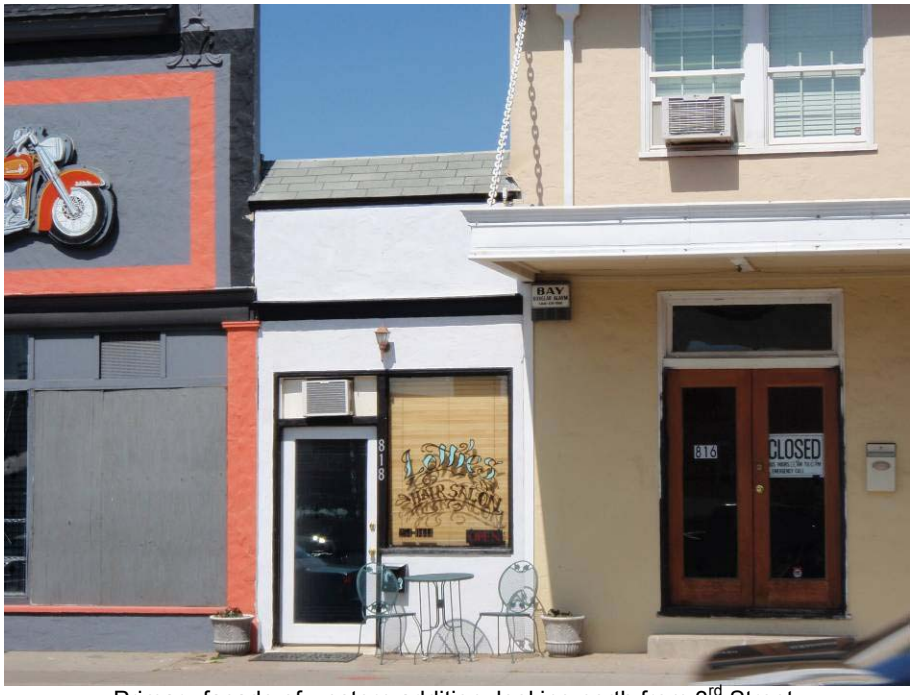
*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

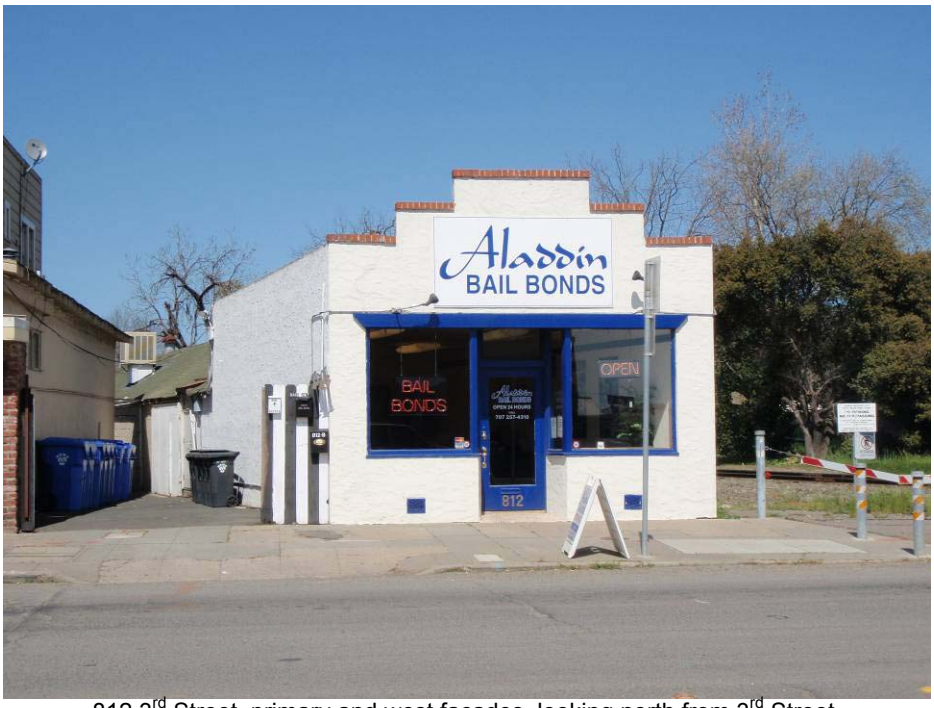
***P3a. Description:** (Continued)

Typical fenestration consists of single-pane, fixed, wood-sash windows, and 1-over-1, double-hung, vinyl and aluminum-sash replacement windows with flat board and molded wood trim. Architectural features include 1-story additions on the east and west sides, on which the easternmost and westernmost entries are located. The western addition connects 814 – 818 3rd Street to the neighboring building and has a flat roof with a parapet that is adorned with a belt course and a pent roof. The eastern addition features a flat canopy with scalloped trim over the entry, and a shed roof with exposed rafter tails. A 1-story, gable-roofed addition, also appears to project from the rear of the building at the northwest corner. The roofline of the main building mass features a broad pent roof with exposed rafter tails. 814-818 3rd Street appears to be in good condition.

812 3rd Street is a detached building located at the east side of the lot. It sits at an angle that conforms to the railroad right-of-way and has a long, narrow, rectangular plan. It appears to have been constructed circa 1925 and is a 1-story, hollow clay tile commercial building, designed in the 20th Century Commercial style. The building is clad in textured stucco, and capped by flat and gable roofs. The foundation is not visible. The primary facade faces south and with a recessed entry at the center that is flanked by storefront window assemblies. The entry is a fully-glazed, wood door, with a glazed transom. The storefront consists of single-pane, fixed, wood-sash windows. A flat, eared lintel element spans the top of the storefront. The roofline at the front of the building features a stepped parapet with brick coping, while the gable roof at the rear of the building has open eaves with exposed rafter tails. A paved parking area is located at the rear of the lot and both buildings appear to be in good condition.



Primary façade of western addition, looking north from 3rd Street.



812 3rd Street, primary and west facades, looking north from 3rd Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 820 3rd Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 820 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-131-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
820 3rd Street is located on rectangular lot on the north side of 3rd Street, between Soscol Avenue and the Napa Valley Wine Train railroad right-of-way. Built circa 1905, 820 3rd Street is a 1-story, wood frame, commercial/light industrial building designed in the 20th Century Commercial style. The building is rectangular in plan, clad with textured stucco, and capped by a double gable roof. The foundation is not visible. The primary façade faces south, with the primary entry near the center. The entry is a fully-glazed, wood, double door, surmounted by a glazed transom and flanked by pilasters. Four secondary entries are located on the west façade: a fully-glazed wood door; aluminum doors; a partially-glazed wood door; and a flush wood door. Fenestration consists of aluminum-sash storefronts which include multi-light clerestory windows at the top that span the primary façade and part of the west façade. Some portions of the storefronts are boarded up or infilled. Architectural features include a molded beltcourse above the storefonts; a partially infilled, recessed entryway with scrolled upper corners on the west façade; and sheet metal cladding and two vehicular entrances with roll-up metal doors on the rear façade. The roofline features a parapet adorned with a molded cornice and pent roof, with tabs at the building corners that have pointed tops and are adorned with cast shield and torch motifs. 820 3rd Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking north from 3rd St.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1905
Sanborn map estimate

***P7. Owner and Address:**
Edward I. Barwick

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/16/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



Primary and west façades, looking northeast from Soscol Avenue.



Portion of west façade and north facade, looking southeast from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 920 3rd Street
P1. Other Identifier: Borreo Building
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 920 3rd Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-133-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
920 3rd Street is located on triangular lot bordered by 3rd Street on the south, Soscol Avenue on the east, and the Napa River on the northwest. Built in 1877, 920 3rd Street is a 2-story, stone masonry, light industrial building designed in the 19th Century Commercial style. The building is rectangular in plan and capped by a bow truss roof. The exterior wall surfaces consist of structural stonework, which exhibits regular Ashlar coursing on the primary façade and irregular rubble coursing on the secondary facades. The foundation is not visible. The primary façade faces south and appears to have once had two entries at the center that have been infilled with storefront windows. Two entries are located on the east façade. The first was inserted in a widened window opening and contains a fully-glazed, wood double-door. The second is located within an original service entry opening and features a flush, wood double-door framed by plywood fill. A service entrance on the north façade features a partially-glazed wood door on an overhead track. It is surmounted by a partially-glazed, paneled, wood double-door at the second story level. Fenestration consists of wood-sash storefronts with multi-pane clerestories in the former primary entrances, and fixed and double-hung, wood and vinyl-sash replacement windows in all original window openings. Openings are segmental arches surrounded by quoined surrounds and capped by keystones. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and east facades, looking north from 3rd St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1877
Napa County Assessor's Office

*P7. Owner and Address:
City of Napa

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

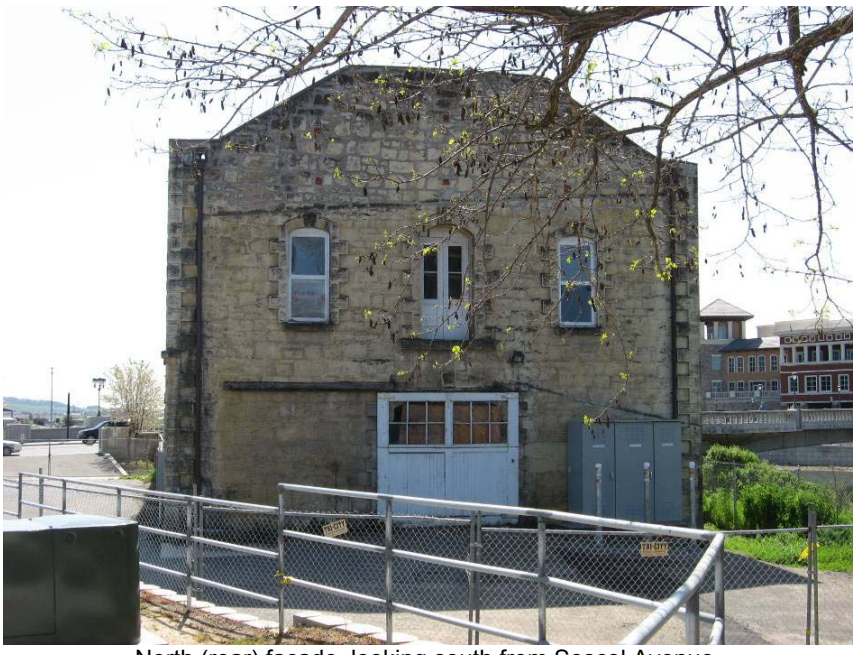
*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
Architectural features include a beltcourse between stories on the primary and east facades, and quoining at the building's corners. The roofline features a stepped parapet on the primary façade and a truncated gabled parapet on the rear façade. A stone chimney projects from the southeast corner of the roof. 920 3rd Street appears to be in good condition.



Primary and west façades, looking northeast from 3rd Street Bridge.



North (rear) facade, looking south from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 708 4th Street

P1. Other Identifier: 721 Burnell Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 708 4th Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

708 4th Street is located on a rectangular lot on the northwest corner of 4th and Burnell streets. Built in circa 1905, 708 4th Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces south and features a recessed entry porch on the east. The porch is accessed by wood stairs with wood railings, and features a solid railing and tapered square columns support the overhang of the main roof. The primary entry is located at the center of the façade, and has a metal security gate and flat board trim. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows with flat board trim. Architectural features include a plain wood water table and corner boards. The roofline features a wide plain frieze and shallow boxed eaves. A low wood fence encloses the lot, with a trellised gate providing access to the entry walkway.

A secondary residential building, 721 Burnell Street, is located at the rear of the lot and appears to have been constructed circa 1940. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking north from 4th Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905/ ca. 1940
Sanborn Map estimate

*P7. Owner and Address:
Remigio & Mireya Vasquez

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description:
It is a 1-story, wood frame, single-family residence designed in the Minimal Traditional style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a side-gable roof. The foundation is not visible. The primary facade faces east and features a projecting structural bay capped by a gable roof on the north, and an entry porch on the south. The porch is accessed by wood stairs and features X-braced wood railings, and paired square columns that support a shed roof. Two entries are located near the center of the façade; a paneled wood door covered by a metal security gate, and a fully-glazed, wood door on the south wall of the projecting structural bay. Both doors have flat wood trim. Typical fenestration consists of 6-over-1, double-hung, wood-sash windows with flat board trim, though a large, fixed, multi-pane wood-sash window is located within the porch. Architectural features include an exterior brick chimney on the south façade and a stuccoed interior chimney at the north end of the roof. The roofline features eave moldings and the gable end contains vertical wood siding with scalloped edges. A series of low wood fences enclose the lot. Both houses appear to be in good condition.



708 4th Street; east facade, looking southwest from Burnell Street.



721 Burnell Street; primary and north facades, looking southwest from Burnell Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 718 4th Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 718 4th Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
718 4th Street is located on a rectangular lot on the north side of 4th Street between Lawrence and Burnell streets. Built in 1908, 718 4th Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in aluminum siding with vertical groove plywood at the basement level, and capped by a gable-on-hip roof. The foundation is concrete. The primary facade faces south and features a recessed entry porch on the east. The porch is accessed by wood stairs with wood railings, and features a wood railing and square posts that support the overhang of the main roof. The primary entry is located near the center of the façade, and is a paneled wood door with molded wood trim. Typical fenestration consists of sliding and double-hung, vinyl-sash replacements windows with flat board trim and decorative shutters. An original, one-over-one, double-hung, wood-sash window is located within the porch. Architectural features include a plain wood water table. The roofline features broad open eaves and the gable end contains wood fishscale shingles and a louvered attic vent. Concrete curbs front the lot and an unpaved driveway runs down the west side of the house. 718 4th Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking northeast from 4th Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1908
Napa County Assessor's Office

*P7. Owner and Address:
Mark & Casey Hiddleson

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 726 - 734 4th Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 726 - 734 4th Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

726 - 734 4th Street consists of two houses located on a rectangular lot on the north side of 4th Street between Lawrence and Burnell streets. Built circa 1910, 726 4th Street is a 1-story, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in aluminum siding, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features a recessed entry porch at the southwest corner. The porch is accessed by concrete steps with brick wing walls, and features a solid railing and tapered square columns that support a small gable roof. The primary entry is located on the east wall of the porch, and is covered by a metal security gate and surrounded by flat board trim. Typical fenestration consists of single-pane, fixed and six-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a brick exterior chimney on the east facade. The roofline features broad open eaves, with knee braces and the gable end contains a louvered attic vent in the gable end. 726 4th Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facades, looking northwest from 4th Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Visual estimate

*P7. Owner and Address:
Toni & Paul Holland

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/9/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description:
Also built circa 1910, 734 4th Street is a 1-story, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in aluminum siding, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features an entry porch on the east side. The porch is accessed by concrete steps with brick wing walls, and features a solid railing and square columns that support a gable roof. The primary entry is located near the center of the facade, and is covered by a metal security gate and surrounded by flat board trim. Typical fenestration consists of single-pane, fixed; and 8-over-1 and 6-over-1, double-hung; wood-sash windows with flat board trim. The roofline features broad open eaves, with knee braces and the gabled end contains a louvered attic vent. 734 4th Street appears to be in good condition.

Concrete curbs front the lot and a paved driveway runs down the center of the lot, between the two houses. A 2-story, auxiliary residential building is located at the rear of the lot. It appears to have been constructed sometime between 1924 and 1949 and is rectangular in plan, clad in aluminum siding, and capped by a hip roof. It features two garage entrances with flush wood awning doors on the first story. Fenestration consists of 1-over-1, double-hung, aluminum-sash replacement windows.



736 (left) and 726 (right) 4th Street, looking north from 4th Street. Auxiliary residential structure is visible at rear.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 744 4th Street

P1. Other Identifier: 702 Lawrence Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 744 4th Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-193-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
744 4th Street is located on a rectangular lot on the northeast corner of 4th and Lawrence streets. Built circa 1905, 744 4th Street is a 1-story over raised basement, wood frame, residential duplex designed in a vernacular style with Greek Revival influences. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a veranda that spans the façade and continues along the north and south facades. The veranda is interrupted at the center of the primary façade by a flight of wood stairs which provide access to the northern portion of the building. Another set of stairs on the south façade provide access to the building's southern portion. The veranda features a wood railing and square columns that support a hip roof. There are two primary entries; one (for 702 Lawrence St.) located near the center of the primary façade, and the other (744 4th St.) on the west side of the south façade. Both consist of fully-glazed, multi-pane, wood doors with flat board trim and molded hoods. Typical fenestration consists of 1-over-1, double-hung, wood-sash and replacement vinyl-sash windows with flat board trim. Architectural features include corner boards, a simple wood water table, an enclosed shed-roofed rear porch on the east façade, and a brick chimney with a metal cap near the roof ridge. The roofline features a plain frieze and shallow boxed eaves. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking northeast from 4th St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Visual estimate

*P7. Owner and Address:
Nicholas Tamburelli

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California & The Resources Agency	Primary#	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
CONTINUATION SHEET	Trinomial	

Page 2 **of** 2 *__Resource Name or #__ (Assigned by recorder) **744 4th Street**

***Recorded by:** Page & Turnbull ***Date** 6/10/2009 ☒ Continuation ☐ Update

P3a. Description:
Concrete curbs enclose the lot and a detached garage at the northwest corner of the property is accessed from Lawrence Street. The garage is a 1-story, gable-roofed building, clad with wood shiplap siding, and features two roll up metal garage doors. It appears to have been constructed between 1924 and 1949. 744 4th Street appears to be in good condition.



Detached garage at rear of lot, looking northeast from Lawrence Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 806 4th Street
P1. Other Identifier: The Depot Restaurant
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 806 4th Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-192-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
806 4th Street is located on a rectangular lot on the north side of 4th Street, between Soscol Avenue and the Napa Valley Wine Trail railroad right-of-way. Built in 1881, 806 4th Street is a 1-story, wood frame, commercial building designed in a vernacular residential style with Greek Revival influences, but has been severely altered from its original form and appearance. The building is irregular in plan due to a number of additions, is clad in wood shiplap siding, and is capped by a compound gable and hip roof. The foundation is not visible. The primary facade faces south and features a wide projecting structural bay on the east, which appears to be an enclosed porch, and a smaller projecting structural bay on the west. Each bay is capped by a gable roof and features an entrance at the center. The entries are accessed by concrete steps with metal railings and are surmounted by flat canopies with scalloped trim supported by diagonal metal braces. They consist of partially-glazed, flush wood doors with flat board trim. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with flat board trim. Architectural features include corner boards, a historic neon sign on the southwest corner of the roof that reads "Depot Hotel Italian Dinners," and additions on the west and north facades. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking northeast from Soscol Ave.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1881
Napa Register (1987)*

*P7. Owner and Address:
Napa Depot Properties

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description:
The roofline features a plain frieze on the east and north facades, shallow boxed eaves with rake boards, rake moldings, eave returns, and wood louvered and slatted attic vents in the gable ends. The building is surrounded by a paved parking lot. It appears to be in good condition.

*"Looking into Napa's Past and Present: The Depot's Early Days," Napa Register, 1/28/1984.



Primary and east facades, looking northwest from Lawrence & 4th Streets.


East and rear facades, including rear additions, looking southwest from Lawrence Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 711 8th Street / 589 Soscol Avenue

P1. Other Identifier: Blaufuss Cider

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 711 8th Street / 589 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-229-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

711 8th Street and 589 Soscol Avenue are two buildings located on a rectangular lot on the southwest corner of Soscol Avenue and 8th Street. 711 8th Street, is a 2-story, wood frame, industrial building designed in a utilitarian style. An office block at the front (east) appears to have been constructed circa 1920, while the warehouse portion at the rear appears to date to circa 1940. The building is generally rectangular in plan, clad in stucco, and capped by gable, bow truss, and flat roofs. The foundation is not visible. The primary facade faces east and features a 1-story projecting structural bay containing the office on the north. A recessed entry porch is located at the northeast corner of this projecting structural bay. The interior of the porch is clad with wood shiplap siding and the overhang of the roof is supported by square columns. Within the porch, wood steps provide access to the primary entry, which is located on the south wall and features a partially-glazed, paneled wood door with flat board trim. A secondary entrance is located to the immediate north of the primary entry. Pedestrian entrances on the north façade of the warehouse block feature paneled metal doors, while vehicular and service entrances feature metal roll-up garage doors and sliding sheet metal doors on overhead tracks. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north façades, looking west from Soscol Avenue
4/1/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
ca. 1920/ ca.1925/ ca.1940
Sanborn map/visual estimates

*P7. Owner and Address:
Blaufuss Vintage Travel Inc.

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/17/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

A pedestrian entrance near the center of the north façade features a Neoclassical temple front surround with engaged columns and a pediment adorned with decorative motifs. Fenestration on the office block consists of single-pane, fixed, wood windows, while on the warehouse portion of the building there are sliding and double-hung, vinyl and aluminum-sash replacement windows. Architectural features include a shallow, flat awning above the entry porch. The roofline of the office block features a stepped parapet surrounding the bow truss roof, while the gable roof of the warehouse has shallow open eaves with exposed rafter tails. 711 8th Street appears to be in good condition.

589 Soscol Avenue is located at the southeast corner of the lot and is surrounded by the larger industrial building on the north and west. It appears to have been constructed circa 1925 and is a 1-story, wood frame, residential building designed in the Spanish Eclectic style. The building is generally rectangular in plan, clad in stucco, and capped by a gable roof. The foundation is not visible. The primary facade faces east with an entry porch at the northeast corner. The porch features a round arched opening and a curved wing wall projecting to the north. The entry, located on the south wall of the porch, features a flush wood door with a peep window in the upper portion. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows with molded wood trim. A sliding, vinyl-sash, replacement window is located on the primary façade and has been inserted within a segmental arch opening that also contains wood trim and a stuccoed wall panel below the window. The roofline features shallow open eaves with exposed rafter tails, bargeboards and rectangular and round clay tile attic vents in the gable end. 589 Soscol Avenue appears to be in good condition.



711 8th Street, north façade of warehouse block, looking southwest from 8th Street.



589 Soscol Avenue, detail of primary façade and entry, looking southwest from Soscol Ave.



589 Soscol Avenue, primary and south facades, looking north. (711 8th Street visible behind.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 718 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 718 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-145-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
718 Bailey Street is located on a rectangular lot on the east side of Bailey Street between 3rd and 4th streets. It is located adjacent to the Napa Valley Expo grounds to the east and south. Built in 1910, 718 Bailey Street is a 1-story over raised basement, wood frame, single-family residence designed in a vernacular cottage style. The building is L-shaped in plan, clad in wood shiplap siding and wood shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a projecting bay, which appears to be an inclosed porch on the south. The primary entry is located on the north side of this projecting bay and is approached by wood steps. The entrance is a paneled wood replacement door with a lunette window in the upper portion. Typical fenestration consists of sliding aluminum-sash replacement windows with six and nine-pane wood-sash casement windows enclosing the porch. Architectural features include corner boards. The roofline features shallow boxed eaves. A gravel driveway spanned by a metal gate is located on the north side of the house and provides access to a parking area at the rear of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north façades, looking southeast from Bailey St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assessors Office

*P7. Owner and Address:
Michael & Coleen Hurley

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/5/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 719 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 719 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
719 Bailey Street is located on a rectangular lot on the west side of Bailey Street, between 3rd and 4th streets. Built in 1915, 719 Bailey Street is a 2-story, wood frame, water tower that has been converted into a single-family residence and is designed in a utilitarian style. The building is irregular in plan as a result of multiple additions on the north side. It is clad in wood board-and-batten and wood shiplap siding, and capped by flat and shed roofs. The foundation is not visible. The primary facade faces south and features an entry porch that spans the width of the water tower. The porch is accessed by wood steps on the west and features wood railings and square posts that support a shed roof. The primary entrance, at the center of the façade, is a partially-glazed, flush wood door with flat board trim. Typical fenestration consists of sliding, aluminum-sash windows. The roofline of the water tower features a boxed cornice-like element clad with wood beadboard, and exposed rafter tails. The additions feature open eaves. The front of the lot is enclosed by a chain link fence. The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and east facades, looking west from Bailey Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1915
Napa County Assessor's Office

*P7. Owner and Address:
Henrietta A. Ash Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 724 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 724 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-145-011-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

724 Bailey Street is located on a narrow rectangular lot on the east side of Bailey Street between 3rd and 4th streets. It is located adjacent to the Napa Valley Expo grounds to the east. Built circa 1915, 724 Bailey Street is a 1-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a gable roof. The foundation is not visible. The primary facade faces west and features a porch on the north side. The porch is approached by wood stairs with wood railings and features a solid railing and square posts supporting a gable roof. The primary entry is located within the porch, near the center of the façade, and consists of a fully-glazed, multi-pane, wood door with flat board trim. Typical fenestration consists of six-over-one and one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include an integral garage at the basement level that has hinged, partially-glazed, paneled wood double doors, and is accessed by a paved sub-grade driveway. The roofline features open eaves with exposed rafter tails, eave brackets, narrow barge boards, and wood slat attic vents in the gable ends. The rear of the lot is inclosed by a chain link fence with vinyl slats. The building appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary facade, looking east from Bailey St.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
Ca. 1915
Visual estimate

***P7. Owner and Address:**
State of California 25th Ag. Dist.

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/5/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 727 Bailey Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 727 Bailey Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
727 Bailey Street is located on a rectangular lot on the west side of Bailey Street, between 3rd and 4th streets. Built in 1918, 727 Bailey Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a full-width entry porch. The porch is accessed by wood steps with wood railings and features a solid railing and wood posts that support the overhang of the main roof. The primary entrance, located near the center of the façade, is a fully-glazed, wood door with a glazed transom and flat board trim. A shed-roofed portico and secondary entry are located on the north facade. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows with flat board trim. Architectural features include corner boards. The roofline includes a plain frieze and shallow boxed eaves. An unpaved driveway to the north of the building leads to a detached gable-roofed garage at the rear of the lot. 727 Bailey Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north façades, looking west from Bailey Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1918
Napa County Assessor's Office

*P7. Owner and Address:
Jason T. Elkin

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 706 Burnell Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 706 Burnell Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
706 Burnell Street is located on a rectangular lot on northeast corner of Burnell and 4th streets. Built in 1900, 706 Burnell Street is a 1-story, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in asbestos shingle siding, and capped by a hip roof. The foundation is not visible. The primary facade faces west and features a recessed entry porch on the north side. The porch is accessed by wood steps with wood railings and features a solid railing and Tuscan columns that support the overhang of the main roof. The primary entrance, located near the center of the façade, is a paneled wood door with flat board trim. Typical fenestration consists of sliding and double-hung, aluminum-sash replacement windows with flat board trim. The roofline includes a plain frieze and shallow boxed eaves. The front of the lot is enclosed by a low brick wall with a wood gate, and the south side of the lot is enclosed by a low wood fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking east from Burnell Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Thomas B. Ruth

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 720 Burnell Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 720 Burnell Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-142-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
720 Burnell Street is located on a rectangular lot on the east side of Burnell Street, between 3rd and 4th streets. Built in 1939, 720 Burnell Street is a 1-story, wood frame, single-family residence designed in the Minimal Traditional style. The building is generally rectangular in plan, clad in wood shiplap siding, and capped by a side-gable roof. The foundation is not visible. The primary facade faces west and features a projecting structural bay capped by a gable roof on the north and an entry porch on the south. The porch is accessed by brick steps and features metal railings and square posts with scrolled brackets at the top that support a shed roof that extends from the main roof. The primary entrance, located near the center of the façade, is a paneled wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. A large four-light, fixed, wood-sash window is located within the porch. Architectural features include corner boards. The roofline is eaveless and features vertical board siding with scalloped edges and triangular metal attic vents in the gable ends. A paved driveway on the north is enclosed by a vertical board fences and leads to a detached, gable-roofed garage at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking east from Burnell Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1939
Napa County Assessor's Office

*P7. Owner and Address:
Marco Bertoldo

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1003 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1003 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-005-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1003 Juarez Street is located on a rectangular lot on the northwest corner of Juarez and Post streets. Built in 1905, 1003 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is irregular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features an entry porch at the center, which appears to have undergone some alterations. The porch is accessed by wood stairs flanked by wood railings and features wood Tuscan columns supporting a hip roof. The primary entrance is a partially-glazed, paneled wood door surrounded by flat board trim. Typical fenestration consists of double-hung, aluminum and vinyl-sash replacement windows with flat board trim. Terrarium windows are located on the north façade, and a round arched window is located on the rear façade. Architectural features include a wood water table, corner boards, and wood lattice that covers the siding of the basement level. The roofline includes a wide, plain frieze and shallow boxed eaves. A garage entrance is located on the south façade at the basement level, and is covered with plywood. The front of the lot is enclosed by a wood picket fence. The building appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary and north façades, looking west from Juarez Street.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
1905
Napa County Assessor's Office

***P7. Owner and Address:**
Phillip & Kimberly West

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1004 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1004 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-074-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1004 Juarez Street is located on a rectangular lot on the northeast corner of Juarez and Post streets. Built circa 1910, 1004 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a recessed entry porch on the south side. The porch is accessed by concrete and brick stairs flanked by metal railings and features a solid railing and stuccoed square posts supporting the overhang of the main roof. The primary entrance is an original partially-glazed, paneled wood door surrounded by molded wood trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows flanked by decorative shutters. An integral garage with a paneled wood awning door is located on the south side of the primary façade at the basement level. The roofline includes shallow boxed eaves. A paved driveway provides access to the garage. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking east from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Visual estimate

*P7. Owner and Address:
Mark Trolinder

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1037 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1037 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1037 Juarez Street is located on a rectangular lot on the southwest corner of Juarez and 2nd streets. Built in 1895, 1037 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style with Queen Anne influences. The building is irregular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a recessed entry porch on the south side. The porch is accessed by wood stairs flanked by wood railings and features square wood columns supporting the overhang of the main roof. The primary entrance is a paneled wood door surrounded by flat board trim. Typical fenestration consists of double-hung, vinyl-sash replacement windows with false muntins and flat board trim. Architectural features include a wood water table, corner boards, and shallow angled bay windows on the north and south façades. The roofline includes a wide frieze of fishscale shingles and shallow boxed eaves. A paved driveway at the rear of the lot, accessed from 2nd Street, provides access to a carport with a deck on top that extends from the rear of the house. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north façades, looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1895
Napa HRI

*P7. Owner and Address:
Edward Conklin & Joanne Guidici

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
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Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1104 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1104 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-073-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1104 Juarez Street is located on a rectangular lot on the northeast corner of Juarez and 2nd streets. Built in 1900, 1104 Juarez Street is a 1-story, wood frame, single-family residence designed in the Craftsman Bungalow style. The building is rectangular in plan, clad in narrow wood shiplap siding, and capped by a gable roof. The foundation is concrete. The primary facade faces east and features a semi-recessed entry porch on the north side. The porch is accessed by wood stairs flanked by wing walls and features a solid railing and tapered, square, wood columns supporting a gable roof. The primary entrance is covered by a metal screen door and surrounded by flat board trim. Typical fenestration consists of original one-over-one, double-hung, wood-sash windows, as well as sliding and aluminum-sash replacement windows with flat board trim. Architectural features include a wood water table and corner boards. The roofline includes exposed rafter tails, overhanging eaves, knee braces in the main gable end, stepped solid brackets on the gable of the porch, narrow barge boards, and wood shingles with courses of decorative imbrication in the gable ends. A detached gable-roofed garage is located to the rear of the house. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and south façades, looking northeast from Juarez & 2nd streets.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Donald Garibaldi

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 1105 Juarez Street

P1. Other Identifier: J.B. Newman House

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1105 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-012-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1105 Juarez Street is located on a rectangular lot on the northwest corner of 2nd and Juarez streets. Built in 1868, 1105 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne style. The building has an irregular plan, is clad in replacement wood lap siding, and is capped by a series of gable and hip roofs. The foundation is not visible. The primary facade faces east and features a projecting structural bay capped by a pedimented gable near the center, a recessed entry porch to the south, and a turret with a conical roof on the southeast corner. The porch is accessed by wood steps flanked by metal railings and is covered by a flat roof. The primary entrance is a partially-glazed, paneled, wood replacement door surrounded by wood board trim. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with flat board trim. The turret features round arched, one-over-one, double-hung, wood-sash windows. The window trim on the primary façade includes button corner blocks and keystones. The roofline includes a molded frieze, shallow boxed eaves with scrolled brackets, and rake boards, moldings and grid-patterned paneling in the pedimented gable ends. A low, decorative metal fence, with a gate and arbor, encloses the front of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1868
Napa County Assessor's Office

*P7. Owner and Address:
John Huttinger

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



1105 Juarez Street, south and rear (west) facades, looking northeast.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1117 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1117 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-014-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1117 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between 1st and 2nd streets. Built circa 1890, 1117 Juarez Street is a 1-story, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is irregular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a projecting structural bay on the south, and an entry porch on the north. The porch is accessed by wood steps and features a solid railing and turned wood posts supporting a hip roof. A pierced wood screen and sunburst brackets are located at the roofline of the porch. The primary entrance is covered by a decorative wood screen door and surrounded by wide, flat, wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include a wood water table, corner boards, and multiple rear additions. The roofline includes a wide, plain frieze and shallow boxed eaves. A paved driveway to the north leads to a detached, gable-roofed garage that is located to the northwest of the house. The building appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary and north façades, looking west from Juarez Street.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
Ca. 1890
Visual estimate

***P7. Owner and Address:**
Rhonda Lauritsen

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
7/22/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1134 - 1140 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 1134 - 1140 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-073-014-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1134 - 1140 Juarez Street is located on a rectangular lot on the east side of Juarez Street, between 1st and 2nd streets. Built in 1925, 1134 - 1140 Juarez Street is a 1-story, wood frame, multiple-family residence designed in the Simple Bungalow style. The quadraplex, which consists of four attached residential units arranged in a row, is rectangular in plan, clad in wood shiplap siding, and capped by parallel gable roofs joined by sections of flat roof. The foundation is concrete. The primary facade faces east and features four primary entries at regular intervals down its length. Each entry is covered by a gable-roofed hood supported by knee braces. The primary entrances are boarded up, and are surrounded by flat board trim. Likewise, the windows are boarded up,and surrounded by flat board trim. Architectural features include corner boards and flat vertical trim. The roofline includes exposed rafter tails and louvered attic vents in the gable ends. The quadraplex appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking east from Juarez Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
Napa HRI, Sanborn maps

*P7. Owner and Address:
Chris Pollastrini

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1139 Juarez Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1139 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-071-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1139 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between 1st and 2nd streets. Built in 1900, 1139 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a projecting structural bay capped by a pedimented gable on the south, and an entry porch on the north. The porch is accessed by wood steps flanked by wood railings and features turned wood posts supporting a shed roof. The primary entrance is surrounded by wide, flat, wood trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a wood water table and corner boards. The roofline includes a plain frieze, shallow boxed eaves, and fishscale shingles in the gable end. A detached garage is located to the southwest of the house. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Kurt & Denise Sager

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 802 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 802 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
802 Juarez Street is located on a rectangular lot on the northeast corner of Juarez and 3rd streets. Built in 1905, 802 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shingles with wood shiplap siding at the basement level, and capped by a hip roof. The foundation is not visible. The primary facade faces west and features a full-width recessed porch. The porch is approached by wood stairs with wood wing walls and features a solid railing and paired posts that support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a flush wood door with flat board trim. Typical fenestration consists of one-over-one and two-over-two, double-hung, wood-sash windows with flat board trim. The roofline features open eaves with exposed rafter tails. Dry stack stone planters front the lot, and an unpaved driveway on the north side of the house leads to the rear of the lot. A large 1.5- story, gable-roofed garage stands at the rear of the lot and is accessed from 3rd Street. It has three garage bays with vertical groove plywood awning doors, is clad with plywood, and features a wood-sash attic window in the gable end. The building appears to be in good condition and is identical in design to neighborhing houses at 820 and 843 Juarez Street, and 406 3rd Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking east from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1905
Napa Historic Resources Inventory

*P7. Owner and Address:
Charles P. & Et Rossi

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



North façade, looing southeast from Juarez Street. Rear of garage visible behind house.



Front (south) façade of garage, looking north from 3rd Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 820 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 820 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
820 Juarez Street is located on a narrow rectangular lot on the east side of Juarez Street between 3rd and Taylor streets. The parcel is a through-lot that spans the block and also has frontage on Silverado Trail. Built in 1900, 820 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a full-width recessed porch. The porch is approached by wood stairs with wood railings and features a solid railing flanked by paired posts that are joined by horizontal members and support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a partially-glazed, paneled, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include a wood water table and a brick chimney at the rear of the roof. The roofline features open eaves with exposed rafter tails. Concrete curbs front the lot, and an unpaved driveway on the north side of the house, leads to the rear of the lot, where a flat-roofed garage is located near the middle of the parcel. The building appears to be in good condition and is identical in design to neighborhing houses at 802 and 843 Juarez Street, and 406 3rd Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary facade, looking east from Juarez St.
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
1900
Napa County Assesor's Office

***P7. Owner and Address:**
Robert & Carol Zaro

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/5/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 828 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 828 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
828 Juarez Street is located on a rectangular lot on the east side of Juarez Street between 3rd and Taylor streets. Built in 1907, 828 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Cottage style. The building is rectangular in plan, clad in wood bevel siding, and capped by a hip roof. The foundation is concrete. The primary facade faces west and features a recessed porch on the south side. The porch is approached by wood stairs with wood railings and features a wood railing and turned posts with scroll brackets at the top that support the overhang of the main roof. The primary entry is located at the center of the façade and consists of a paneled, wood door with flat board trim. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Aluminum and vinyl-sash replacements windows are found at the basement level. Architectural features include a plain wood water table on the primary façade, corner boards, and a shed-roofed rear addition. The roofline features shallow boxed eaves. Concrete curbs front the lot, and a paved driveway on the north side of the house leads to a gable-roofed garage that is clad with wood shiplap siding and has a metal roll-up door. 828 Juarez Street appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking east from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
Napa County Assesor's Office

*P7. Owner and Address:
Sonia Garcia

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 831 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 831 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
831 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between Taylor and 3rd streets. Built circa 1910, 831 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in aluminum replacement siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a a small entry porch at the center. The porch is approached from the south by wood stairs and features a wood railing and square wood posts that support a shed roof that extends from the main roof. The primary entry is a paneled wood door surrounded by flat board trim. A secondary entry at the basement level of the south façade has been infilled. Typical fenestration consists of some original one-over-one, double-hung, wood-sash windows, as well as double-hung, vinyl-sash replacement windows with flat board trim. The roofline features shallow boxed eaves. A wood picket fence fronts the lot and a paved driveway on the south provides access to a gable-roofed detached garage at the southwest corner of the lot. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and south facades, looking north west from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Sanborn maps estimate

*P7. Owner and Address:
Lorraine Vincent

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 840 Juarez Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 840 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

840 Juarez Street is located on a rectangular lot on the southeast corner of Juarez and Taylor streets. Built circa 1915, 840 Juarez Street is a 1.5-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is rectangular in plan, clad in wood channel drop siding, and capped by a side-gable roof. The foundation is concrete. The primary facade faces west and features a recessed entry porch at the northwest corner. The porch is approached by quarter-turn wood stairs with solid wood railings and features a wood railing and square posts that support the overhang of the main roof. The primary entry is located on the south wall of the porch and consists of a paneled wood door with flat board trim. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows with flat board trim, though a large picture window is located on the primary facade. Architectural features include corner boards, a stone veneered exterior chimney on the south façade, and a rear porch. The roofline features broad eaves with knee braces and exposed rafter tails, and a shed dormer on the front of the roof that features three 4-pane, wood-sash, casement windows. The lot is enclosed by a chain link fence. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking east from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1915
Visual estimate

*P7. Owner and Address:
Jose & Sonia Garcia

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/8/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



North façade, looking southeast from Juarez Street.



Rear (east) façade, showing rear porch, looking southwest from Taylor Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 843 Juarez Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 843 Juarez Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-144-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

843 Juarez Street is located on a rectangular lot on the southwest corner of Juarez and Taylor streets. Built in 1910, 843 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood lap replacement siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and features a full-width recessed porch. The porch is approached by wood stairs with stepped wing walls and wood hand rails and features a solid railing and paired posts joined by horizontal members that support the overhang of the main roof. The primary entry is located at the center of the façade, is covered by a metal security gate, and surrounded by flat board trim. A small shed-roofed porch and secondary entry are located on the rear façade. Typical fenestration consists of double-hung, vinyl-sash replacement windows with flat board trim. The roofline features open eaves with exposed rafter tails. A metal fence encloses the lot and a paved driveway provides access to the rear of the lot from Taylor Street. The building appears to be in good condition and is identical in design to neighborhing houses at 802 and 820 Juarez Street, and 406 3rd Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking west from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assesor's Office

*P7. Owner and Address:
Art & Alvira Jacobus

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

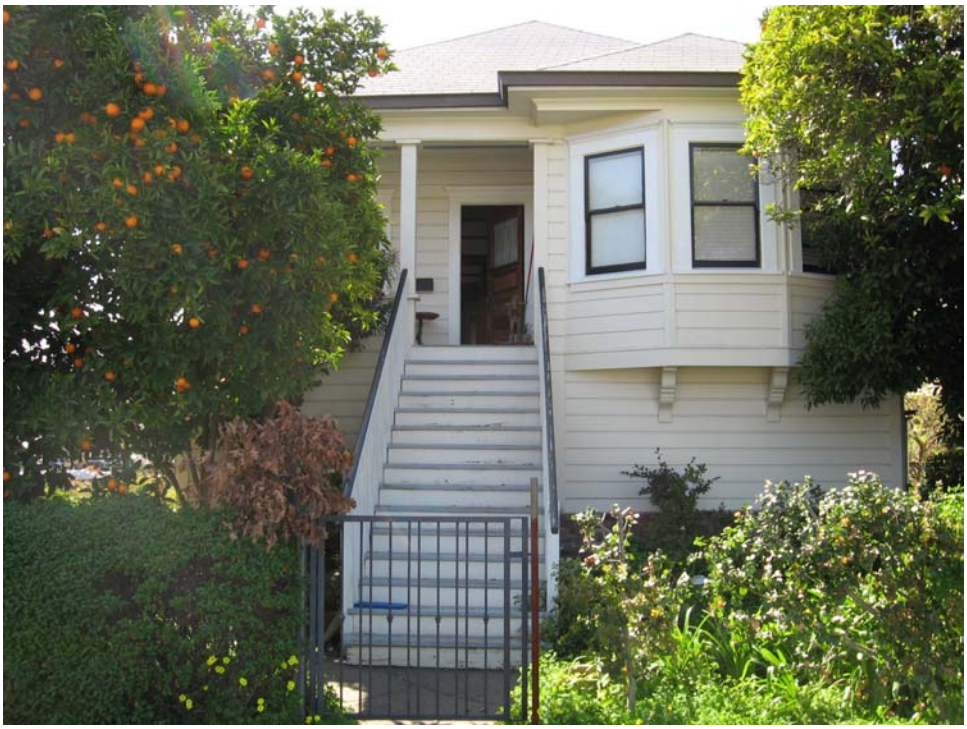
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 905 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 905 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-007-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
905 Juarez Street is located on a rectangular lot on the northwest corner of Juarez and Taylor streets. Built in 1910, 905 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Free Classic style. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is covered by a brick skirting. The primary facade faces east and features an angled bay window on the north and an entry porch on the south. The porch is accessed by wood stairs with wood railings and features a solid railing and square wood columns that support the overhang of the main roof. The primary entrance is located at the center of the façade and features a partially-glazed, paneled wood door with flat board trim and a molded hood. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim and molded hoods. Architectural features include corner boards, scrolled brackets under the bay window, a wood water table, and a partially enclosed shed-roofed rear porch. The roofline includes a plain frieze, shallow boxed eaves, and a brick chimney on the north side of the roof. The lot is enclosed by a brick site wall and metal fence. A paved driveway provides access from Taylor Street to a gable-roofed garage at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assessor's Office

*P7. Owner and Address:
Warren T. Bennear

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



South and rear (west) facades from Taylor Street. Detached garage at left.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 915 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 915 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-006-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
915 Juarez Street is located on a rectangular lot on the west side of Juarez Street, between the Post and Taylor streets. Built in 1900, 915 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features an entry porch at the center. The porch is accessed by wood steps and features wood railings and square wood posts that support a hip roof. The primary entrance is located at the center of the façade and features a paneled wood door with flat board trim. The windows are covered by shutters made of wood boards and are not visible, but have flat board trim. Architectural features include corner boards and an enclosed rear porch. The roofline includes open eaves with exposed rafter tails. A gable-roofed auxiliary building appears to be located at the rear of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking west from Juarez Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
Benjamin Bogue

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California & The Resources Agency	Primary#	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
CONTINUATION SHEET	Trinomial	

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) **915 Juarez Street**

***Recorded by:** Page & Turnbull ***Date** 7/23/2009 ☒ Continuation ☐ Update



Detail of front porch and primary entry.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 931 Juarez Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 931 Juarez Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
931 Juarez Street is located on rectangular lot on the west side of Juarez Street between Post and Taylor streets. Built in 1900, 931 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style, though it has been altered. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is concrete. The primary facade faces east and originally featured a porch at the center, which has been removed. The primary entry is now located on the south façade, within a small shed-roofed porch. The porch is approached by wood stairs with metal railings. It features a solid railing and is enclosed by 2x4-framed window openings. The primary entry is not visible. Typical fenestration consists of sliding aluminum- and vinyl-sash replacement windows. A horizontal arrangement of two such vinyl-sash windows, flanked by narrow, vertical, five-light, wood-sash casement windows is located on the front façade and corresponds to the location of the original front porch. The vertical casement windows may have once flanked the original primary entry. Architectural features include cornerboards and a rear porch. The roofline features a plain frieze and shallow boxed eaves. A shed dormer is located on the front of the roof. The rear of the lot is enclosed by a wood fence and a detached gable-roofed garage is located at the northwest corner. The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking west from Juarez St.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
Napa County Assessor's Office

*P7. Owner and Address:
John Alimpic

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 427 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 427 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
427 Post Street is located on a rectangular lot on the south side of Post Street, between the Napa River and Juarez Street. Built circa 1905, 427 Post Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in vinyl siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an entry porch at the center. The porch is accessed by wood steps and features wood railings and square wood posts that support a hip roof. The primary entrance is located at the center of the façade and features a paneled wood door with flat board trim. Typical fenestration consists double-hung, vinyl-sash replacement windows with false muntins and flat board trim. Architectural features include corner boards. The roofline includes shallow boxed eaves. A paved driveway is located on the east side of the house and leads to a hip-roofed, detached garage at the rear of the lot. The front of the lot is enclosed by a concrete curb and a low decorative wood fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from Post Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Sanborn map estimate

*P7. Owner and Address:
Winifred Ralston

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 437 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 437 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-003-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
437 Post Street is located on a rectangular lot on the south side of Post Street, between the Napa River and Juarez Street. Built circa 1905, 437 Post Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in channel drop wood siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features an entry porch on the west side. The porch is accessed by wood steps that approach from the east and features wood railings and square wood posts that support a shed roof. The primary entrance is located at the center of the façade and features a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards and a shed-roofed rear addition. The roofline includes a plain frieze, eave moldings, and shallow boxed eaves. A paved two-track driveway is located on the west side of the house and the front of the lot is enclosed by a low concrete sitewall. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking south from Post Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Sanborn map estimate

*P7. Owner and Address:
Robert Maestri

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 442 Post Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 442 Post Street City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-072-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

442 Post Street is located on a roughly square lot on the north side of Post Street, between the Napa River and Juarez Street. Built in 1925, 442 Juarez Street is a 1-story over raised basement, wood frame, single-family residence designed in the Craftsman style. The building is generally rectangular in plan, clad in wood shingles with wood shiplap siding at the basement level, and capped by a combination gable and gable-on-hip roof. The foundation is not visible. The primary facade faces south with the primary entry on the east side. The entry is accessed by wood stairs with wood railings that run parallel to the facade and features a paneled wood door surrounded by flat board trim. A secondary entrance is located at the basement level of the west façade. The roofline includes exposed rafter tails, knee braces in the west gable end, a decorative wood truss in the east gable end, and a shed dormer on the south side of the roof. The lot is enclosed by a wood and wire fence and a detached garage with a gable roof and wood board-and-batten siding is located at the east side of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from Post Street.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
Napa County Assessor's Office

*P7. Owner and Address:
Jonathan & Shelia Gentry

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



Primary and west facades, looking northeast from Post Street.



Detached garage to east of house.

State of California — The Resources Agency
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HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 443 Post Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 443 Post Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-013-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
443 Post Street is located on a roughly square lot on the south side of Post Street, between the Napa River and Juarez Street. The lot borders the river on the west side. Built circa 1905, 443 Post Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style, though altered. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces north and features a full-width veranda that also wraps the northwest corner of the house and continues along the west facade. The porch is approached from the east by wood steps and features wood railings and square posts that support a hip roof made of corrugated metal. The primary entrance is located at the center of the primary façade and consists of a fully-glazed, wood replacement door with flat board trim. A secondary entrance, consisting of fully-glazed, wood French doors is located on the west façade. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards, a large rear addition, and a shed-roofed garage addition with hinged double doors that is attached to the west side of the veranda. The roofline includes metal stove pipes on the north and east sides of the roof, and a shed dormer on the west side. The front of the lot is enclosed by a wood and wire fence. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking south from Post Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Sanborn maps estimate

*P7. Owner and Address:
Robert Maestri

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1003 – 1013 Shetler Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 1003 – 1013 Shetler Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-261-021-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1003 – 1013 Shetler Avenue is located on a rectangular lot on the south side of Shetler Avenue, between Soscol and Harding avenues. The property features a bungalow court, or grouping of four residences around a circular drive. Two duplexes at the rear of the lot (southeastern and southwestern houses) appear to have been built circa 1925, while two single-family houses at the front (northeastern and northwestern houses) appear to date to circa 1950. All of the residences are 1-story, wood frame buildings. The duplexes at the rear are designed in a vernacular style with Craftsman influences. The buildings are rectangular in plan, clad in wood shiplap siding and have gable roofs. The primary facades of the two houses face toward the interior of the court, east and west respectively. Each duplex has two primary entrances, one at each end of the primary façade, and a garage bay at the center. Visible entries feature partially-glazed, paneled, wood doors with flat board trim and are covered by gable-roofed porticos supported by tapered square wood columns. Typical fenestration consists of sliding, vinyl-sash, replacement windows with false muntins and flat board trim. Architectural features include corner boards and the rooflines feature open eaves with exposed rafter tails. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
West side of bungalow court, looking south
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1925/ ca. 1950
Visual estimate

*P7. Owner and Address:
Guillermo Bustamante

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/22/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
The two residences at the front of the lot exhibit a post-war vernacular style. They are rectangular in plan, made of concrete block, and have gable roofs. Visible entries feature paneled and partially-glazed, flush wood doors with flat board trim. The primary façade of the northwestern house faces north and features a partially-recessed entrance covered by a shed-roof supported by square wood posts. The northeastern house has an entry on the west façade, which is not covered by a porch. Typical fenestration consists of sliding, vinyl-sash, replacement windows with false muntins and sloped concrete sills. The rooflines feature open eaves. Both houses have garage additions on their southern facades. The garage addition of the eastern house appears to have vertical groove plywood siding and sliding, aluminum-sash windows, while the garage addition on the western house appears to be in the same style and period as the houses at the rear of the lot, and is connected to the house by connecting hyphens.

A paved circular drive is located at the center of the lot, with a mature pine tree at its center. All buildings appear to be in good condition.



Northwestern house, primary and east facades, looking southwest.



Southwestern duplex, primary and north facades, looking southwest.



Southeastern duplex, primary and north facades, looking southeast.
(Garage addition and portion of northeastern house visible at left.)



Northeastern house, primary facade, looking southeast.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 373 Silverado Trail

P1. Other Identifier: 488 Soscol Avenue

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 373 Silverado Trail City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-090-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

373 Silverado Trail (also known as 488 Soscol Avenue) is located on a rectangular through lot between Silverado Trail and Soscol Avenue, south of Sousa Lane. Built circa 1925, 373 Silverado Trail is a collection of eight residential buildings located behind a non-historic commercial building (fronting on Soscol Avenue). The residences are primarily 1-story, wood frame, vernacular style buildings, with the exception of one 2-story, wood frame, Monterey Colonial Revival style house at the west end of the complex. The foundations are concrete. The 1-story buildings are all generally rectangular in plan. All are clad in wood shiplap siding and have hip and gable roofs. Visible entries feature partially-glazed, paneled, wood doors with flat board trim. Most entrances are approached by concrete steps and covered by shed-roofed porches supported by square wood or metal posts. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with flat board trim. Architectural features include corner boards and the rooflines feature open eaves with exposed rafter tails and simple bargeboards in the gable ends.

The 2-story residence is rectangular in plan, clad in stucco, and capped by a hip roof. The primary façade features east and includes a 2-story porch supported by square posts with block capitals and a thick horizontal beam. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
North façade of 1-story residential bldg, looking south
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1925
Visual estimate

*P7. Owner and Address:
Emilie & Lola Leonardo

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
The upper story of the porch has a solid wood railing, is partially enclosed by windows on each end, and covered by a shed roof. Stairs with metal railings lead to the second story of the porch. The primary entry is not visible. Typical fenestration consists of one-over-one, double-hung, wood-sash windows flanked by decorative wood shutters and adorned with metal balconettes. Some sliding, aluminum-sash, replacement windows are also present. Architectural features include an exterior stuccoed chimney at the center of the primary façade, within the porch, and a slight overhang of the second story on the west façade. The roofline features open eaves with explosed rafter tails.

As noted, a non-historic commercial building is located to the southwest of the residential complex. A paved driveway approaches the residences from Silverado Trail and the rest of the lot is a paved parking area. All buildings appear to be in good condition.



Primary façade of 2-story residence, looking west from Silverado Trail. 1-story residences visible at right.



Portion of residential complex, looking southwest. 2-story residence is visible at rear.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 511 Silverado Trail

P1. Other Identifier: Napa Septic Tank Service

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 511 Silverado Trail City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-050-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

511 Silverado Trail is located on a rectangular lot on the west side of Silverado Trail, between the Napa County Fairgrounds and Sousa Lane. Built circa 1950, 511 Silverado Trail is a 2-story, wood frame, single-family residence designed in the Modern style. The building is irregular in plan with a split level configuration. It is capped by a coumpound gable and hip roof, and is clad with stucco and wood shiplap siding. The foundation is not visible. The primary facade faces east and features a 2-story block on the south, a central entry porch, and a slightly projecting structural bay on the north. The entry porch is approached from the south by concrete steps and has a metal railing and a square wood post that supports a shed roof. The primary entry is located on the north wall of the porch and is covered by a metal screen door. A secondary entry is located at the first story level of the southern portion of the house and is approached by a concrete step and covered by a metal screen door. Typical fenestration consists of two-over-two, double-hung, wood-sash windows with horizontal muntins. A large multi-pane, fixed, wood-sash window, flanked by two of these double-hung windows and adorned with a metal balconette, is located on the north side of the primary façade. A picture window flanked by two double-hung, aluminum-sash windows is located at the first story on the south side of the primary façade. Sliding, aluminum-sash windows are located at the second story level of the primary facade. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking west from Silverado Trail
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1950/ ca. 1940
Visual estimate

*P7. Owner and Address:
Vicky Rawlins

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
Architectural features include an exterior brick chimney on the south façade and an interior brick chimney at the north end of the roof. The roofline features open eaves with exposed rafter tails, and eaveless gable ends with eave moldings and triangular metal attic vents.

A secondary residential building is located to the rear (west) of the main house. Built circa 1940, the secondary residence is a 1-story, wood frame, single-family residence designed in a vernacular style. The building is rectangualr in plan, capped by a hip roof, and clad with wood shiplap siding. The foundation is concrete. The primary entrance appears to be located at the east side of the south façade and is a partially-glazed, paneled, wood door. A metal carport projects from the south façade. Typical fenestration consists of single-pane, fixed, wood-sash windows and sliding, aluminum-sash, replacement windows, with flat board trim. The roofline features open eaves with exposed rafter tails.

To the rear (west) of the secondary residence, is an auxiliary building, that appears to function as a garage and shop. Built circa 1940, it a 1-story, wood frame, vernacular style building. It is rectangualr in plan, capped by a gable roof, and clad with wood shiplap siding. The foundation is not visible. A vehicular entrance is located at the south end of the primary (east) façade and has no door. A pedestrian entrance is locate near the center of the façade and features a door made of vertical wood boards. A band of single-pane, fixed, wood-sash windows is located on the north side of the primary facade. The roofline features open eaves with exposed rafter tails. A gable-roofed, corrugated metal addition is located on the northwest corner of the auxiliary building.

An unpaved driveway is located on the south side of the lot, with a turn-around at the rear of the lot. All three buildings appear to be in good condition.



South and primary facades, looking northwest from Silverado Trail. Secondary residence visible at far left.



Secondary residential building, south and east façades, looking northwest from Silverado Trail.



Auxiliary building, east facade, looking west from Silverado Trail.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 801 Silverado Trail
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 801 Silverado Trail City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-147-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
801 Silverado Trail is located on a rectangular lot on the northwest corner of Silverado Trail and 3rd Street. Built in 1939, 801 Silverado Trail is a 1-story over raised basement, concrete block, single-family residence designed in the Mediterranean Revival style. The building is rectangular in plan, capped by a hip roof clad with clay tile, and the exterior walls consist of structural concrete block. The foundation is not visible. The primary facade faces east and features a round bay window on the south, and a projecting gable-roofed structural bay on the north. A recessed entry with a centered arch opening is located on the south side of this projecting bay and is accessed by concrete steps and a small deck surrounded by a pierced concrete block railing. The primary entry is a flush wood door with a peep window in the upper portion and molded wood trim. Typical fenestration consists of two-over-two, double-hung and four-pane, casement wood-sash windows with horizontal muntin patterns. Architectural features include a concrete block exterior chimney on the north façade, a concrete interior chimney on the north side of the roof, and a gable-roofed porch on the rear facade. The roofline features shallow open eaves with plain fascia boards, and pierced attic vents in the gable end. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other



P5b. Photo: (view and date)
Primary facade, looking northwest from Silverado Trail
3/24/2009

***P6. Date Constructed/Age and Sources:** ☒Historic
1939
Napa County Assesor's Office

***P7. Owner and Address:**
Charles P. Rossi

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/8/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



North façade, looking southwest from Silverado Trail.



Rear (west) and south facades, looking northeast from 3rd Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 238 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 238 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-200-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

238 Soscol Avenue is located on a generally rectangular lot on the east side of Soscol Avenue, between Kansas and Shetler avenues. Built circa 1950, it is a 1-story, steel frame, light industrial building designed in a utilitarian style. The building is rectangular in plan, capped by a gable roof, and clad with roman brick on the primary façade and metal standing seam siding elsewhere. The foundation is not visible. The primary facade faces west and is dominated by a storefront with a central entrance. This entrance features a fully-glazed, metal door with a large vertical jalousie transom. The storefront fenestration consists of fixed, plate glass, steel sash windows. A few small steel-sash casement windows are located on the south façade. Three vehicular entraces with roll-up metal doors are located on the north façade, while a pedestrian entrance with a flush metal door and a vehicular entrance with a sliding metal door are located on the south façade. Architecural features include a blade sign at the west end of the roof ridge and a flat sign mounted to the west gable end. The roofline features broad eaves with metal-clad soffits at the front of the building, and narrower eaves on the rear portion. The building appears to be associated with an auxiliary building to the east (located on lots 046-200-007-000 and 046-200-009-000). This auxiliary building is also a 1-story, steel frame, light industrial building designed in a utilitarian style. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking east from Soscol Avenue
4/2/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1950
Visual estimate

***P7. Owner and Address:**
James & Rose Blackwood Trust

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/24/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description : (continued)
It is rectangular in plan, consisting of two portions linked by a flat-roofed breezeway. The building is capped by a gable roof, and clad with metal standing seam siding.The foundation is not visible. The primary facade faces west and features vehicular entrances with sliding metal doors at the center of each of the two sections. Fenestration consists of multi-pane, fixed, steel industrial sash windows and sliding, aluminum-sash replacement windows. The roofline is eaveless. 238 Soscol Avenue appears to be in good condition and is similar in design to two buildings located to the immediate north at 250 and 266 Soscol Avenue.



Primary and north façades, looking southeast from Soscol Avenue.



Primary and south facades, looking northeast from Soscol Avenue.



Southern section of auxiliary building (primary and south facades), looking northeast from driveway.



Northern section of auxiliary building (primary and north facades), looking southeast from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 250 - 266 Soscol Avenue
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 250 - 266 Soscol Avenue City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-200-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
250 - 266 Soscol Avenue are two buildings located on an irregularly-shaped lot on the east side of Soscol Avenue, between Kansas and Shetler avenues. Built circa 1950, the buildings are both 1-story, steel frame, light industrial buildings designed in a utilitarian style. The buildings are rectangular in plan and capped by gable roofs. The buildings are primarily clad with metal standing seam siding, though the primary façade of 250 Soscol Ave. is clad with brick veneer and vertical groove plywood, and the primary façade of 266 Soscol Ave. is clad with vertical groove plywood. The foundations are not visible. The primary facade of 250 Sosocol Ave. faces west and is dominated by a storefront with the primary entrance at the north side. This entrance features a fully-glazed, metal double-door with a vertical jalousie transom and is surmounted by a flat canopy that is suspended from the upper facade. The storefront fenestration consists of fixed, plate glass, steel sash windows. Three vehicular entraces are located on the north façade and a single vehicular entrance is located on the south façade. All have sliding metal doors. Architecural features include brick clad piers on either side of the primary façade. The roofline features a flat, false-front parapet on the primary façade, and shallow eaves elsewhere. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
250 Soscol Ave; primary and north facades, from Soscol Avenue
4/2/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1950
Visual estimate

*P7. Owner and Address:
James & Rose Blackwood Trust

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/24/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description : (continued)
The primary facade of 266 Sosocol Ave. faces west and is dominated by a projecting storefront bay with a recessed primary entrance on the south. This entrance features a fully-glazed, wood, double-door with flat board trim. The storefront fenestration consists of fixed, plate glass, aluminum-sash windows. The storefront and entrance are capped by a hip roof that is supported at one corner by a square metal post. Small windows are located on the upper wall of the north façade. Four vehicular entrances with metal roll-up doors are located on the south façade. Architecural features include corner boards on the primary façade, and a flat-roofed rear addition. The roofline features a substantial false-front parapet on the primary façade, and shallow eaves elsewhere.

The buildings appear to be in good condition and and are similar in design to the buildings located to the immediate south at 238 Soscol Avenue. 250 Soscol Ave. also appears to be associated with an auxiliary building to the east (located on lots 046-200-007-000 and 046-200-009-000) (see DPR 523A form for 238 Soscol Ave).

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250 Soscol Ave.; primary and south façades, looking northeast from Soscol Avenue.



266 Soscol Ave.; primary and south facades, looking northeast from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 333 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 333 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-190-054-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

333 Soscol Avenue is located on a large, irregularly-shaped lot on the west side of Soscol Avenue, between Kansas Avenue and Silverado Trail. Built circa 1955, 333 Soscol Avenue is a 1-story double height, reinforced concrete, commercial and light industrial automobile dealership building designed in the Googie style. The building is T-shaped in plan, with a showroom block at the front and a service wing at the rear. It is clad with smooth stucco and concrete block, and capped by butterfly (showroom) and gable (service wing) roofs. The foundation is not visible. The primary facade faces east with the primary entrance at the center. The entrance consists of fully-glazed, aluminum, double doors surmounted by an upswept hood that mimics the shape of the roof. Secondary entrances, which also feature fully-glazed, aluminum, double doors, are located on either side of the primary entrance. The primary façade consists entirely of steel-sash plate glass, spanning from ground to roofline and continuing to the north and south facades of the showroom block. The roofline features wide, angled fascia that emphasize the upswept angles of the butterfly roof. The service wing at the rear of the building is more utilitarian in design. It features vehicular entrances with roll-up metal garage doors on the north and south facades. Fenestration consists of multi-pane, steel, industrial sash windows. The roofline has open eaves with exposed rafter tails. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking east from Soscol Ave.
4/2/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1955
Visual estimate

*P7. Owner and Address:
Gasser Foundation

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
At the rear of the lot, to the west of the dealership building, is an auxiliary light industrial building. It is a 1-story, reinforced concrete building designed in a utilitarian style. The building is rectangular in plan, and the primary façade faces east, with nine vehicular entrances along its length. It is clad with smooth stucco and capped by a gable roof. The foundation is not visible. The vehicular entrances consists of partially-glazed, wood and metal, roll-up garage doors. Fenestration on the west façade consists of multi-pane, steel, industrial sash windows. The roofline includes a low, flat parapet along the primary façade.

To the north of the dealership building is a small office. It is a 1-story, wood frame, commercial building designed in the Googie style to mimic the dealership building. The building is rectangular in plan and capped by a butterfly roof at the front and a gable roof at the rear. The building is clad with wood board-and-battern siding, and the primary façade faces east, with the primary entrance at the center. The entrance is a fully-glazed, aluminum door. Fenestration consists of large, single-pane, fixed, and sliding aluminum-sash windows. The roofline features wide, angled fascia boards on the butterfly portion of the roof.

The remainder of the lot is a paved parking lot. The buildings appear to be in good condition.



South façade, looking northeast from Soscol Avenue. Auxiliary light industrial building visible at rear.



North façade of service wing at rear of main building, looking southwest from Soscol Avenue.



Auxiliary office building, primary façade, looking west from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 376 Soscol Avenue

P1. Other Identifier: Cayetano Juarez Adobe, The Old Adobe

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 376 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-570-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

376 Soscol Avenue is located on an irregularly-shaped lot on the east side of Soscol Avenue at its juncture with Silverado Trail. Built in 1845, 376 Soscol Avenue is a 1-story, adobe, single-family residence that has been converted to commercial use. It is designed in the traditional Mexican Colonial adobe style. The building is rectangular in plan, and capped by a side gable roof. It is clad in wood shiplap siding on the north and south ends of the primary facade, the south end of the east façade, and the lower portion of the north facade; exposed adobe brick on the north gable end, entry porch interior, and north side of the east façade; smooth stucco on the lower portion of the south façade, and sheet metal panels on the south gable end. The foundation is not visible. The primary facade faces west and features a recessed porch at the center. The porch is approached by stone-clad steps and features champfered wood posts that support the overhang of the main roof. The primary entry is located near the center of the façade and features a partially-glazed, flush wood door with flat board trim. Secondary entries with paneled wood doors are located on the north and south walls of the porch. Typical fenestration consists of 1-over-1, double-hung, wood-sash windows and sliding, vinyl-sash, replacement windows with flat board trim. (Continuation)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking southeast from Soscol Ave
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1845
Kilgallin, "Napa Architectural Walking Tour" (2001)

*P7. Owner and Address:
Tito R & Alma Eugenio Fuentes

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/18/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description : (continued)
Architectural features include a shed-roofed addition on the north façade, an exterior brick chimney on the south facade, and corner boards. The roofline features shallow boxed eaves with simple fasica and bargeboards. A hollow clay tile retaining wall fronts the lot, and paved driveways to the east and south of the building provide access to a parking lot at the rear. 376 Soscol Avenue appears to be in fair condition.



East (rear) and north facades, looking southwest from Adobe Lane.



South façade, looking northwest, from rear parking lot.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 380 - 390 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 380 - 390 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 046-570-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

380 - 390 Soscol Avenue is located on a rectangular lot on the south side of Adobe Lane, east of Silverado Trail. It is a 1-story, wood frame, commercial building designed in a utilitarian style. The building is irregular in plan, consisting of a southern block that appears to have been built circa 1925, and a northern addition that appears to date to circa 1950. The building is capped by parallel gables on the south and a shed roof on the north, with wood shiplap siding on the southern portion and wood board-and-batten on the northern addition. The foundation is not visible. The primary facade faces west and features a structural bay with a vehicular entrance on the south, a smaller structural bay with a pedestrian entrance to the immediate north, a recessed section where southern block and northern addition meet, and a pedestrian entrance on the northern addition. This entrance and the southern pedestrian entrance are covered by metal security gates, while the middle entrance has a flush metal door. The vehicular entrance features a paneled, wood, roll-up door. Typical fenestration consists of single-pane, fixed, wood and aluminum-sash windows and sliding, vinyl-sash, replacement windows. A small double-hung, vinyl-sash replacement window with false muntins is located next to the southern pedestrian entrance. (Continuation)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking south from Adobe Lane
4/1/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1925 / ca. 1950
Visual estimate

*P7. Owner and Address:
Tito R & Alma Eugenio Fuentes

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/24/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description : (continued)
Architectural features include a brick water table, flat board trim around openings on the southern block, and concrete block and vertical groove plywood siding on the rear façade of the northern addition. The roofline of the southern block features a flat, false-front parapet that steps up slightly on the south side. The roofline of the northern addition features a broad projecting eave that creates an awning over the front façade and has exposed rafter tails. A parking lot occupies the front of the parcel and a non-historic, double-height shed is located to the rear (east) of the northern addition. 380 – 390 Soscol Avenue appears to be in good condition.



Primary façade of southern block, looking east from parking lot.



East (rear) and north facades of northern addition, looking southwest from Adobe Lane.

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 495 Soscol Avenue

P1. Other Identifier: Jenson Motor Center

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 495 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-013-000 / 005-200-018-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

495 Soscol Avenue is located on two large, irregularly-shaped lots on the southwest corner of Soscol Avenue and Oil Company Road. Three buildings are located on the property. The main building, built circa 1950, is a 1-story, reinforced concrete, commercial building designed in a utilitarian style, though altered. The building is T-shaped in plan; the front portion of the building is double-height and capped by a flat roof, while the rear wing is capped by a shallow gable roof. The exterior walls are clad with smooth stucco and the foundation is concrete. The primary facade faces east and is spanned by aluminum-sash storefront assemblies, surmounted by fabric awnings. The entrance is located at the center of the façade and features fully-glazed, aluminum frame, double-doors covered by a large, non-original portico. The portico features tapered square columns with stone veneered plinths that support a gable roof with metal trusses. An engaged stone veneered pylon is located to the south of the entry doors, within the portico, and projects through the portico roof to rise above the roofline of the building. The roofline of the front portion of the building features a flat parapet bearing dimensional letter signage. The rear wing features banks of steel, industrial-sash windows and a number of vehicular entrances. The roofline features broad, open eaves, with exposed rafters and simple fascia boards. The main building appears to be in good condition. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking northwest from Soscol Ave.
4/1/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1950 / Ca. 1925
Visual estimate

*P7. Owner and Address:
Gasser Foundation

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

To the south of the main building is a small Tudor Revival style cottage, that appears to have been constructed to serve as a Philips 66 gas station. Built circa 1925, the cottage is a 1-story, wood frame building. The building is rectangular in plan, clad in wood lap siding, and capped by a steeply pitched gable roof clad with wood shingles. The foundation is covered by wood lattice skirting. The primary facade faces east and features a projecting bay at the center, which is capped by an asymmetrical gable that has flared eaves on the south side, and contains the primary entry. The primary entry is a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists of six-over-six double-hung, wood-sash windows with flat board trim. A double-hung, vinyl-sash replacement window with false muntins is located on the south side of the primary façade, and a round arched, multi-pane, fixed, wood-sash window is located on the north side of the primary façade. Architectural features include a simple wood water table and corner boards. The roofline is eaveless, but features eave moldings, and vertical board siding with scalloped edeges and triangular metal attic vents in the gable ends.

To the north of the main building is a small auxiliary building that is rectangular in plan, clad with smooth stucco, and capped by a flat roof. Its primary façade faces east and features three garage bays with vehicular entrances. Fenestration on the secondary facades consists of multi-pane, steel, industrial sash windows. The roofline features a flat parapet with metal coping that bears painted signage. This building was likely built concurrent with the main building. The remainder of the lot is a paved parking area, with planters along the Soscol Avenue frontage. All three buildings appear to be in good condition.



South façade, looking northwest from Soscol Avenue.



North façade, looking southwest from Oil Company Road.



Former Philips 66 station, looking west from Soscol Avenue.

State of California & The Resources Agency	Primary#	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
CONTINUATION SHEET	Trinomial	

Page 4 **of** 4 ***Resource Name or #** (Assigned by recorder) **495 Soscol Avenue**

***Recorded by:** Page & Turnbull ***Date** 6/10/2009 ☒ Continuation ☐ Update



Auxiliary building, primary and north facades, looking southwest from Oil Company Road.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 561, 573, [580] Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 561, 573, [580] Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-019-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

561, 573, and [580] Soscol Avenue are three historic houses located on a large, T-shaped lot on the west side of Soscol Avenue, between 8th Street and Oil Company Road. The three houses are located at the northern end of the lot, which is otherwise occupied by a trailer park. 561 Soscol Avenue is the southernmost house. Built circa 1950, it is a 2-story, wood frame, single-family residence designed in a Modern style. The building is T-shaped in plan, clad with stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces east, with the primary entry set back on the north side, and a secondary entrance located on the south side. Both entries are located at the second story level. The primary entrance is approached by concrete stairs with metal railings that run parallel to the north façade, and is located within a small porch that features paired square posts supporting the overhang of the main roof. The secondary entry is approached by wood stairs that run parallel to the primary façade. And features a partially-glazed, paneled wood door covered by a metal awning. Typical fenestration consists of two-over-two, double-hung, wood-sash windows. Architectural features include an enclosed second-story porch addition on the south façade, and a chimney near the center of the roof. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
561 Soscol Ave, primary facade, looking west
4/1/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
ca. 1950/ ca. 1900/ ca. 1905
Visual estimates

*P7. Owner and Address:
Victor & Pamela Smith

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

The roofline features shallow open eaves, and the roofline of the porch addition features exposed rafter tails. An integral garage is located at the west side of the north façade. The building appears to be in good condition.

573 Soscol Avenue is located to the north of 561 Soscol Avenue. Built circa 1900, it is a 2-story, wood frame, multiple-family residence designed the Queen Anne style. The building is irregular in plan, clad in wood bevel siding on the first story and wood shingles on the second, and capped by hip and gable roofs. The foundation is concrete. The primary facade faces east, with an angled corner turret capped by an hexagonal hip roof on the south and the primary entry near the center. The primary entrance is approached by quarter-turn wood stairs, but was otherwise not visible. A secondary entrance is located on a projecting, gable-roofed structural bay at the west end of the south façade. It is a paneled wood replacement door covered by a shed roof. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows, with flat board and molded wood trim. A few original one-over-one, double-hung, wood sash windows remain on the first story. Architectural features include an exterior brick chimney on the south façade, an angled bay window on the projecting bay at the west end of the south façade, and projecting beams with shaped ends under the bay window and turret. The roofline features broad open eaves with exposed rafter tails and knee braces in the gable ends. The building appears to be in good condition.

[580] Soscol Avenue is the approximate address of the northernmost house. Built circa 1905, [580] Soscol Avenue is a 2-story, wood frame, single-family residence designed in a vernacular style. The building is rectangular in plan, clad in wood shiplap siding, and capped by a hip roof. The foundation is not visible. The primary facade faces east and is spanned by a full-width, 2-story porch. The porch is approached by wood stairs and features wood railings, square wood posts, and a hip roof. The primary entrance, at the second story level, was not visible. A secondary entry within the first story level of the porch features a partially-glazed, paneled wood door with flat board trim. Typical fenestration consists of one-over-one (first story) and two-over-two (second story), double-hung, wood sash windows with flat board and molded wood trim. Architectural features include corner boards and a simple wood water table between stories. The roofline features a plain frieze and shallow boxed eaves. The building appears to be in good condition.



561 Soscol Avenue, primary and north façades, looking southwest.



573 Soscol Avenue, primary and south facades, looking northwest.



[580] Soscol Avenue, primary and south façades, looking northwest.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 583 Soscol Avenue

P1. Other Identifier: Jimmy Vasser Chevrolet dealership

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 583 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 005-200-023-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

583 Soscol Avenue is located on a large, L-shaped lot on the west side of Soscol Avenue, between 8th Street and Oil Company Road. Built circa 1940, 583 Soscol Avenue is a 2-story, reinforced concrete, commercial building designed in the Art Moderne style. The building has an irregularly shaped plan, is clad with smooth stucco, and capped by flat (front) and gable (rear) roofs. The foundation is concrete. The primary facade faces east and has dramatically rounded corners, with a half-cylindrical projecting bay near the center. A low hyphen connects the main mass of the building to a cylindrical pavilion to the south. The southern half of the primary façade, the hyphen and the pavillion are dominated by large, single-pane, fixed windows and aluminum-sash storefront assemblies, surmounted by a continuous fabric awning. The primary entrance is located on the hyphen and features fully-glazed, aluminum frame, double-doors. An original neon sign, reading "Eye 'em! Try 'em! Buy 'em!" is located above the entrance. Other fenestration on the primary façade includes steel-sash, fixed and casement windows, and tall, narrow, fixed windows on the rounded bay and pavillion. The roofline of the front portion of the building features a flat parapet of varying heights on different sections, and bears painted signage. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary facade, looking west from Soscol Ave.
4/2/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1940
Visual estimate

***P7. Owner and Address:**
V-12 Ventures Soscol LLC

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/10/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

The rear of the building is more utilitarian in design and features steel, industrial-sash windows and a number of vehicular entrances. Shed-roofed additions are located on the rear façade. The roofline features shallow, open eaves and the double-gable roof is clad with corrugated metal. The lot is paved and a non-historic auxiliary car wash structure is located at the rear of the lot, to the south of the dealership building. 495 Soscol Avenue appears to be in good condition.



North façade, showing rear portion of building. Looking southwest from Soscol Avenue.



Detail of primary entry, looking west from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 611 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 611 Soscol Avenue City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

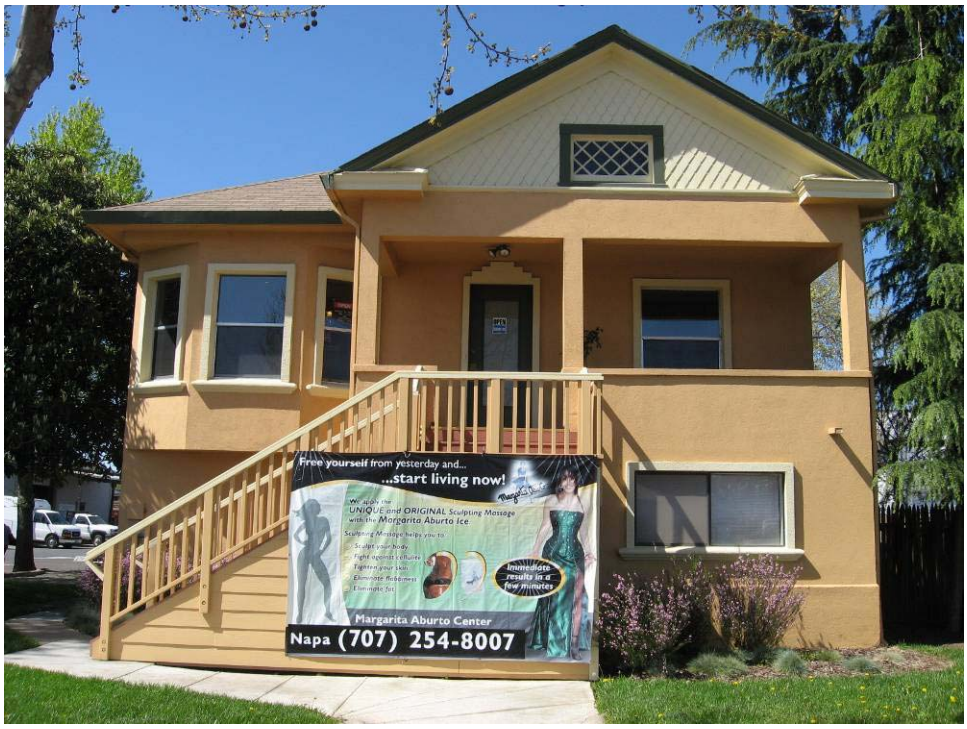
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-228-004-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

611 Soscol Avenue is located on an irregularly-shaped lot on the west side of Soscol Avenue, between 8th Street and the Napa Valley Wine Train railroad right-of-way. Built circa 1915, 611 Soscol Avenue is a 1-story over raised basement, wood frame, single-family residence designed in the Queen Anne Free Classic style, and has been converted for commercial use. The building is rectangular in plan, clad in stucco, and capped by a hip roof. The foundation is not visible. The primary facade faces east and features a cutaway angled bay window on the south and an entry porch on the north. The porch is accessed by quarter-turn wood stairs with wood railings and features a solid railing and square stuccoed posts that support a gable roof. The primary entrance is located at the center of the façade and features a fully-glazed, wood door with a molded surround that has a stepped hood. Secondary entrances featuring the same surrounds are located at the basement level on the south façade. A rear entrance is located at the second story level of the west façade and features a partially-glazed, paneled, wood replacement door with flat stucco trim. It is approached by wood stairs with wood railings and covered by a flat roof. Typical fenestration consists of one-over-one, double-hung, vinyl-sash replacement windows with molded stucco sills and trim. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking west from Soscol Avenue
4/2/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1915
Sanborn map estimate

*P7. Owner and Address:
Susan & Lannie Branson

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/16/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

Architectural features include a molded water table, and an enclosed flat-roof rear porch, adjacent to the rear entry. The roofline includes shallow boxed eaves; a stuccoed chimney near the center of the roof; and eave returns, fishscale shingles, a diamond-pane attic window, and rake boards in the gable end over the porch. The front of the lot is landscaped and enclosed by a concrete curb, while the rear features a paved parking lot. The building appears to be in good condition.



Rear and south facades, looking northeast from 8th Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 662 - 686 Soscol Avenue

P1. Other Identifier: 660 Soscol Avenue, 701 6th Street,

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 662 - 686 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-231-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

662 - 686 Soscol Avenue, 660 Soscol Avenue, and 701 6th Street are three buildings located on a large, roughly rectangular lot that occupies the block bounded by Soscol Avenue, 3rd, Burnell, and 7th streets. Built circa 1905, 662-686 Soscol Avenue is the largest building and sits on the northwest corner of the lot. It is a 1.5-story, wood frame, industrial building designed in a utilitarian style with an Art Moderne style addition at the northwest corner. The building has an irregularly shaped plan, and is capped by a gable roof, with a flat roof over the addition. The exterior walls are clad primarily with smooth stucco, with corrugated metal in the north gable end and east facade, and vertical groove plywood on the south gable end and east facade. The foundation is not visible. The primary facade faces west and is dominated by the projecting triangular-shaped commercial addition. Multiple commercial entrances are located along the primary and south façades and consist of fully-glazed, aluminum, single and double doors. Service and vehicular entrances are located on the north and east facades and consist of sliding garge doors made of horizontal wood boards. Two pedestrian entries are also located on the north façade and feature paneled, wood doors; one within a recessed vestibule. Fenestration on the primary facade and first story of the south facade consists of fixed, aluminum-sash, storefront windows. Fenestration on the north facade is six-over-six, double-hung and three-pane, fixed, wood-sash windows. (Coninued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking east from Soscol Ave.
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Sanborn maps estimate

*P7. Owner and Address:
BCS LLC

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/17/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description: (continued)
The east façade has tall, narrow, 3-part windows with six-over-six, double-hung, wood sashes surmounted by six-pane, fixed transoms. The upper story of the south façade has double-hung, vinyl-sash replacement windows with false muntins. Architectural features include glass block wall segments at the rounded corner of the commercial addition, a shallow flat awning that spans the west façade and wraps the rounded corner of the addition, slate skirting below the storefront windows on the addition, a hayloft door in the north gable end, and a small shed-roofed addition on the northeast corner of the building. The roofline features open eaves with exposed purlins, sheathing, and rafter tails on the gable roof; and a flat parapet of concrete block on the addition. The parapet is stepped and rounded to follow the curve of the addition's northwest corner.

At the northeast corner of the lot is 701 6th Street, which appears to have been built circa 1905, but has been severely altered. It is a 1-story, wood frame, industrial building designed in a utilitarian style. The building is rectangular in plan, clad with concrete block, and capped by a flat roof. The foundation is not visible. The primary facade faces north, with the primary entrance on the east and a vehicular entrance on the west. The primary entrance is a flush metal door, while the vehicular entrance has a roll-up metal garage door. Additional vehicular entrances are located on the east and west façade and also feature roll-up metal garage doors. A pedestrian entrance with a flush wood door on the east façade is partially boarded up. The building does not have any windows. The roofline features a low, flat parapet.

The third building on the lot, 660 Soscol Avenue, is located at the southeast corner and appears to have been constructed sometime after 1949. It is a 1-story, reinforced concrete, industrial building designed in a utilitarian style. The building is rectangular in plan, clad with smooth stucco, and capped by a flat roof. The foundation is not visible. The primary facade faces west, with the primary entrance on the south and three vehicular entrances on the north. The primary entrance is a fully-glazed, aluminum, double door surmounted by a fabric awning. The vehicular entrances have roll-up metal garage doors. The building does not have any windows. The roofline features a low, flat parapet.

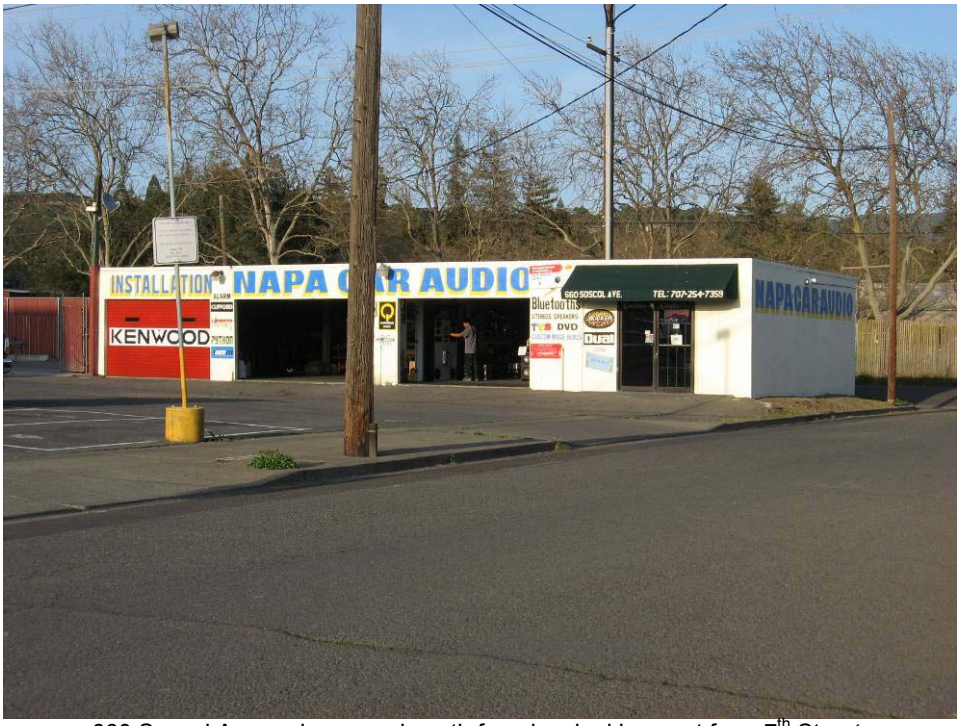
The lot around the buildings is a paved parking lot, with chain link fences partitioning off small portions of the lot. All three buildings appear to be in good condition.



686 – 688 Soscol Ave., south and east facades, looking north from 7th Street.



701 6th Street, primary and east facades, looking southwest from 6th and Burnell streets.



660 Soscol Ave., primary and south facades, looking east from 7th Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 796 Soscol Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 796 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-192-001-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

796 Soscol Avenue is located on a large, rectangular lot on the southeast corner of Soscol Avenue and 3rd Street. Built circa 1950, 796 Soscol Avenue is a 1-story, reinforced concrete, commercial building designed in a utilitarian style with a Googie style commercial unit at the northwest corner. The building has an irregularly shaped plan, is clad with smooth stucco, and capped by flat and bow truss roofs. The foundation is not visible. The primary facade faces west and features the projecting commercial unit on the north and a vehicular entrance on the south. The walls of the commercial unit are not set at right angles and are dominated by full-height aluminum-sash storefront windows. A recessed entry vestibule at the northwest corner is clad with vertical wood siding and features a fully-glazed, wood door. The flat roof of the commercial unit is sloped slightly so that it is higher at the front of the building and has broad, overhanging eaves with edges that do not run parallel to the exterior walls. The eaves have wide fascia boards and a blade sign projects from the northwest corner of the roof. The industrial portion of the building features flush metal pedestrian doors on the north and south facades, and a vehicular entrance on the east façade. Fenestration consists of original steel-sash, awning windows and sliding, aluminum-sash, replacement windows on the south façade. The roofline of the industrial portion of the building features a low parapet surrounding the bow truss roof. 796 Soscol Avenue appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and north facades, looking east from Soscol Ave.
4/2/2009

***P6. Date Constructed/Age and Sources:** ☒ Historic
Ca. 1950
Visual estimate

***P7. Owner and Address:**
Richard Borgwardt Trust

***P8. Recorded by:**
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

***P9. Date Recorded:**
6/16/2009

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California & The Resources Agency	Primary#	
DEPARTMENT OF PARKS AND RECREATION	HRI #	
CONTINUATION SHEET	Trinomial	

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) **796 Soscol Avenue**

***Recorded by:** Page & Turnbull ***Date** 6/16/2009 ☒ Continuation ☐ Update



South façade, looking northeast from Soscol Avenue.



North and east (rear) façade, looking southwest from 3rd Street.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 807 Soscol Avenue

P1. Other Identifier: Gelow, Borreson, Gelow

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Napa, CA Date: 1980

*c. Address: 807 Soscol Ave. City: Napa Zip: 94559

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-131-005-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

807 Soscol Avenue is located on an irregularly shaped lot on the east side of Soscol Avenue, between 3rd Street and the Napa River. Built in 1940, 807 Soscol Avenue is a 1-story, reinforced concrete and concrete block, commercial/light industrial building. The building is roughly rectangular in plan, with a projecting, flat-roofed, Art Modern style structural bay containing an office at the southwest corner, a recessed loading dock at the center, a utilitarian style block with three parallel gable roofs on the east, and a utilitarian style, gable-roofed addition at the rear that connects the office and eastern block. The exterior walls are clad with smooth stucco or exposed concrete block and the foundation is concrete. The primary facade faces south with the primary commercial entrance on the west, a vehicular entrance within the recessed loading dock at the center, and secondary pedestrian and service entrances on the east. The commercial entrance is recessed, flanked by rounded corners and surmounted by a flat canopy with rounded corners and horizontal banding on the edge. The entry features a flush wood door with a glazed transom. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP6. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west facades, looking northwest from Soscol Ave.
3/242/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1940
Napa County Assessor's Office

*P7. Owner and Address:
Gelow, Inc.

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
6/10/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

***P3a. Description:** (Continued)

Secondary entries consist of flush metal doors and metal roll-up garge doors. Architectural features include a rounded corner at the southeast corner of the office bay and a low loading dock that borders the eastern side of the primary façade. The roofline of the office bay features a flat parapet with painted signage, while the parallel gables of the eastern block are unified by flat parapets at the ends. The rear addition has a higher gable roof, clad with corrugated metal and featuring ventilators located at regular intervals along the roof ridge. The building appears to be in good condition.



Primary façade of office bay, looking north from Soscol Avenue.



West and south facades of eastern block, looking northeast from Soscol Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 426 Taylor Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 426 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-008-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
426 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built in 1910, 426 Taylor Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in asbestos shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east. The porch is accessed by wood stairs and features wood railings and square wood posts that support a hip roof. The primary entrance is covered by a screen door. A secondary entrance featuring a paneled wood door is located at the basement level of the west façade. Typical fenestration consists of one-over-one, double-hung, wood-sash windows. The roofline includes open eaves with exposed rafter tails, and a brick chimney on the east side of the roof. The lot is enclosed by a low concrete site wall. A gravel driveway on the west side of the lot provides access to the rear of the lot, where a gable-roofed garage that is clad in corrugated metal and a small auxiliary building are located. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assessor's Office

*P7. Owner and Address:
Steven Garaventa

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 434 Taylor Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 434 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-009-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
434 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built in 1910, 434 Taylor Street is a 1-story over raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in stucco, and capped by a gable and gable-on-hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east side. The porch is accessed from the west by wood stairs and features a wood railing and square wood posts that support a flat roof. The underside of the porch is enclosed by wood lattice. The primary entrance is a paneled wood door with an infilled sidelight on the west side. Typical fenestration consists of sliding and double-hung, vinyl-sash replacement windows. The roofline includes shallow open eaves, and a half-round louvered attic vent in the gable end. The lot is enclosed by a low concrete site wall. A paved driveway on the west side of the lot provides access to the rear of the lot, where a gable-roofed garage that is clad in stucco is located. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary façade, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
Napa County Assessor's Office

*P7. Owner and Address:
Nicholas J. Kalamaras

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 444 Taylor Street
P1. Other Identifier: Oxbow School residence, Severson House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 444 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-010-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
444 Taylor Street is located on a rectangular lot on the north side of Taylor Street, between the Napa River and Juarez Street. Built circa 1910, 444 Taylor Street is a 1-story over a full-height raised basement, wood frame, single-family residence designed in the Simple Bungalow style. The building is rectangular in plan, clad in wood shingles, and capped by a hip roof. The foundation is concrete. The primary facade faces south and features an entry porch on the east side. The porch is accessed from the west by wood stairs and features square wood posts that support a hip roof. The primary entrance is not visible from the street. Typical fenestration consists of one-over-one, double-hung, wood-sash windows. Architectural features include corner boards, a water table, and an enclosed shed-roofed rear addition. The roofline includes open eaves with exposed rafter tails. The rear of the lot is enclosed by a wood fence and a paved driveway is located on the west side of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 456 Taylor Street
P1. Other Identifier: Oxbow School residence, Severson House
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Napa, CA Date: 1980
*c. Address: 456 Taylor Street City: Napa Zip: 94559
d. UTM: Zone: 10 mE/ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 006-143-011-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
456 Taylor Street is located on an L-shaped lot on the north side of Taylor Street, between the Napa River and Juarez Street. The expansive lot borders the river on the west side. Built circa 1910, 456 Taylor Street is a 1-story, wood frame, single-family residence designed in the Craftsman Bungalow style. The building is L-shaped in plan, clad in wood shingles, and capped by a gable roof. The foundation is not visible. The primary facade faces south and features a nearly full-width entry porch. The porch features solid railings, battered plinths, and square piers – all clad with wood shingles – that support a gable roof. Solid stepped brackets are located at the upper corners of the porch openings and the west side of the porch is enclosed by a nine-light, fixed, wood-sash window. The primary entrance is not visible from the street. Typical fenestration consists of one-over-one, double-hung, wood-sash windows with molded wood trim. The roofline includes broad open eaves with exposed rafter tails, knee braces, and a wood lattice attic vent in the gable end. The front of the lot is enclosed by a fence of horizontal wood slats. A paved driveway and small gable-roofed shed are located at the front of the lot. The house appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Photo: (view and date)
Primary and west façades, looking north from Taylor Street
3/24/2009

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1910
Buell, "A Local History of East Napa" (1998)

*P7. Owner and Address:
Oxbow School

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
7/23/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Heritage Napa: Soscol Gateway/East Napa Historic Resource Survey

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS, 5S3

Page 4 of 6 *Resource Name or # (assigned by recorder) 812-818 Third Street

B1. Historic name: Brooklyn Hotel, Dave's Place
B2. Common name: None
B3. Original Use: Commercial; tavern, boarding house, bowling alley
B4. Present use: Commercial; retail, offices
*B5. Architectural Style: 19th Century Commercial / Altered

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1870. Sheds constructed at rear of bowling alley and extending along rear of lot, pre-1891. Multiple rear additions and alterations to sheds at rear of lot by 1910. Consolidation of rear additions, construction of small buildings, including one serving as "rooms," at rear of lot and removal of sheds at rear of bowling alley by 1924. Construction of 812 Third Street building, circa 1925. Construction of 818 Third Street addition, 1938. Removal of bowling alley and removal of rear buildings and sheds by 1949. (continued)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Ethnic settlement Area: Soscol Gateway/East Napa
Period of Significance 1872 - 1978 Property Type Commercial Applicable Criteria A/1, B/2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Brooklyn Hotel was constructed circa 1870 and served as a hotel run by Dominic Cavagnero starting in 1872. Cavagnero had been an unsuccessful miner during the Gold Rush and eventually settled his family in East Napa. The hotel he opened was a popular watering hole for the Italian community in the neighborhood and was a place where new Italian immigrants could find lodging, get their bearings, and make employment contacts in Napa. Around 1886, an open-air bowling alley or bocce court had been constructed on the property to the east of the hotel building, and a large corral serving the neighboring Palace Livery Stable was located to the west.

Dominic Cavagnero died at the age of 30, and around 1906, the property eventually passed to his son and daughter-in-law, Dave and Nellie Cavagnero, who continued the family business. Dave Cavagnero became a prominent citizen in the Italian community and was affectionately referred to as the Mayor of East Napa. The Cavagnero family lived at the Brooklyn hotel and rented rooms to single men, typically railroad workers. (continued)

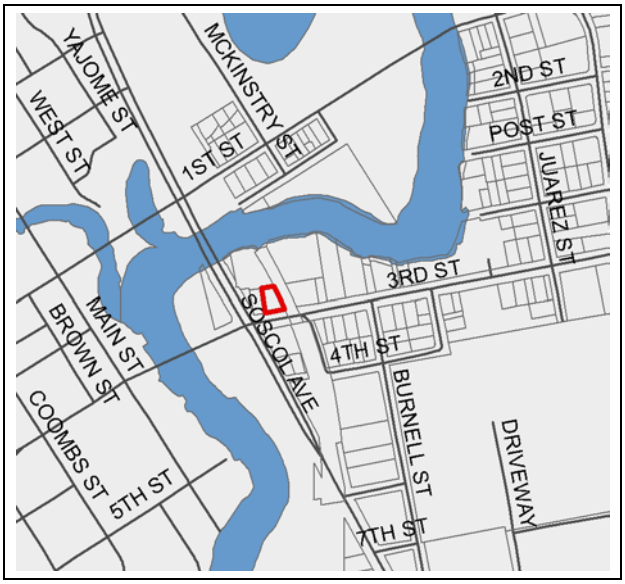
B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel, HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (Continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Construction of new storage building, 1955. New sign, and addition and alterations (possibly construction of eastern lean-to addition and/or major façade remodel), 1959. Two new signs, and addition and alterations (this may also refer to the eastern lean-to addition and/or façade remodel), plumbing in commercial addition, rewiring bathrooms, 1965. Installation of evaporative cooler, 1969. New electrical service, 1970. Electric dryer installed upstairs, 1971. Plumbing work, 1974. New underground electrical service, 1975. Correction of electrical hazards/code violations, 1980. Reroofed "mansard" portion of roof, 1996. Fire suppression system installed, including grease duct repair, 2007.

B10. Significance: (continued)
In 1906, when San Francisco was devastated by the 1906 Earthquake and Fire, many Italians fled from the city's North Beach neighborhood and came to East Napa. They were welcomed and found shelter at the Brooklyn Hotel. Many stayed in the area, increasing the Italian population in East Napa.

In 1917, the move toward Prohibition had commenced and a law was passed that limited the number of bars allowed to operate in each city. In Napa, almost half of the drinking establishments closed. The Brooklyn Hotel survived, but the Cavagneros were forced to pay a subsidy to the owners of those bars forced to close. The Volstead Act of 1919 put Prohibition in full effect, though, and Dave Cavagnero took up bootlegging to keep the Brooklyn Hotel tavern in business. He partnered with cider manufacturer George Blaufuss and with the help of friends and relations at the Napa Police Department, kept East Napa supplied with beer and liquor. During one raid, beer from Blaufuss' property was hidden in a water tank behind the Brooklyn Hotel. The hotel was also the first Napa establishment to serve beer upon the lifting of Prohibition in 1933. Dave's son, Ray Cavagnero, personally brought a truckload of beer up from San Francisco at midnight on the day the Twenty-first Amendment was passed, furthering the Brooklyn Hotel's reputation as East Napa's go-to drinking establishment. After Prohibition, the Cavagnero's opened the El Ray Distributorship adjacent to the Brooklyn Hotel at 807 Soscol Avenue. At the plant they bottled and distributed beer and liquor until 1977, some of it likely being served at the Brooklyn Hotel.

Cavagnero was also known to put on extravagant parades and celebrations, even bringing the circus to town. In 1935, the Brooklyn Hotel hosted performers from the Tom Mix Circus and Wild West Show. Other small businesses also rented space at the hotel. In 1937, city directories show that the space addressed 816 Third Street was occupied by barber C.O. Todd. By 1939, the small addition addressed 818 Third Street had been constructed and housed the barber shop of M.A. Smith. It later housed another barber, John Blanche, in 1947. By 1954, the Brooklyn Hotel was more commonly known as Dave's Place, and in city directories just prior, the business had been listed simply as "liquor", rather than as the Brooklyn Hotel.

By 1969, the property transferred to Dave Cavagnero's son, Robert, but by 1974 had been sold out of the family. Building permits from 1974 and 1975 list the owner as Gianini's, and a 1980 permit shows the owner as Ptomaine Deli. The current owners, Wayne A. and Sharron L. Mitchell, purchased the property in 1996.

Evaluation:
812-818 Third Street was built circa 1870 and is one of the oldest buildings in East Napa. Its first known use was as the Brooklyn Hotel, the name under which it is best known. It served as a boarding house as well as a tavern and was especially well-patronized by members of the Italian community of East Napa. It is located at the intersection of Soscol Avenue and Third Street, which once featured a cluster of hotels, including the Palace Hotel and Colombo Hotel. The Brooklyn Hotel was a popular gathering place for East Napa's Italian community as well as a stopping-off point for new Italian immigrants. It was instrumental in the introduction of these newcomers to Napa, assisting them in finding lodging and work, and subsequently growing the Italian community's population. The property therefore appears to be significant under Criterion A/1 (Events) for association with the development of hotels around the Soscol Avenue and Third Street intersection and for its association with the formation and growth of East Napa's Italian ethnic community.

The Brooklyn Hotel was strongly tied to the Cavagnero family, primarily Dave Cavagnero, who was extremely influential and prominent within the Italian community of East Napa. He was well-regarded by local Napa politicians and was unofficially known as the Mayor of East Napa because of the advice, political influence, and financial support he gave to members of the community. He was instrumental in obtaining the installation of paving, sidewalks and sewer infrastructure along Third Street. He was the director of the Napa Town & County Fair and established the Napa branch of the Italian Catholic Federation. Cavagnero was also a prolific producer of alcohol, even during Prohibition, and is known for keeping the residents of Napa supplied with beer and liquor through the dry times and afterward, when he established El Ray Distributors. Six generations of the Cavagnero family have lived in East Napa, and many houses on Third Street belonged to members of the family. Perhaps the property most obviously connected with the family and especially with Dave Cavagnero is the Brooklyn Hotel, at one time simply referred to as Dave's Place. These associations with the Cavagnero family make the property significant under Criterion B/2 (Persons).

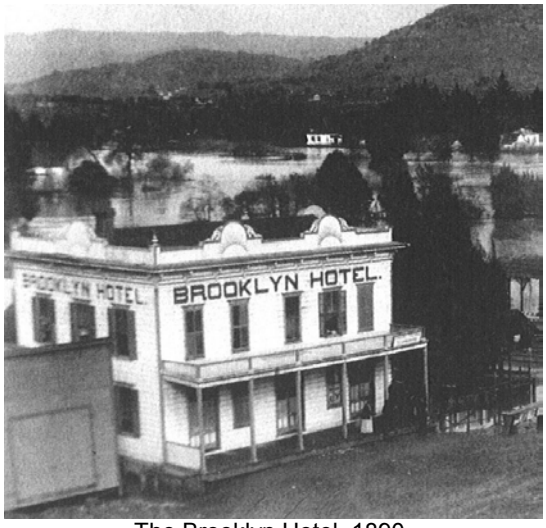
B10. Significance: (continued)

The Brooklyn Hotel has undergone many alterations, including multiple additions and a major façade remodel. It is no longer recognizable as the building it once was (see photo below). It retains the same general shape and form, but drastic alterations have changed fenestration patterns, materials and decorative features. Its architectural style is no longer readily definable and it is not a prime example of a type, period or method of construction. The architect and builder are unknown. Therefore, 812-818 Third Street is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 812-818 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

812-818 Third Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River remaining. Although Soscol Avenue was extended in the 1960s, the surrounding environment has maintained the same commercial setting. 812-818 Third Street was originally used as a lodging house and tavern and maintained that use through the 1980s; however, it is now used as a commercial building and no longer retains integrity of association with its historic functions. The building has lost all integrity of materials, design and workmanship from its original construction, with major additions and alterations that have drastically changed its appearance. The property does not retain integrity of feeling as a nineteenth century boarding house. Overall, though, the property retains sufficient integrity to convey its significance under criteria A/1 and B/2.

812-818 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 807 Soscol Avenue should be assigned California Historic Resource Status Codes of "3CS" and "5S3," which mean that the property appears to be eligible for listing on the California Register and local register. Though it lacks physical integrity, the property has been extremely significant for much of its history, both as an East Napa institution and as an important touchstone in the Italian community, attracting immigrants to Napa from throughout California and beyond.



The Brooklyn Hotel, 1890.
(Weber, *Napa*, 86)

B12. References: (continued)

City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 53S

Page 3 of 4 *Resource Name or # (assigned by recorder) 820 Third Street

B1. Historic name: H.A. Zeller Autos
B2. Common name: Napa Valley Classics, Loose Caboose hobby shop
B3. Original Use: Light industrial; auto garage
B4. Present use: Light industrial; motorcycle repair, Commercial; retail
*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1905. Signs installed, 1960, 1961, 1965, 1968, 1971. Building enclosure, 1971. Electrical work, 1972. Reroofing, 1983 and 2006.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Industrial Development Area: Soscol Gateway/East Napa
Period of Significance Ca.1905-1953 Property Type Industrial Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property at 820 Third Street was constructed between 1901 and 1910, and was likely originally owned by Johan A. Zeller. Zeller was the proprietor of the Palace Hotel at the southwest corner of Soscol Avenue and Third Street, kitty-corner from the subject property. He also owned the associated Palace Stables that once stood adjacent to the subject property, where Soscol Avenue now continues north across Third Street. No longer in existence, the Palace Hotel was the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. 820 Third Street first appears on the 1910 Sanborn Fire Insurance map as an auto repair shop and garage.

Zeller's son, Hugo A. Zeller, operated the garage as early as 1928, and in May 1939 purchased the property from his father. In August 1939, Hugo's wife, Virgina M. Zeller, was put on the deed. The business was listed in city directories as H.A. Zeller Motors from at least 1928 through 1947. City directories specify that the business sold and serviced Buick, Cadillac and LaSalle cars, and GMC trucks.

(continued)

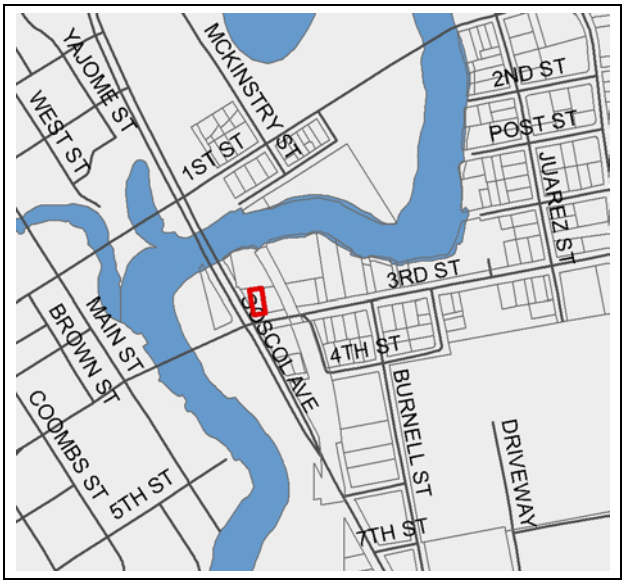
B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel, HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
(Continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
In 1947, the business name changed to Craigie & Zeller Motors, and by 1952, appears to have gone out of business. That year, Craigie Motors became its own used car dealership located on Soscol Avenue, and George C. Warner Motors is listed at 820 Third Street. It dealt in Chrysler-Plymouth cars. A 1963 city directory indicates that Howell & Barwick Autos was located at the property by that time, and accordingly a 1964 deed records ownership transferring to Edward I. & Dorothy P. Barwick and Richard L. & Barbara M. Howell in equal shares. By 1968, however, the Howells had sold their half share to the Barwicks, who continue to own the property today.

Evaluation:
820 Third Street was built circa 1905, likely for use as an auto repair shop and garage. According to the 1910 Sanborn Fire Insurance map, it appears to be the earliest automobile-related property in the area. Its location near Soscol Avenue is particularly significant, since today the street is essentially an "auto row," characterized by many automotive dealerships and repair shops. 820 Third Street maintained an automotive use as the Soscol Avenue auto industry grew up around it, and can be considered a seminal element of that development trend. It therefore appears to be significant under Criterion A/1 (Events) for association with automobile-related commercial development.

The property is most strongly tied to the Zeller family, primarily Johan and Hugo Zeller, who started the automotive business there and continued to run it until 1953. The Zellers were also connected to the Palace Hotel (no longer extant), which was a major establishment in East Napa and was the biggest hotel city-wide. In fact, the Zellers' holdings dominated the intersection of Soscol Avenue and Third Street, with the hotel on the southwest corner and the Palace Stable and subject auto shop on the north side of the street. The hotel and stable no longer exist, leaving 820 Third Street as the best and only remaining evidence of the Zellers' occupancy and commercial undertakings. The subject property's associations with Johan and Hugo Zeller make it significant under Criterion B/2 (Persons).

The building at 820 Third Street has remained much the same since its construction, with only minor cosmetic alterations affecting its appearance. For the most part, its original form and styling are still evident. The building is one of the older structures remaining in the area, and it appears to be one of the few in East Napa to demonstrate its twentieth century commercial style with Classical Revival details. On the whole, the building is representative of this type and period of construction. Therefore, 820 Third Street is significant under Criterion C/3 (Architecture) for architectural merit, although the architect and builder are unknown.

The property at 820 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

820 Third Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River, remaining. Although Soscol Avenue was extended in the 1960s to pass along the west side of the property and cross the river, the surrounding environment has maintained the same commercial thoroughfare setting. The building was originally used as an auto repair shop and garage, and though it no longer functions that way, it maintained an automotive use through the 1960s and partially retains a related use as a motorcycle repair shop today. Therefore, it retains integrity of association with its historic functions. The building retains integrity of materials, design and workmanship from its original construction, with no major additions or alterations to change its appearance. The property also retains integrity of feeling as an early automotive garage.

820 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 820 Third Street should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S1

Page 3 of 5 *Resource Name or # (assigned by recorder) 920 Third Street

B1. Historic name: Borreo Building
B2. Common name: Borreo Building
B3. Original Use: Commercial; grocery store.
B4. Present use: Vacant
*B5. Architectural Style: 19th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed in 1877. Sign installation, 1963. Reroofing, 1973 and 1996. Installation of switch-gear, 2009. Entries on south façade converted to windows, and windows to entries, doorways on east façade widened; dates unknown.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Commercial development Area: Soscol Gateway/East Napa
Period of Significance _____ Property Type Commercial Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Upon coming to Napa in 1866, Felix Borreo, a native of Genoa, Italy, operated a grocery business at Main and Second streets. In 1877, he purchased the property at 920 Third Street from James Donnelly and Chancellor Hartson, and constructed the current building. It was built of native stone quarried in the Soda Canyon area, where Borreo had a farm where he produced wine, fruit, and olive oil, and grazed cattle.

The Borreo Building was constructed with walls that are 12 inches thick and an internal structure of heavy timber. Originally all openings were segmental arches with keystones, but they have since been altered. The building was constructed advantageously near the Napa River for easy access to the wharves and railroad, so that goods could be shipped and received by water and rail. Originally, a number of other buildings were located alongside the subject property – including the Enterprise and later the Jaekle Bros. Planing Mills, and the Napa Machine Works. These neighboring buildings burned around 1945, leaving the Borreo Building standing alone on an isolated parcel of land. Later, circa 1980, Soscol Avenue was extended north of Third Street, further isolating the Borreo Building from properties to the east.

In addition to his grocery business, Borreo also stored and sold wood, coal, flour and liquor at the subject property. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
"Looking Into Napa's Past & Present: Borreo Building Tenants," Napa Valley Register, 19 July 1986.
"Napa's Buildings of Yore," Napa Valley Register, 10 September 2009.
Pacific Wine and Spirit Review, vol. 58, Nov. 1915 – Oct. 1916.
(Continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
The second floor housed a dance hall for some time, and according to census records, the Borreo family resided at the property. Sanborn Fire Insurance maps suggest that in 1886 Fowler & Son carriage shop was located in the building, and in 1891, J.E. Teale & Sons dealt in hay, grain, coal, wood and flour on the site. In 1900, Felix Borreo leased the warehouse to the Napa Boat Club for use as a boat house. Sanborn maps continue to reference its use as a grain warehouse, but it is not until 1901 that the maps label the building with the Borreo name. A newspaper article ("Looking into Napa's Past and Present") recounts that around 1900 the Cameron Shirt Factory was established and operated on the building's second floor until its own larger dedicated factory was constructed on the west side of the river in 1906.

In 1908, Borreo sold the building to James Rennie. Rennie was the owner of a vineyard in St. Helena and may have put the Borreo Building up for lease. Around this time, the building was used as a feed store by grain merchant Edward Swan, and as the grain and feed department for Thompson Beard and Sons. The property was under the ownership of lawyer Percy S. King for a short time and in 1911was sold to Felix J. Vanderschoot, a carpenter and builder from Holland. By 1915, the building appears to have been leased by A. Repsold Co. for use as a wine cellar. The company produced and bottled table wines, brandy, port, sherry, and sparkling wines. A. Repsold lived in San Francisco, however, and the business' headquarters were located in the city. The building is also known to have been used as wine and liquor storage by Ernest Streich and F. Vanzini; however, the time period of this occupancy is unknown.

It appears that the property remained in the Vanderschoot family's ownership and later transferred to son Felix Vanderschoot, Jr.. Vanderschoot Jr. was the proprietor of the Vanderschoot & Mansfield Oldsmobile agency, located on the first floor of the Borreo Building from the 1930s through the 1950s. Vanderschoot Jr. is also well known in Napa for his contributions as president of the Napa Planning Commission, where he helped draft the county's first general plan and was instrumental in the formulation of the Napa Valley Agricultural Preserve concept. The second floor of the Borreo Building was rented by the California National Guard from 1948 into the 1950s, and was used to house the Battery C, 636th Field Artillery Battalion, 49th Infantry Division.

Various accounts suggest that the building was also used as a library, yacht club offices, and a motorcycle repair shop at different points throughout its history. In 1962, the Borreo Building was leased by Holmes Moving & Storage. This company continued to lease and occupy the building even after Vanderschoot sold it to the City of Napa in 1966. At this time, the City had plans for the improvement of the Third Street Bridge over the Napa River and intended to use the parcel at 920 Third Street for construction and bridge expansion purposes. This project was greatly delayed and Holmes Moving & Storage remained at the subject property through at least the late 1980s. The building has stood vacant since the time that Holmes moved out.

Evaluation:
920 Third Street was built in 1877 for use as a grocery store. It was one of the first buildings constructed in the vicinity and is now the only remaining building in what became a vital commercial and light industrial grouping. Its location relates to the Napa River waterfront and river-based transportation methods that were available at the time of its construction. Its uses over the years, particularly as a grocery store, grain warehouse, and wine cellar relate to the agricultural and viticultural industries that have been important to Napa's economy throughout its history. The subject property's associations with these trends in Napa's development and commerce thus make it significant under Criterion A/1 (Events).

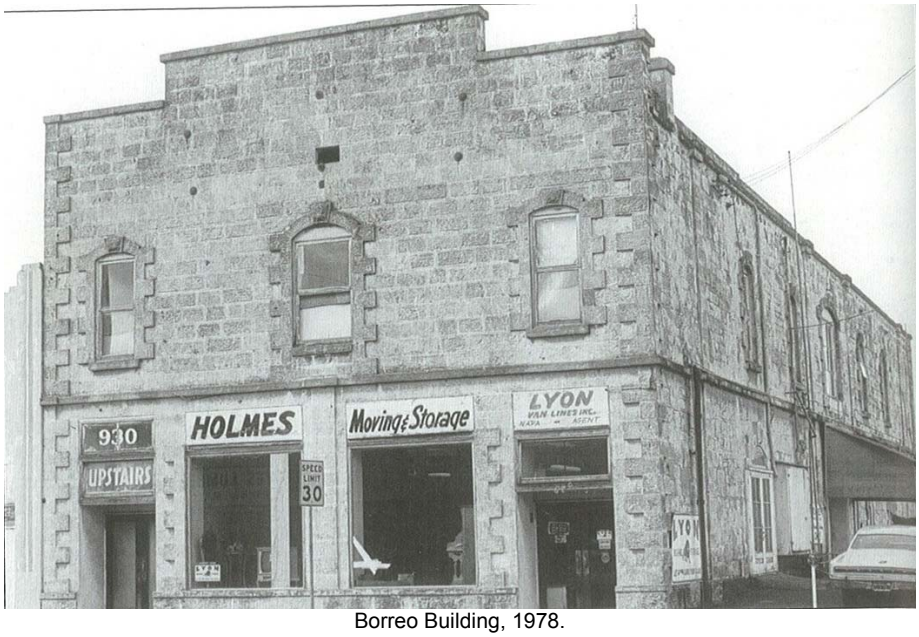
The property is most strongly associated with the original owner, Felix Borreo, who owned and operated a grocery store there for 31 years. The building is still referred to by the Borreo name. Though Borreo appears to have been a prominent and long-standing merchant in early East Napa, neither he nor his grocery business appear to have been extremely influential to the neighborhood, city or state. The property also has long-time associations with the Vanderschoot family, one member of which served on the Napa Planning Commission and was instrumental in the creation of the Napa Valley Agricultural Preserve. Though this is an important development in Napa's history, Felix Vanderschoot Jr.'s role had little to do with his connection to the Borreo Building, which is where he operated a car dealership. The subject property thus does not appear to be significant under Criterion B/2 (Persons).

The building at 920 Third Street has remained much the same since its construction, with only minor alterations to door and window openings. Its original form and styling are still evident, as is its unusual stone construction. The building is one of the older structures remaining in the area, and is the last survivor in the row of commercial and light industrial buildings that once stood at the location. It is also one of the few, if only, stone buildings in the East Napa neighborhood. On the whole, the building is a relatively unique representation of a type, period and method of construction. The architect and builder are unknown. Therefore, 920 Third Street is significant under Criterion C/3 (Architecture) as an example of a Victorian-era stone commercial building.
(continued)

B10. Significance: (continued)
The property at 920 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

920 Third Street has never been moved and therefore retains integrity of location. However, it lacks integrity of setting because it sits alone on an isolated parcel and is no longer surrounded by other commercial and light industrial buildings, as it was throughout most of its history. Additionally, the extension of Soscol Avenue along the east side of the property around 1980 has isolated the building further. The building was originally used as a retail grocery store, but now sits vacant and no longer functions in a commercial use as it has for most of its history. Therefore, its integrity of association is lost. The building retains integrity of materials, design and workmanship from its original construction, with no major additions or alterations to change its appearance. This is perhaps the most important aspect of integrity for the Borreo Building, as its significance under Criterion C/3 is so strong. The property also retains integrity of feeling as a nineteenth century stone commercial building.

920 Third Street is not currently listed on the National or California registers, but is a local landmark in the City of Napa. Based on this evaluation, the Borreo Building at 920 Third Street should be assigned a California Historic Resource Status Code of "5S1," which means that the property is eligible and listed locally.



Borreo Building, 1978.
(Kilgallin, 32.)

B12. References: (continued)
"Riverfront office, anyone?" Napa Valley Register, 20 June 2007.
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S3

Page 3 of 5 *Resource Name or # (assigned by recorder) 806 Fourth Street

B1. Historic name: The Depot Inn, The Depot Hotel
B2. Common name: The Depot Restaurant
B3. Original Use: Commercial/residential; boarding house/hotel, saloon, restaurant
B4. Present use: Commercial; restaurant
*B5. Architectural Style: Greek Revival, altered

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed 1881. Rear addition, yard enclosed to west and north, shed and outdoor oven constructed at northeast corner of yard (1886-1891). Ball alley added along western side of yard, rear porch added, oven removed (1891-1910). Ball alley removed, northeast addition connecting main building and shed constructed (1910-1924). (continued)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Ethnic community, industrial development Area: Soscol Gateway/East Napa
Period of Significance 1881 - 2004 Property Type Commercial Applicable Criteria A/1, B/2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The site where the Depot Restaurant now stands was originally occupied by the Washington Hotel, which burned down in 1881. The vacant lot was quickly sold to Giobani B. Ferrogario and the current building was constructed. It initially consisted of a simple, rectangular-plan, Greek Revival style building with a full-width front porch. The Ferrogario family resided at 806 Fourth Street and operated a boarding house and saloon there for approximately twenty three years before Giobani Ferrogario retired. An 1891 Sanborn Fire Insurance map indicates that the property also included a dining room. After moving to a house on Randolph Street, Ferrogario leased 806 Fourth Street to John Delucca. Delucca's family resided at the property and continued to operate the boarding house and saloon. A ball alley was added to the yard on the property around this time. In 1908, Giobani Ferrogario died and ownership of the property transferred to his wife, Virginia. Delucca relinquished the lease of 806 Fourth Street after fifteen years, and Louis Daglia took it up. For about three years, the Daglia family resided at the property and continued the boarding house business. Daglia's daughter, Alma, eventually married Ray Cavagnero, a member of one of East Napa's most prominent families.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/motel, HP6. 1-3 story commercial building

*B12. References:
"In Napa, it's one big family affair when it comes to malfatti," *San Francisco Chronicle*, 13 August 2004.
"Looking into Napa's past and present," The Napa Valley Register, 28 January 1984.

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Front porch enclosed/enlarged, detached office constructed to southwest, garage and detached room added at northwest corner, northeast addition and shed demolished (1924-1949). Southwest addition constructed, auxiliary building constructed to northeast (1949-2009). Air conditioner installed (1969). New underground electrical service, kitchen remodel (1972). Unspecified alterations, commercial exhaust system installed (1973). Fire repairs (1975). Water heater replaced (2001). Flood repair: 18 support posts replaced (2006). Sign installed, interior remodeled (2007).

B10. Significance: (continued)
During the Daglia's tenure, the Southern Pacific Railroad erected wire fences around its competition, the Depot Hotel, in an effort to discourage its employees and passengers from drinking and dining at non-Southern Pacific-owned establishments. The wire was constantly cut, however, and the railroad later erected a wooden fence as an effective physical and visual barrier. Despite this, the Depot Hotel continued to prosper, supported in large part by the local Italian community.

After the Daglia's term of lease, the Demetro "Jumbo" Scaruffi began leasing the property, still continuing the boarding house and saloon operations. A number of changes appear to have occurred at the property during the Scaruffi family's tenure, including the removal of the ball alley and the construction of a northeast addition that enlarged the building considerably. The Scaruffis were another prominent East Napa family and later resided at 833 DeWoody Street in an ornate Italianate house; today, the house is still known as the Scaruffi House and is located on the Oxbow School property.

In 1925, 806 Fourth Street was sold to Joseph and Theresa Tamburelli. The former boarding house and saloon was converted to a grocery store and small eight-table restaurant. The restaurant functioned with only a wood burning stove and no refrigeration, but over the years was expanded and modernized by the Tamburellis. Italian dinners were the specialty and the establishment became a beloved gathering spot for the Italian community of East Napa. The grocery store was eventually replaced by a bar. During the years of Prohibition, Joseph Tamburelli, like many in East Napa, was involved in the production and distribution of bootlegged liquor. He incurred many fines, which put the family in a difficult financial situation for some time. In 1930, however, when the Bank of Italy was taken over by the Bank of America, Theresa Tamburelli was responsible for starting an unofficial banking business of her own. Distrustful of the new Bank of America, she withdrew her money and stashed it at the Depot Restaurant. For the next thirty years, she was well known for providing loans to her fellow East Napans.

Jospeh Tamburelli died in 1937, and Theresa continued to operate the Depot Restaurant with the help of her son Nicholas and his wife Angelina. Theresa Tamburelli died in 1971, and Nicholas and Angelina inherited the property and continued to run the business until 1974, when they retired. They retained ownership of the property until 2004, but leased it to Clement Cittoni, who had worked at the restaurant since 1961 and had been the chef for thirteen years, and Joseph Pellegrino, the barkeep. Pellegrino gave up his share of the lease around 1980, but Cittoni remained as the chef and manager of the restaurant until at least 2004 . The Depot Restaurant continued to operate under the same name until February 2009, when it was reopened as Fabrizio's, a Sardinian restaurant and bar.

Evaluation:
The Depot Hotel at 806 Fourth Street was built in 1881 for use as a boarding house and saloon. Like the Washington Hotel that stood on the property before it, the Depot Hotel appears to have been established in response to the proximity of the rail line and depot, which were operated by the California Pacific Railroad at the time the building was constructed. The residential rooms and saloon/dining facilities were intended to serve travelers coming to Napa and needing room and board after disembarking from the train. The line eventually came under the control of the Southern Pacific Railroad, and although passenger service through Napa was discontinued in 1929, the Depot Restaurant continued its tradition of hospitality services. It has maintained its proximity to the rail line, where the Napa Valley Wine Train now runs, and its reference to the historic trend of the rail road operation in Napa. 806 Fourth Street appears to be significant under Criterion A/1 (Events) for association with important historic events.

The property has ties to prominent East Napa families like the Scaruffis and the Cavagneros, but is most strongly associated with the Tamburelli family. Joseph and Theresa Tamburelli were prominent citizens in Napa, and particularly within East Napa's Italian community. Their Depot Restaurant was a popular community gathering place, and Joseph Tamburelli was an active community leader. Theresa, too, played an important role in the community through her banking activities. The subject property's associations with the Tamburellis make it significant under Criterion B/2 (Persons).

(continued)

B10. Significance: (continued)
The building at 806 Fourth Street has evolved over time, growing from a simple Greek Revival building to a larger structure with additions and auxiliary buildings. The original building and its architectural style are still visible at the core of the current structure, but have been largely obscured by alterations and additions and are not easily interpreted as late nineteenth century fabric. Although the building is one of the older structures in the area, it retains little physical integrity and does not appear to be significant for its architectural merit.

Its size, form, and style are not particularly unusual for the time in which it was constructed and are similar to those of many other buildings in the East Napa area with higher physical integrity. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 806 Fourth Street is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 806 Fourth Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

806 Fourth Street has never been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue, the railroad tracks, and surrounding light industrial and commercial development, all remain. The building was originally used as a boarding house and though it no longer functions that way, it maintains a hospitality-related use as a restaurant, which it has had since 1925. The property therefore retains integrity of association with its historic functions. The building has undergone a variety of major alterations, and thus does not retain integrity of materials, design or workmanship from its original construction. Although the property's original design intent is discernable in its somewhat residential typology, it lacks integrity of feeling because it no longer readily conveys the aesthetic and historic sense of the era in which it was constructed..

806 Fourth Street is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). However, based on this evaluation, it should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886. 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing,1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing,2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5 *Resource Name or # (assigned by recorder) 1003 – 1013 Shetler Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Residential
B4. Present use: Residential
*B5. Architectural Style: Vernacular/Craftsman, Post-war vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations
Duplexes constructed circa 1925. Single-family houses (2) constructed circa 1950.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The earliest known owner of 1003-1013 Shetler Avenue was B.E. and Marie Curry. The Currys appear to have lived in the house at 1007 Shetler Avenue. No biographical information was available for the Currys. In 1944, the Currys sold a portion of the property and entered into joint tenancy with Frank James and Minnie Gist. The Gists lived and farmed in Fresno, California, until at least 1930, and by 1942 had retired to Napa and were listed at 1007 Shetler Avenue. The two single-family houses at the front of the bungalow court complex were likely constructed around 1950 under the Curry/Gist ownership. In 1962, James D. and Stephanie M. Trumbo also entered into the joint tenancy, and were later joined by by Bob R. and Irene F. Casteel in 1965. No biographical information was available for these owners. In 1967, it appears that the property was sold back, in whole, to Marie Curry, who promptly sold it to E.F. Henry. In 1969, Henry sold a portion to Moise and Alice M. Penning. Moise Penning was originally from Oregon, where he had worked as manager of a hotel in 1940. Penning was later an accountant/auditor, served in the Army in World War II, and lived in Hayward as late as 1957. In 1974, the Pennings shared joint tenancy at 1003-1013 Shetler Avenue with Guillermo and Olga Bustamante, who purchased the property outright in 1976 and continue to own it today.

(continued)

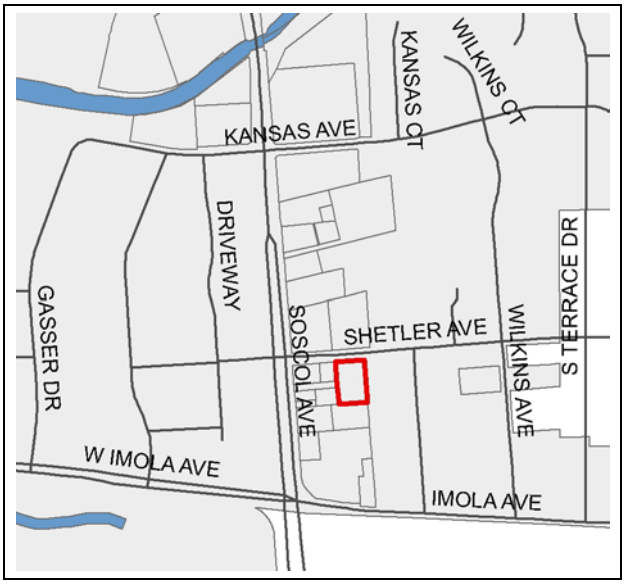
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

*B12. References:
Hattersly-Drayton, Karana. "Historic Architecture Survey Report for the "Bungalow" Court Project, Fresno, CA." September 29, 2004. Available online: www.fresno.gov. (Contains general historic context on bungalow courts.)
Obituary for Shirley Page, Napanews.com
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
1003 – 1013 Shetler Avenue was initially constructed circa 1925 as a bungalow court consisting of two duplex dwellings flanking a central drive. The complex was later expanded with the construction of two additional residences at the front of the lot around 1950. As a residential property, 1003 – 1013 Shetler Avenue is somewhat incongruous with other development within the Soscol Gateway/East Napa area, which does not contain many residences. Neither the 1920s duplexes nor the postwar era houses reflect any important trends in the area, which is largely commercial. This lack of connection to important events as well as deviation from historic development trends means that 1003 – 1013 Shetler Avenue does not appear to be significant under Criterion A/1 (Events) for association with important historic events or trends.

None of the owners or occupants of 1003 – 1013 Shetler Avenue appear to have contributed significantly to Napa's history or development. None of the property's owners appear to have been prominent citizens significantly associated with the development of the city, and no listing of tenants was available to indicate who else may have resided in the multiple dwelling units within the bungalow court. The subject property thus does not appear to be significant under Criterion B/2 (Persons).

The duplexes at 1003 – 1013 Shetler Avenue were designed in a vernacular cottage style typical of the 1920s and form what is commonly referred to as a bungalow court. The bungalow court form is unusual in the area, with only one other similar grouping of houses located nearby at 373 Silverado Trail. The duplex portion of the Shetler Avenue bungalow court appears to be a better example of the type than the Silverado Trail property, exhibiting more notable symmetry in building forms and placement around a central circular drive. The later addition of two mid-century houses diminishes the original design intent of the complex, although the symmetrical arrangement of the court remains intact. On the whole, the property is notable as an example of the bungalow court residential building form, but has diminished integrity and thus cannot claim to be a truly prime example of a type, period, or method of construction. The architect and builder are not known. Therefore, 1003 – 1013 Shetler Avenue does not appear to be significant under Criterion C/3 (Architecture) for architectural merit.

The property at 1003 – 1013 Shetler Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

1003 – 1013 Shetler Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed area on a side street off Soscol Avenue, with commercial uses nearby and low density residential uses to the east. The property retains integrity of association with its original function, as it continues to have a multiple-family residential use. Individually, the houses and duplexes have integrity of design, materials and workmanship from their original construction, but the later addition of the two 1950s houses has obscured the original design intent of the bungalow court. Because of this, the property lacks integrity of feeling as a bungalow court, and does not retain its ability to convey the aesthetic and historic sense of the era in which it was initially constructed.

1003 – 1013 Shetler Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 1003 – 1013 Shetler Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886. 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing,1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing,2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 6Z

Page 3 of 5 *Resource Name or # (assigned by recorder) 373 Silverado Trail/488 Soscol Ave.

B1. Historic name: None
B2. Common name: None
B3. Original Use: Residential
B4. Present use: Residential/commercial; service
*B5. Architectural Style: World War II-era vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1942. Demolition of commercial building at 488 Soscol Avenue (1973). Construction of current boat dealership building (circa 1973). Gas line installed (1988). Replaced wall furnace (2005). Reroofing (2009).

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: Non-historic boat dealership building at west side of property.

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Deed records indicate that the subject property at 373 Silverado Trail/488 Soscol Avenue was owned by Frank E. Trubody at least as early as 1910. Trubody was in the banking business and resided on Franklin Street in the 1910s, suggesting that he leased out the property at 373 Silverado Trail/488 Soscol Avenue. In 1921, Trubody sold the property to the Juarez Athletic Park. Little is know about this organization and its ownership of the property was brief.

In 1922, Carlo Draghi took possession of the property. Carlo Draghi, also known as Charley, was an Italian immigrant who does not appear to have resided on the property. Draghi was a farmer, and based on the residential density of the East Napa neighborhood where he lived, it is possible that the subject property was used as his farmland. The Draghi family also owned several parcels nearby (140-250 Silverado Trail, across the street from the subject property). By 1938, the property had been transferred to Louis Draghi, Carlo's son, who was employed as a machinist.

In 1942, Roy E. and Evelyn E. Welton purchased the property. The Weltons lived in Wisconsin until 1930, when they moved to Napa, and were likely responsible for the construction of the two-story house, bungalow court, and no-longer-extant commercial building on the property, which appear to date to this era. (continued)

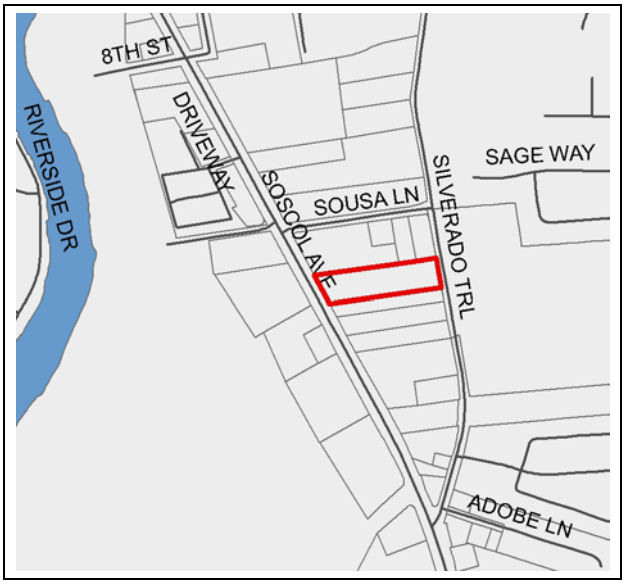
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 1-3 commercial building

*B12. References:
Obituary for Shirley Page, Napanews.com
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
The Weltons still owned the property in 1953, when the property first appears in city directories (at its original address, 1056 Soscol Avenue). Roy Welton is listed as a deputy sheriff, and the Gala Club Tavern is listed at the address. Also shown residing at the property are the Weltons' daughter and son-in law, Shirley and Joseph Page (also a deputy sheriff); Mrs. Muriel Sickler, a nurse for the county health department; and bartender Stanley VanDeMark and his wife Mildred. In 1957, Monte's Club Gala Tavern was still present, while Roy Welton managed eight apartments located on the property. In 1963, the Gus Saver Steak House took the place of the Club Gala Tavern, and the apartments continued to operate under Welton's ownership.

In 1972, the property was sold to Emile J. and Lola M. Leonardo, who are the current owners. A 1973 building permit suggests that the commercial building where the steak house was located was torn down; it is likely that the construction of the modern boat dealership building that now stands on the west side of the property, fronting on Soscol Avenue, was completed shortly thereafter.

Evaluation:
373 Silverado Trail/488 Soscol Avenue was built circa 1942 for use as a commercial establishment and multiple family residence. As a residential property, it is somewhat incongruous with other development along Silverado Trail, which is generally lined by open lots used for storage and parking purposes. The non-historic commercial establishment fronting on Soscol Avenue conforms more to common uses that shaped the area. However, the current commercial building and business are not the same as the historic building or business. For these reasons, the property does not appear to be a major contributor to any important development themes in the Soscol Gateway area. Though it was initially built during the World War II era, it is a single property not connected with any war-era tract developments found elsewhere in the city. Lack of connection to important events as well as deviation from historic development trends means that 373 Silverado Trail/488 Soscol Avenue does not appear to be significant under Criterion A/1 (Events) for association with important historic events.

None of the owners or occupants of 373 Silverado Trail/488 Soscol Avenue appear to have contributed significantly to Napa's history. The Weltons, Leonardos, and the business and apartment occupants do not appear to have been prominent citizens significantly associated with the development of the city. The subject property is therefore not significant under Criterion B/2 (Persons).

The residential buildings at 373 Silverado Trail/488 Soscol Avenue were designed in a vernacular war-era style and consist of a two story house and a complex of small one-story cottages, commonly referred to as a bungalow court. The bungalow court form is unusual in the area, with only one other similar grouping of houses located nearby, at 1003-1013 Shetler Avenue. However, the bungalow court at 373 Silverado Trail/488 Soscol Avenue does not demonstrate the symmetry of placement or cohesive forms typical in prime examples of bungalow courts. On the whole, the property does not represent a notable example of a type, period, or method of construction. The architect and builder are not known. Therefore, 373 Silverado Trail/488 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 373 Silverado Trail/488 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

373 Silverado Trail/488 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed stretch of Silverado Trail, with a commercial use fronting on Soscol Avenue. The property generally retains integrity of association with its original function, as it continues to have both a commercial and a residential use. However, the commercial building and the business it houses are not historic. The house and bungalow court have integrity of design, materials and workmanship from their original construction, as alterations were minor and the original design intent remains intact. Overall, the residential portion of the property retains integrity of feeling as a bungalow court, and retains its ability to convey the aesthetic and historic sense of the era in which it was constructed. However, the modern boat dealership building that was constructed around 1973 on Soscol Avenue diminishes the level of physical integrity of the property as a whole.

373 Silverado Trail/488 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 373 Silverado Trail/488 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)

Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886. 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing,1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing,2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 **of** 5 ***Resource Name or #** (assigned by recorder) 511 Silverado Trail

B1. Historic name: None
B2. Common name: Napa Septic Tank Service
B3. Original Use: Residential
B4. Present use: Residential/commercial; service
***B5. Architectural Style:** World War II-era split-level

***B6. Construction History:** (Construction date, alterations, and date of alterations
Secondary residence and detached garage constructed circa 1935. Primary residence constructed circa 1945. Possible two-story addition to south side of primary house, circa 1970. (No building permits available.)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** Secondary residential building and detached garage to rear (west) of primary residence.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Residential development/ World War II **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Residential **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The first known owners of the property at 511 Silverado Trail were Joseph M. and Josephine N. Hynes. In 1930, the Hynes family had lived in San Francisco, and Joseph was employed as a sheet metal worker. They likely purchased the property sometime after 1930 and may have constructed the small house and detached garage that are located behind the primary residence. The architectural style of these two buildings indicates that they were constructed earlier than the primary residence, although no building permits are available for the property.

In 1946, the Hynes family sold the property to Harry W. and Geneva W. Stover. According to federal census records, Harry Stover was a tire salesman for many years, but lived in Palo Alto until at least 1930. The Stovers may be responsible for the construction of the primary house that now sits on the lot, as at least the northern portion of the building appears to be of mid-century construction.

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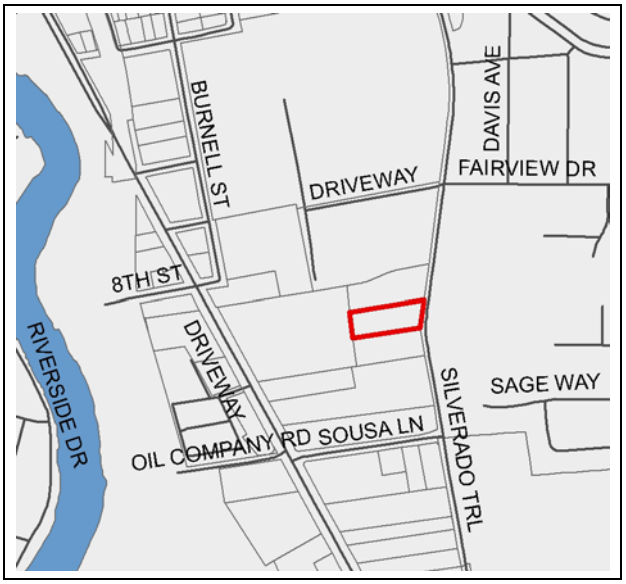
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References:**
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
In 1951, Chester W. and Alice F. Inman purchased the property. The Inmans were in their late 50s when they purchased the property, and appear to have resided in Fresno for most of their lives. Chester Inman had been a tool dresser for an oil company. In 1963, during the Inmans' ownership, city directories show that 511 Silverado Trail was occupied by the Napa Vet Hospital.

In 1967, the Inmans transferred the property to relatives, William C. Inman Jr. and his wife Harriet. The southern, two-story portion of the primary residence appears to have been a later addition that dates to circa 1970.. In 1976, the property was then sold to William H. and Alta M. Kroplin. The Kroplins are listed at the subject address until at least 1993. The property is now owned by the Rawlins family, who operates Napa Septic Tank Service from the property. Napa Septic has been in business since 1947, but does not appear to have been located at 511 Silverado Trail until recently.

Evaluation:
511 Silverado Trail appears to have first been developed for residential use circa 1935. The primary house now located on the lot appears to have been added later, perhaps around 1945. As a residential property, it is somewhat incongruous with other development along Silverado Trail, which is generally lined by open lots used for storage and parking purposes and which front on Soscol Avenue. Because of this, 511 Silverado Trail does not appear to contribute to any important development themes in the Soscol Gateway/East Napa area. Although the primary house was built during the World War II era, it is a single property not connected with any of the major wartime tract developments found elsewhere in the city. Because of its lack of connection to important events as well as deviation from historic development trends, 511 Silverado Trail does not appear to be significant under Criterion A/1 (Events) for association with important historic events.

Though biographical information is sparse, none of the owners of 511 Silverado Trail appears to have contributed significantly to Napa's history or development. The subject property is therefore not significant under Criterion B/2 (Persons).

The primary house at 511 Silverado Trail was designed in a vernacular World War II-era vernacular style and has a split-level configuration. The auxiliary buildings also exhibit simple, vernacular, mid-century design. Alterations, such as window and siding replacement have occurred in some places on the buildings. On the whole, the property does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 511 Silverado Trail is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 511 Silverado Trail was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

511 Silverado Trail has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed stretch of Silverado Trail. The building generally retains integrity of association with its original function, as it continues to have a residential use, though it has had secondary commercial uses since the 1960s... The building has integrity of design, materials and workmanship from its original construction, with alterations being minor and the original design intent intact. Overall, the property retains integrity of feeling as a World War II-era residence, and retains its ability to convey the aesthetic and historic sense of the era in which it was constructed..

511 Silverado Trail is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 511 Silverado Trail should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5 *Resource Name or # (assigned by recorder) 238 Soscol Avenue

B1. Historic name: Unknown
B2. Common name: Williams Automotive & Transmissions
B3. Original Use: Unknown
B4. Present use Light industrial; automobile repair
*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1953. Canvas awnings with painted numbers installed, 2009.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Industrial development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Light industrial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The subject property at 238 Soscol Avenue is closely associated with the neighboring property at 250-266 Soscol Avenue, and the two have similar chains of ownership. The subject property consists of two parcels, which as early as 1953, were both owned by Eugene F. and Audrey L. Claus. The Clauses seem to have maintained ownership of the property while sharing joint tenancy with various parties, including John M. and Sybil Potgeter in 1958, Richard G. and Bette Lee Pike in 1959, Henry H Kilpatrick in 1966, Donna T. Gibbons in 1970, Robert Pearsall Rogers in 1971, and Joseph W. and Helen J. Stampfli and James F. and Rose Ella Blackwood in 1972. By 1979, the property appears to have been sold outright to the Blackwoods, who own it today. They operate an automobile and transmission repair shop in the building on the property, which appears to have been built around 1950, perhaps when the Clauses first purchased the lots.

Because this property is located outside of the area covered by Sanborn Fire Insurance maps and city directories, its early occupants and use are unknown.

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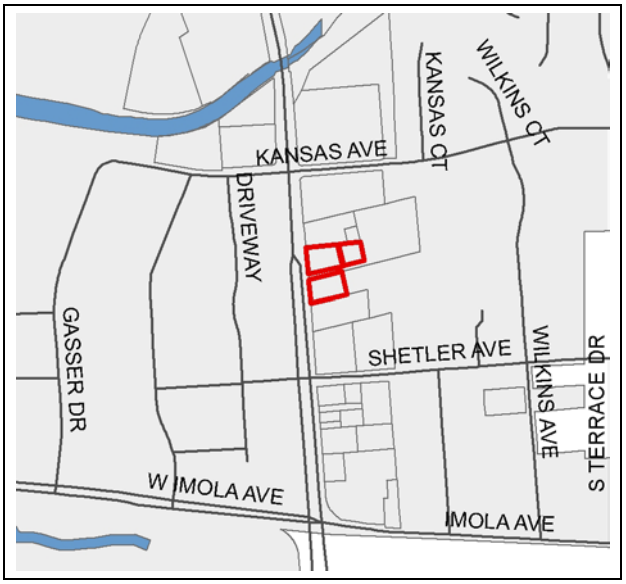
B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
238 Soscol Avenue was constructed around 1953 and appears to have been constructed for light industrial functions, which fit with the overall character of Soscol Avenue. Soscol Avenue was known as "Auto Row" and was primarily developed with automobile-related commercial and light industrial properties. 238 Soscol Avenue is one of many automobile-related properties located on the street, and is physically expressive of its light industrial use. While 238 Soscol Avenue generally contributes to a broad light industrial trend in the Soscol Gateway/East Napa area, there are other industrial properties in the vicinity with historic uses that have been verified and which better exemplify this trend. Therefore, 238 Soscol Avenue does not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property's earliest known association is with the Claus family. No biographical information was available about the Clauses or any of the joint owners who were also associated with the property, and thus none of these people appear to have contributed significantly to Napa's history or development. 238 Soscol Avenue therefore does not appear to be significant under Criterion B/2 (Persons).

The building at 238 Soscol Avenue is a simple utilitarian structure, with a commercial shop at the front and service garage at the rear. Its design and detailing are not particularly noteworthy, and it does not appear to be a notable example of a type or period of construction. The architect and builder are unknown. 238 Soscol Avenue therefore does not appear to be significant under Criterion C/3 (Architecture) for architectural merit.

The property at 238 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 238 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property appears to have featured a light industrial use since its construction, and thus retains integrity of association with its original function. The building also retains integrity of design and workmanship, although its materials have been altered slightly. The property's character is generic, and lacks integrity of feeling as an automobile-related light industrial property.

238 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 238 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property does not appear to be individually eligible for historic designation at the national, state, or local level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

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DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4 *Resource Name or # (assigned by recorder) 250 - 266 Soscol Avenue

B1. Historic name: Unknown
B2. Common name: Williams Automotive & Transmissions, Blackhawk Body Shop
B3. Original Use: Unknown
B4. Present use Light industrial; automobile repair
*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations
Two buildings constructed circa 1953. Roof alteration at 266 Soscol Ave, 1994. Furnace and air conditioning installed at 266 Soscol Ave, 1996.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Industrial development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Light industrial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The subject property at 250-266 Soscol Avenue is closely associated with the neighboring property at 238 Soscol Avenue, and the two have similar chains of ownership. A part of the subject property was owned by Doris M. Pittsley as late as 1936. Doris Pittsley was an operator at the Napa Glove Company, but city directories to do not associate her name with the business at the subject property. In 1936, the property was sold to William D. and Martha E. Kramer. William Kramer was a laborer at Mare Island, but census records do not associate his name with the business at the subject property. In 1950, the property was sold to Eugene F. and Audrey L. Claus, who in 1953 also purchased the neighboring property at 238 Soscol Avenue and later purchased a second parcel to add to the subject property. This consolidated 238 Soscol Avenue with 250-266 Soscol Avenue for the first time, as they are today. The two buildings on the lots appear to have been constructed circa 1953. The Clauses maintained ownership of the property while sharing joint tenancy with various parties, including Allen J. and Rosalind M. Sovey in 1964, Donna T. Gibbons in 1970, Robert Pearsall Rogers in 1971, and Joseph W. and Helen J. Stampfli and James F and Rose Ella Blackwood in 1972. By 1979, the property appears to have been sold outright to the Blackwoods, who own it today. They operate an automobile and transmission repair shop in the building at 250 Soscol Avenue and a body shop in the building at 266 Soscol Avenue.

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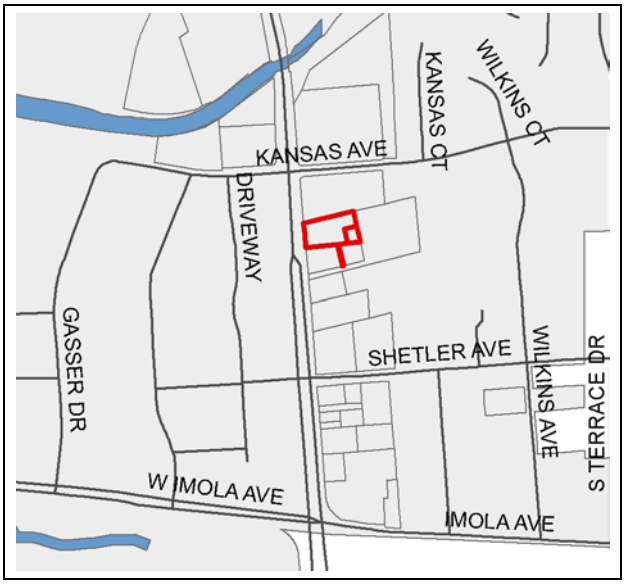
B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)

Evaluation:

The buildings at 250 and 266 Soscol Avenue were constructed circa 1953 and appear to have been constructed for light industrial functions, which fit with the overall character of Soscol Avenue. Soscol Avenue was known as "Auto Row" and was primarily developed with commercial and light industrial properties. 250 and 266 Soscol Avenue are two of many automobile-related properties located on the street, and are physically expressive of their light industrial use. While 250 and 266 Soscol Avenue generally contribute to a broad light industrial trend in the Soscol Gateway/East Napa area, there are other industrial properties in the vicinity with historic uses that have been verified and which better exemplify this trend. Therefore 250 and 266 Soscol Avenue do not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property's earliest known association is with Doris Pittsley, whose use of the property is unknown. Doris' husband was a clerk at their family-run shoe store. No biographical information was available about any of the subsequent owners or joint owners who were also associated with the property, and thus none of these people appear to have contributed significantly to Napa's history or development. 250 and 266 Soscol Avenue therefore do not appear to be significant under Criterion B/2 (Persons).

The buildings at 250 and 266 Soscol Avenue are simple utilitarian structures, with commercial shops at the front and service garages at the rear. Their design and detailing are not particularly noteworthy, and they do not appear to be notable examples of a type or period of construction. The architects and builders are unknown. 250 and 266 Soscol Avenue therefore do not appear to be significant under Criterion C/3 (Architecture) for architectural merit.

The property at 250 - 266 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The buildings at 250 and 266 Soscol Avenue do not appear to have been moved and therefore retain integrity of location. Their integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property appears to have featured a light industrial use since its construction, and thus retains integrity of association with its original function. The buildings also generally retain integrity of design. However, the workmanship and materials, especially of 266 Soscol Avenue, appear to have been altered. The property's character is generic, and lacks integrity of feeling as an automobile-related light industrial property.

250 - 266 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 250 - 266 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property does not appear to be individually eligible for historic designation at the national, state, or local level.

B12. References: (continued)

City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S3

Page 4 of 6 *Resource Name or # (assigned by recorder) 333 Soscol Avenue

B1. Historic name: Gasser Motors
B2. Common name: Napa Chrysler Dodge Jeep Volvo Kia
B3. Original Use: Commercial; automobile dealership
B4. Present use Commercial; automobile dealership
*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed 1954. (No building permits available)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Auto-related commercial development Area: Soscol Gateway/East Napa
Period of Significance 1954-1965 Property Type Commercial Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property at 333 Soscol Avenue was constructed in 1954 by owners Peter A. and Vernice Gasser. It was intended to serve as the flagship automobile dealership for their business, Gasser Motors. In 1937, the Gassers had established a used car dealership in Napa at the corner of Second and Randolph streets. In 1950, the lot expanded across the street where used trucks were sold. The Gassers later acquired a Dodge agency, and in 1954 moved their automobile dealership to the building at 333 Soscol Avenue. Peter Gasser was influential in Napa's Chamber of Commerce and was responsible for encouraging the city's development prior to and during World War II, including the widening of Highway 29, the establishment of an airport, and the construction of wartime housing. The Gassers invested in many local businesses, including Basalt Rock Company, and bought real estate and brokered deals for the City. Peter Gasser was highly influential in local politics, though he never ran for office himself. He envisioned Soscol Avenue as a major commercial thoroughfare, and purchased land and invested in businesses to realize this goal. The Gassers sold Gasser Motors in 1965. Today, the Gasser Foundation continues to undertake major real estate development projects with a community-serving focus. The foundation owns the entire plot of land west of Soscol Avenue, between Oil Company Road and Napa Creek, including the subject property. Today, the subject property at 333 Soscol Avenue continues to function as a car dealership, now known as Napa Chrysler Dodge Jeep Volvo Kia.

(continued)

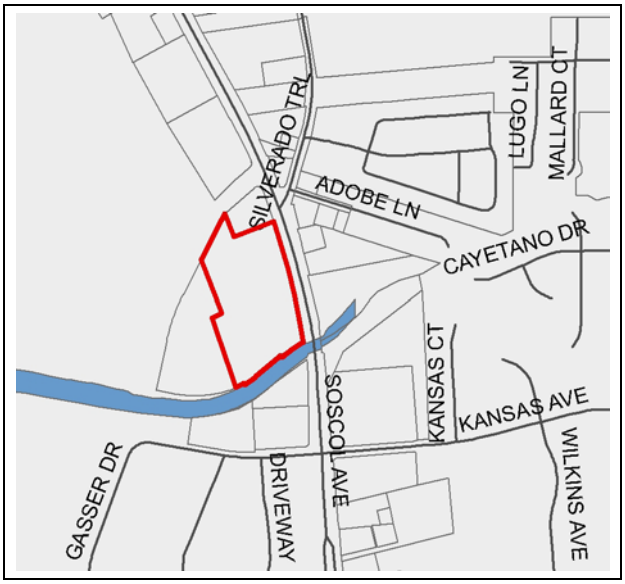
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
Peter A. and Vernice H. Gasser Foundation. "Foundation History, " Internet: http://www.gasserfoundation.org/foundation_history.html. Accessed 9/30/09.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)

Evaluation:

333 Soscol Avenue was constructed in 1954 for use as an automobile dealership. The property contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, and is physically expressive of the traits that many auto dealerships had at the time. 333 Soscol Avenue contributes to a broad commercial trend in the Soscol Gateway/East Napa area and appears to be individually significant under Criterion A/1 (Events) for association with automobile-related commercial development

The property is associated with the Gasser family, who was prominent in early automobile commerce in Napa and has continued to be a philanthropic and community development influence in the city. Though 333 Soscol Avenue is not the original dealership for Gasser Motors, it was purpose-built for the company at the peak of its business and became the flagship location. The original sales lots at Second and Randolph streets in downtown Napa are no longer extant. The dealership at 333 Soscol Avenue stands as the best example of the Gasser's successful automobile dealership. Therefore, the property appears to be significant under Criterion B/2 (Persons).

The building at 333 Soscol Avenue is a dramatic Googie style structure, with a large showroom at the front and service wing at the rear. It reflects the forms, massing, and layout typical of mid-century car dealerships, and its design and detailing are noteworthy. The building does not appear to have been altered and remains as a prime example of this type and period of construction. The architect and builder are unknown. 333 Soscol Avenue is therefore significant under Criterion C/3 (Architecture) as an example of a Googie style car dealership.

The property at 333 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 333 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property has functioned as a car dealership since its construction, and thus retains integrity of association with its original function. The building also retains integrity of materials, design and workmanship. The primary façade/showroom block of the building is a prime example of the Googie style that has not been altered since its construction. The property retains integrity of feeling as a mid-century car dealership, and conveys the aesthetic and historic sense of the era in which it was constructed.

333 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 333 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.



Gasser Motors at 495 Soscol Avenue. Dealership building at far left.
(www.gasserfoundation.org)

B12. References: (continued)

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
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Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S, 5S1

Page 3 of 6 *Resource Name or # (assigned by recorder) 376 Soscol Avenue

B1. Historic name: Cayetano Juarez Adobe
B2. Common name: The Old Adobe
B3. Original Use: Residence
B4. Present use Restaurant
*B5. Architectural Style: Mexican Colonial

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed, 1845. Northern addition and wood shiplap siding, circa 1940. Electrical work, 1973. Sing installed, 1980. Electrical work, 1998. Gas line installed, 2006. Metal siding on south gable end, window alterations, etc., date unknown.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: None b. Builder: Cayetano Juarez

*B10. Significance: Theme Spanish & Mexican Settlement Area: Soscol Gateway/East Napa
Period of Significance 1845 Property Type Residence Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In 1821, Mexico gained independence from Spain, and in 1834 the Spanish Missions were secularized. Subsequently, the land that had previously been owned by the Church was distributed among the elite of Mexican Californio society and vast ranchos were established. The land of Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for clearing the area of its native inhabitants and securing the region for Mexican colonization. Many of his loyal soldiers and friends, who had helped in these efforts, were rewarded with land grants in the Napa Valley.

An 8,865 acre grant, which encompassed the present-day area of Soscol Gateway/East Napa, was given to Cayetano Juarez (1809 –1883) in 1841 as a reward for his service in the Mexican Army. It was located on the east side of the Napa River and was named Rancho Tulocay after an old Native American Wintun settlement in the area. Juarez boasted that he had over 400 native laborers on the property. Juarez married Maria de Jesus Higuera, and they became popular members of the local community; the couple had 11 children and were known for hosting fiestas and rodeos typical of the Mexican Pastoral period. Juarez built several adobe structures in the 1840s and 1850s for his family. The only one remaining is the adobe house at 376 Soscol Avenue, which was constructed in 1845. Because the Juarez family continued to live on Rancho Tulocay until well after the City of Napa was founded, this area was subdivided much later than other parts of the city. (continued)

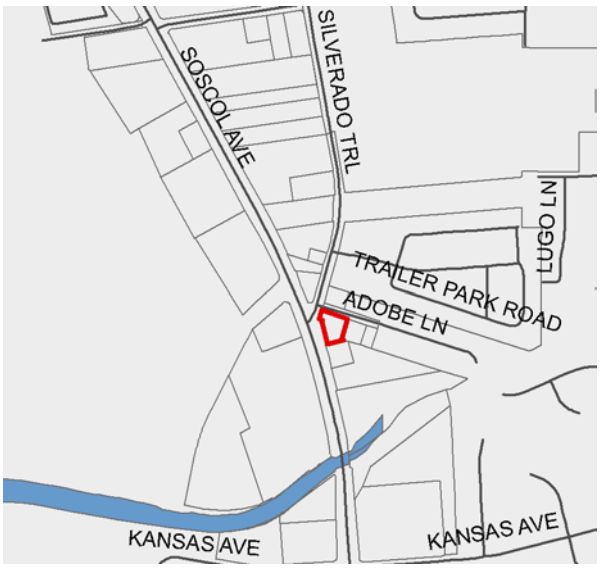
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

*B12. References:
Buckman, O.H., Official Map of the County of Napa California, 1915.
"New Ideas for Old Adobe: Historic Napa building has uncertain future," *Napa Valley Register*, 1 June 2009.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
In 1859, Juarez donated approximately 48 acres of his land to the City of Napa to establish Tulocay Cemetery, where he would eventually be buried. In 1872, he was also responsible for providing 192 acres to the State of California for the establishment of the Napa State Asylum for the Insane. The portion of the rancho featuring the Juarez's adobe house remained in the family's ownership, however. As early as 1903, the house was inhabited by Juarez's daughter, Domilita Juarez Metcalf. Domitila Metcalf, widow of farmer Charles Metcalf, continued to operate the diminished parcel of rancho land as a farm, with the help of a headman or laborer, until the 1920s.

In the 1920s, the Juarez Adobe was transformed into a bar, no doubt prospering from the traffic on the State Highway (now Soscol Avenue), which ran past the adobe's front door. From 1951 through the 1970s, the bar was known to have been operated by Natale J. Imperiale and was known as the Old Adobe Hut. In the 1970s it suffered a fire, but remained intact. In 1991, the property was sold to Flynn, Gelow & Dubois. Details on this partnership are unknown, but the name Gelow connects to the Gelow family that operated an independent newspaper distribution business at 807 Soscol Avenue from the 1987 to the present. In 2002, 376 Soscol Avenue was purchased by Raymond and Denise Cook, but within the same year was sold to the current owners, Tito R. Fuentes and Alma Eugenio. Various additions and alterations have been made to the building over the years, however, its original form and characteristic adobe walls remain. In 2002, the adobe was purchased by its current owner and continues to be used as a bar and restaurant.

Evaluation:
As the oldest building in the City of Napa, the Juarez Adobe at 376 Soscol Avenue is extremely significant under a variety of National and California register criteria. Built in 1845 as the residence of the Cayetano Juarez family, it was an integral part of Mexican colonization in the Napa Valley, and is the only remaining resource from that time period in the city. It is associated with the practice of land grant distribution by Mexican political figures like General Vallejo, to elite Californios like Cayetano Juarez, who established vast, profitable ranchos. The course of the property's history also illustrates the gradual subdivision of Rancho Tulocay lands, but highlights the retention of the central homestead by the Juarez family until the 1920s. In this way, 376 Soscol Avenue is significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with Cayetano Juarez, who was responsible for the construction of the adobe house and resided in it for almost 40 years. Juarez can be considered an important early settler of the Napa Valley region, in addition to the significant roles he played as a Mexican political figure. He is widely noted for his service in the Mexican army, assistance in Vallejo's campaigns against the local native population, involvement in the Bear Flag Revolt, prominence as a landowner and rancher, and role in assisting with the establishment of local institutions like the Tulocay Cemetery and Napa State Asylum for the Insane. For this association with an important historic figure, 376 Soscol Avenue is significant under Criterion B/2 (Persons).

The Juarez Adobe is the only adobe structure remaining within Napa city limits and represents a unique example of a type, period, and method of construction. Adobe construction was a vernacular building method typical of the Spanish and Mexican periods in California that utilized native materials. Traditional Mexican adobes tended to take a characteristic long, low form consisting of rooms arranged in a linear configuration and unified by a veranda or porch spanning the length of the building. Such buildings featured sleeping lofts under side-gable roofs, which were accessed by an exterior stair at one end of the building. The Juarez adobe exhibits all these traits (or vestiges of them), in addition to the mud brick and wood materials that make up its structure. Therefore, 376 Soscol Avenue is significant under Criterion C/3 (Architecture), as having architectural merit.

Though the property at 376 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential), its age and status as one of the earliest places of Mexican habitation in the area, as well as a known Native American settlement both before and during the Juarez's occupation of the area, means that it may have the potential to yield information important to prehistory or history in the form of archeological deposits or other features.

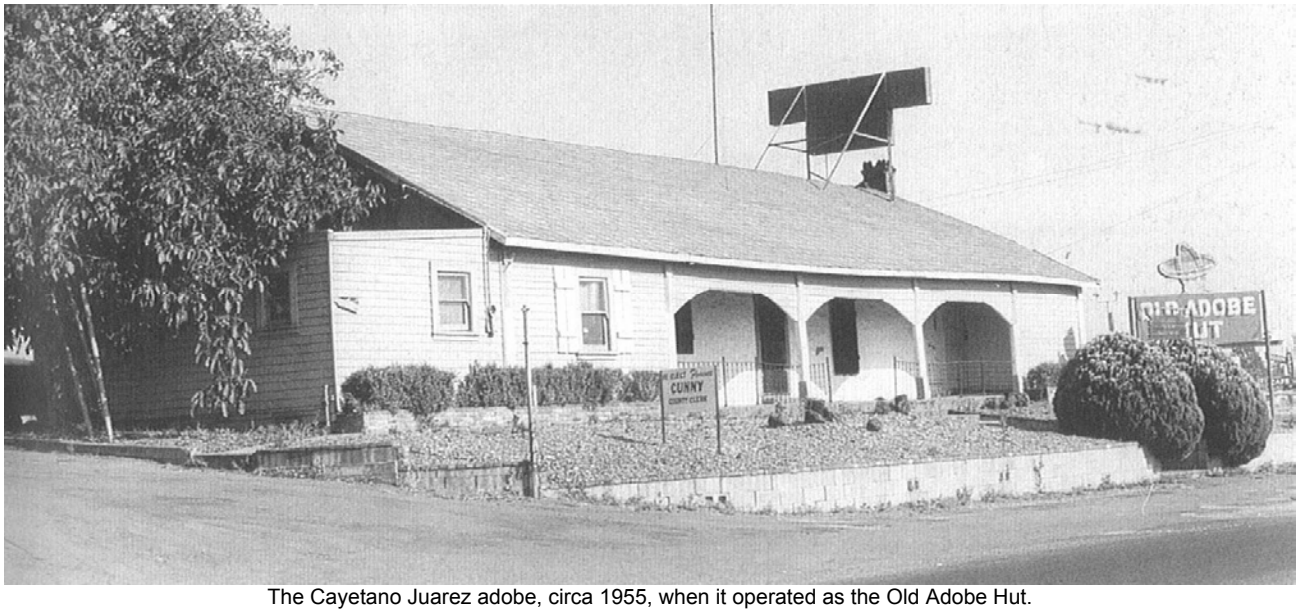
The Juarez Adobe has never been moved and therefore retains integrity of location. Its integrity of setting has diminished as the City of Napa has grown up around it; however, this is a natural course of development. Important elements of the surrounding area, such as Soscol Avenue and the Napa River are related to the historic setting of the Juarez Adobe. Although the adobe functions as a commercial building—specifically as a bar and restaurant, as it has since the 1920s—its original use as a residence no longer remains. Therefore it lacks integrity of association with its original function, but does retain integrity of association with a historic use. The building has diminished integrity of materials, design, and workmanship from its original construction, due to alterations such as the addition of various exterior cladding materials, small additions on the north façade, alterations to window openings, etc. Nonetheless, it retains integrity of design, materials and workmanship in its character defining features, including scale, form, massing and retention of its adobe fabric. Due to the cumulative loss of aspects like setting and design, however, the Juarez adobe lacks integrity of feeling, and does not clearly convey the aesthetic or historic sense of a Mexican era adobe residence.

B10. Significance: (continued)
The Cayetano Juarez Adobe at 376 Soscol Street is recognized locally through listing on the City of Napa's Historic Resources Inventory (HRI). However, it also appears to be eligible for individual listing in the National Register of Historic Places and California Register of Historical Resources. As an important element in the Mexican settlement of the Napa Valley, and a prime example of adobe construction associated with the prominent historic figure of Cayetano Juarez, it appears to have historic significance that outweighs its diminished physical integrity. The Juarez Adobe can be categorized as the City of Napa's last remaining Mexican Era adobe building and is the city's oldest structure. The further dilution of its integrity or loss of the building altogether would be a significant detriment to Napa's history and heritage.

The status code of 3S assigned to this property means that appears to be eligible for the National Register as an individual property through survey evaluation (which means that it is, by default, also eligible for the California Register). The additional status code of 5S1 means that the property is already recognized as a local landmark within the City of Napa.



The Cayetano Juarez adobe (the structure on the left) on the Rancho Tulocay, constructed in 1845.
(Weber, 12.)



The Cayetano Juarez adobe, circa 1955, when it operated as the Old Adobe Hut.
(Kilgalin, 67.)

B12. References: (continued)

Obituary: Natale J. Imperiale, *San Francisco Chronicle*, 10 April 2001. Accessed via Ancestry.com, 8/11/09.
Timeline of Napa County History. www.napacountygeneaology.com, accessed 8/11/09.
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 **of** 4 ***Resource Name or #** (assigned by recorder) 380-390 Soscol Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Commercial
B4. Present use Commercial
***B5. Architectural Style:** Utilitarian, Contemporary

***B6. Construction History:** (Construction date, alterations, and date of alterations
Constructed circa 1925. Northern addition constructed circa 1950. Gas line to furnace installed, 2006.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Commercial development **Area:** Soscol Gateway/East Napa
Period of Significance N/A **Property Type** Commercial **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Based on architectural style, the original building on this property, which is a utilitarian warehouse-like structure, appears to have been built circa 1925. A northern addition (addressed 390 Sosocol Avenue), exhibiting Contemporary styling, appears to be of mid-century construction, perhaps dating to circa 1950. Because the area covered by Sanborn Fire Insurance maps and city directory listings did not extend as far south as the location of this property, little is known about its original use, owners or occupants.

The earliest known owners of the property were Frank M. and Delpha M. Bozzini, who purchased the property in 1989. The Bozzinis owned a janitorial service and a real estate development company, both established in 1958. Neither business was located at the subject address, though. In 2002, the Bozzinis sold the property to Consolidated Fleet Service, Inc. No information was uncovered about this company, but the property was not long in its ownership. Later in 2002, the current owners, Tito R. and Alma Eugenio Fuentes, purchased the property. The Fuentes family also purchased the adjacent property at 376 Soscol Avenue, where the Cayetano Juarez Adobe is located, at the same time. The subject property and the Juarez Adobe do not appear to have shared an association prior to this date. The northern addition (390 Soscol Avenue) appears to have most recently housed the Urban Cuts barber shop, as indicated by extant signage, and a car audio installation shop was located in the original portion of the building (380 Soscol Avenue). (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

***B12. References:**
Timeline of Napa County History. www.napacountygeneaology.com. 8/11/09
"New Ideas for Old Adobe: Historic Napa building has uncertain future," Napa Valley Register, 1 June 2009.
(continued)

B13. Remarks:

***B14. Evaluator:** Caitlin Harvey, Page & Turnbull, Inc.
***Date of Evaluation:** 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Evaluation:
380 Soscol Avenue appears to have initially been built circa 1925, likely for a light industrial or storage use. Around 1950, a commercial addition was constructed at 390 Soscol Avenue. As stated previously, little is known about the tenants or functions of the property during the historic period. However, based on these apparent uses it does not seem to contribute to the development trends of Soscol Avenue, which has had followed a primarily automotive theme for most of its history. 380-390 Soscol Avenue does not appear to contribute to the broad commercial trends of the Soscol Gateway/East Napa area, and thus does not seem to be individually significant under Criterion A/1 (Events) for association with important historic events.

Archival research did not reveal any owners or occupants associated with this property during the historic period. 380-390 Soscol Avenue therefore does not appear to be significant under Criterion B/2 (Persons).

The building at 380-390 Soscol Avenue is a relatively utilitarian, false-front, light industrial structure with a modest Contemporary style storefront at the north side. The storefront portion of the building shows the most architectural merit, but is not noteworthy, nor is the remainder of the building. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 380-390 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 380-390 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

380-390 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain; this includes the neighboring Juarez Adobe, which is a major feature at the intersection of Soscol Avenue and Silverado trail. The building likely originally had a light industrial use and later gained a commercial component. It has continued to function in both these capacities until recently, but today stand vacant. The property generally retains integrity of association with its historic functions. The building retains integrity of materials, design and workmanship from its original construction, and retains integrity of feeling as a utilitarian commercial building.

380-390 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 380-390 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 5 of 7 *Resource Name or # (assigned by recorder) 495 Soscol Avenue

B1. Historic name: Prichett Motors
B2. Common name: Jensen Motor Center
B3. Original Use: Commercial; gas/service station, automobile dealership
B4. Present use Commercial/light industrial; automobile dealership/service
*B5. Architectural Style: Utilitarian/altered (dealership building); Norman farmhouse (office)

*B6. Construction History: (Construction date, alterations, and date of alterations
Former Phillips gas station constructed circa 1930. Dealership building constructed circa 1950. Addition to used car dealership, wiring for gas pumps, 1965. Electrical repair, 1970. Unspecified repairs, 1973. Heating work, 1976. Reroofing, 1978. Reroofing and installation of 6 heaters, 1979. Partial demolition, 1983. Sign installed, 1984. Reroofing, 1987. (Continued)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Auto-related commercial development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The property at 495 Soscol Avenue features two buildings, the earlier of which appears to be the small cottage-like building located south of the main car dealership building. Based on its design, the cottage, which now functions as an office, appears to have once been a Phillips gas station. It is nearly identical to other Phillips stations that have a signature "Cotswold Cottage" design. Based on the general timeline of Phillips gas stations of this type, it is likely that the building at 495 Soscol Avenue was constructed in the late 1920s or early 1930s and based on a permit record for gas pump wiring, continued to function as such until at least 1965.

The earliest known owner of the property at 495 Soscol Avenue was William J. DeMoulin, who purchased it from a title company in 1955. In 1959, Arthur P. Johnson purchased the property, then sold it to Robert E. and Earla S. Prichett about a year later. However, city directories indicate that Pritchett Motors used car dealership was located at the property as early as 1953. Later, however, while still under the Pritchett's ownership in 1963, the property housed the Van Cleve & Wilson used car dealership. In 1965, building permits list the owner (or more likely the occupant) as Craigie & Jensen, another car dealer, and through the 1970s, Jensen Motors occupied the property.
(Continued)

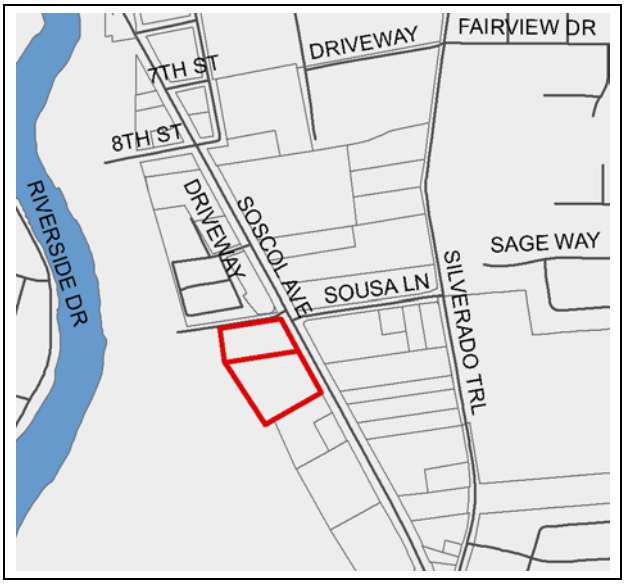
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
Peter A. and Vernice H. Gasser Foundation. "Foundation History, " Internet: http://www.gasserfoundation.org/foundation_history.html. Accessed 9/30/09.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
New spray paint booth installed, 2003. Four signs installed, tenant improvements to car dealership showroom (may refer to façade remodel), 2004. Sign installed, 2008.

B10. Significance: (continued)
In 1966, Peter A. and Vernice H. Gasser purchased the property. The Gassers had established a used car dealership in Napa at the corner of 2nd and Randolph streets in 1937. Later, their lot expanded across the street where used trucks were sold and they eventually acquired a Dodge agency. Peter Gasser was influential in Napa's Chamber of Commerce and was responsible for encouraging the city's development prior to and during World War II, including the widening of Highway 29, the establishment of an airport, and the construction of wartime housing. The Gassers invested in many local businesses, including Basalt Rock Company, bought real estate and brokered deals for the City. Peter Gasser was highly influential in local politics, though he never ran for office himself. He envisioned Soscol Avenue as a major commercial thoroughfare and purchased land and invested in businesses to realize this goal. It appears that 495 Soscol Avenue was one of those investment properties based on the fact that the Gasser's sold the Gasser Motors business in 1965, a year before purchasing the subject property. The business was likely never located at the subject property, but the real estate is connected to the Gasser's investments and development projects. Today, the Gasser Foundation continues to undertake major real estate development projects with a community-serving focus. It owns the entire plot of land west of Soscol Avenue, between Oil Company Road and Napa Creek, including the subject property.

Today, the subject property continues to function as a car dealership, known as Jensen Motor Center as it has been since the 1970s. The former Phillips station serves as an auxiliary office to the main dealership.

Evaluation:
495 Soscol Avenue features a former Phillips gas station office building that was constructed circa 1930, and a larger dealership building that was built circa 1950, likely for use as an automobile dealership. The service station no longer functions as such, but the dealership remains a dealership and service center today. On the whole, the property and its functions contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, but the dealership is not one of the earliest examples, nor is it as physically expressive of the traits that many auto dealerships had at the time. The former Phillips station is one in a vast context of historic Phillips service stations nation-wide, as well as many other gas and service stations located in Napa and throughout the Napa Valley. It is no more indicative of trends in automobile-related development on Soscol Avenue than the associated dealership building and lacks the gas pumps and other service station features that would enable it to more easily convey its association with automobile-related trends. 495 Soscol Avenue contributes to a broad commercial trend in East Napa, but does not seem to be individually significant under Criterion A/1 (Events) for association with important historic trends.

The property is associated with the Gasser family, who were prominent in early automobile commerce in Napa. However, 495 Soscol Avenue was not owned by the Gassers until 1966, after the time period when they were active in the industry. The property was never used as a Gasser-operated dealership and was likely purchased as a real estate investment for the Gasser Foundation, which became active in community development projects. The subject property does not reflect the Gasser's historic significance and a better example of the Gasser's influence is located elsewhere on Soscol Avenue (333 Soscol Avenue). None of the other owners of the subject property appear to have been significant to local or state history. Therefore, the property does not appear to be significant under Criterion B/2 (People) for association with significant people.

The building at 495 Soscol Avenue is a relatively utilitarian industrial structure, with a large showroom at the front. It reflects the forms, massing, and layout typical of mid-century car dealerships, but is not very expressive in its design or detailing. Additionally, the primary façade has been drastically altered in recent years, obscuring the original design intent of the showroom block. A better, less altered example of a mid-century automobile dealership is located at 333 Soscol Avenue. On the whole, the subject building does not represent a unique example of a type, period, or method of construction. Likewise, though the former Phillips station building is relatively unique and eye-catching, it is one of many within a large context of similarly styled Phillips stations nation-wide among which there are better and more expressive examples of the signature "Cotswold Cottage" style. Additionally, elements like gas pumps, which would more obviously denote the building's historic function, have been removed, diminishing the building's ability to qualify as a good example of its type. The architect and builder are unknown. Therefore, 495 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 495 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential), for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

Neither building at 495 Soscol Avenue appears to have been moved and therefore the property retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial

B10. Significance: (continued)
and light industrial properties remaining. The property has always had a commercial use with an automobile related function and thus retains integrity of association. The building lacks integrity of materials, design and workmanship. The primary façade/showroom block of the dealership building has been drastically altered and the former Phillips station has been altered slightly and lacks service station elements like gas pumps that would truly denote its original function. On the whole, the property no longer conveys the aesthetic and historic sense of the era in which it was constructed; therefore, it lacks integrity of feeling.

495 Soscol Avenue is not currently listed on the National or California registers, and is not recognized by the City of Napa's Historic Resources Inventory (HRI). The California Historic Resource Status Code of 6Z assigned by this evaluation means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5 *Resource Name or # (assigned by recorder) 529, 561, 573 Soscol Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Residences
B4. Present use: Residences
*B5. Architectural Style: Vernacular, Queen Anne, WWII-era vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations
561 and 573 Soscol Ave. constructed circa 1905. 529 Soscol Ave. constructed circa 1950. Large non-historic apartment building constructed directly behind 529 Soscol Ave., circa 1965. Commercial alterations to 573 Soscol Ave.,1973. Fire repairs and electrical work at 573 Soscol Ave., 1974.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Sanborn Fire Insurance Maps do not cover the area where the three houses at 529, 561, and 573 Soscol Avenue are located. However, based on architectural styles, they appear to have been built circa 1950, circa 1905, and circa 1905, respectively. The earliest known owners of the property were William D. and Aino L. Strack, who purchased it in 1963. Based on the Public Records Index, the Stracks are known to have resided in the house at 529 Soscol Avenue. The exact relationship between William and Aino Strack is unknown, but they may have been married. Both were born in 1918; Aino was from Alaska, while William was from Alameda, California.

In 1968, Good Investment Co. purchased the property. This company was associated with Good Chevrolet, which purchased the adjacent property at 583 Soscol Avenue at about the same time. 529-573 Soscol Avenue and the adjacent property at 583 Soscol Avenue were both transferred to Valleywood Chevrolet, Inc. in 1973. In 1982, both properties were sold to John M. Whittemore. In 2002, the property was sold to the current owners, Victor M. and Pamela J. Smith, and its association with the neighboring Chevrolet dealership property was ended.
(continued)

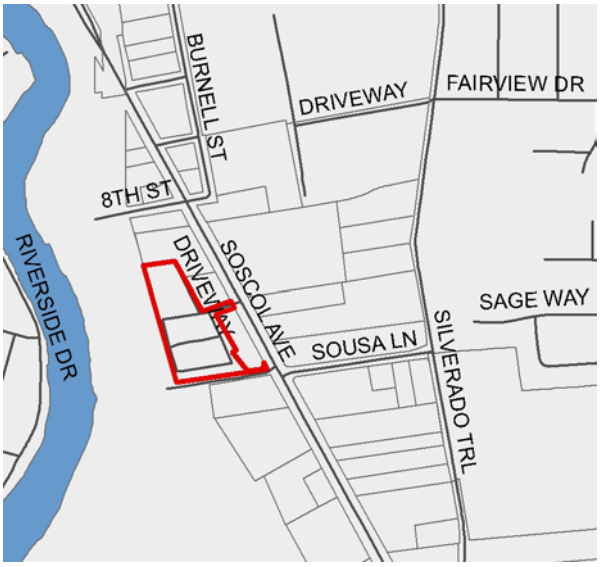
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP3. Multiple family property

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)

Evaluation:
The two older houses at 561 and 573 Soscol Avenue were built circa 1905 for use as residences. Their location in proximity to Soscol Avenue is unusual, as the street has served primarily as an industrial area throughout its early history and later as an automotive-related commercial and industrial corridor. When 529 Soscol Avenue was constructed circa 1950, the area had gained recognition as Napa's "Auto Row." There are very few residential structures located along Soscol Avenue, and therefore the houses at 529, 561, and 573 Soscol Avenue appear to be somewhat incongruous with the development patterns of East Napa. Archival research has not revealed much information about the early history of these residences. Because of their lack of connection to important events as well as deviation from historic development trends, 529, 561, and 573 Soscol Avenue do not appear to be significant under Criterion A/1 (Events).

Little is known about the early owners or occupants of these residences. The earliest known owners took possession of the property in 1963 and neither the Stracks nor any of the subsequent owners appear to have contributed significantly to Napa's history or development. The subject property is therefore not significant under Criterion B/2 (Persons).

The buildings at 529, 561, and 573 Soscol Avenue were designed in the WWII-era vernacular, Queen Anne, and Vernacular styles, respectively. Of the three, the Queen Anne style house at 561 Soscol Avenue is the most noteworthy in terms of its architectural style, but is not especially exemplary within the wider context of the East Napa/Soscol Gateway survey area. It is a well rendered and relatively intact building, but lacks sufficient architectural distinction to qualify for designation. The other two houses are of common vernacular designs and are not particularly noteworthy. On the whole, none of the buildings represent unique examples of a type, period, or method of construction. The architects and builders are unknown. Therefore, 529, 561, and 573 Soscol Avenue are not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 529, 561, and 573 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

It is unclear whether 529, 561, and 573 Soscol Avenue have ever been moved. Their unusual location suggests that they could have been moved, although since no evidence exists to substantiate their relocation they can be said to retain integrity of location. Although Soscol Avenue and the surrounding industrial/commercial environment is generally intact, the houses lack integrity of setting, as they are now surrounded by large commercial buildings and a trailer park. All three buildings originally had residential uses, and continue to function as such. Therefore, they retain integrity of association with their original function. The buildings retain integrity of design, materials and workmanship from their original construction. None of the three appear to have been altered beyond minor changes and their style and period of construction is easily discernable. Overall, the property retains integrity of feeling as a set of three residences, and retains its ability to convey the aesthetic and historic sense of the eras in which its resources were constructed.

529, 561, and 573 Soscol Avenue are not currently listed on the National or California registers, nor are they listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 529, 561, and 573 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)

City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

*NRHP Status Code 5S3

Page 3 of 4 *Resource Name or # (assigned by recorder) 583 Soscol Avenue

B1. Historic name: Good Chevrolet Motors, Valleywood Chevrolet
B2. Common name: Jimmy Vassar Chevrolet
B3. Original Use: Commercial; automobile dealership
B4. Present use Commercial; automobile dealership
*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1950. Construction of sheet metal building, 1961. Construction of new sales office, aluminum carport and steel frame garage, installation of two new signs, 1959. New sign, wiring repair, 1964. Alterations to front of building, electrical work, 1965. Unspecified alterations and sign, 1966. (continued)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Auto-related commercial development Area: Soscol Gateway/East Napa
Period of Significance Circa 1950 Property Type Commercial Applicable Criteria A/1, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1947, the property at 583 Soscol Avenue was owned by Rommie F. and Eva Wright. The Wrights were the owners and proprietors of The Wright Spot diner, a popular gathering place for local youth during the 1950s and 1960s that was located adjacent to the subject property on Soscol Avenue. By 1953, the Wrights also owned and operated a trailer park known as Wright's Trailer Court that was located on the same block as the subject property and the diner. In 1953, however, 583 Soscol Avenue was sold to Charles F. Moffitt for use as a car dealership that specialized in Chevrolets. Moffitt had also served as mayor of the City of Napa from 1943 to 1945. He is noted as having been a rookie politician, whose election was something of a surprise at the time. His single term ushered in a new guard of local politicians in Napa after the long tenure of many politicians who had been presiding since the early twentieth century.

In 1969, the property was purchased by Good Chevrolet Motors and appears to have functioned as a Chevrolet automobile dealership since that time. In 1968, Good Investment Co., assumed to be associated with Good Chevrolet, also purchased the adjacent property at 529-573 Soscol Avenue (APN: 005-200-019), which contains three historic houses. Around that time a small addition, compatible with the Art Moderne style of the original dealership building, was added to the southeast corner of 583 Soscol Avenue. (continued)

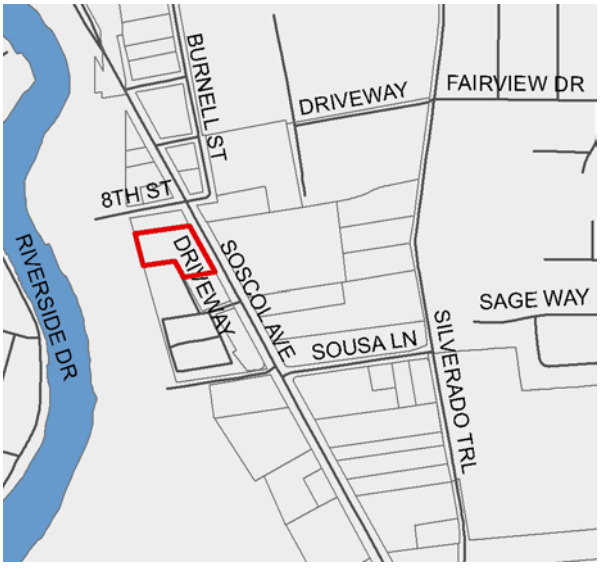
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Southeastern addition containing sales office, plumbing, 2 signs, wiring for sales office and parking lot lighting, and unspecified alterations, 1968. Alterations to provide 2 new offices and façade alterations, 1969. New sign, electrical update, and construction of a tool room, 1972. Sign, 1970. Two signs, 1971. Sign, 1972. Unspecified alterations, heating, gas piping, and electrical, 1973. Commercial addition (probably detached building to south) and sign, 1979.

B10. Significance: (continued)
In 1973, the dealership came to be known as the Valleywood Chevrolet dealership. In 1982, John M. Whittemore purchased the property, as well as the adjacent property at 529-573 Soscol Avenue. In 2002, the current owners, V-12 Ventures Soscol LLC purchased the property, ending its association with the neighboring property at 529-573 Soscol Avenue. The building continues to serve as a Chevrolet dealership, now under the name Jimmy Vasser Chevrolet.

Evaluation:
583 Soscol Avenue was constructed circa 1950 for use as an automobile dealership. The property contributed to the context of automobile-related commercial and light industrial functions that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." The property is one of many automobile-related properties located on the street, and is physically expressive of the traits that many auto dealerships had at the time. 583 Soscol Avenue contributes to a broad commercial trend in the Soscol Gateway/East Napa area, and appears to be individually significant under Criterion A/1 (Events) for association with automobile-related commercial development.

The property's earliest association is with the Wright family, who were prominent business people in the Soscol Gateway area. The Wrights are best known for their proprietorship of the Wright Spot diner, which no longer exists. The trailer park that was also owned by the Wrights does not appear to be significant. Additionally, it does not appear that the automobile dealership at 583 Soscol Avenue was ever operated by the Wrights, and its connection to them consisted simply of ownership of the property. The property is also associated with former Napa Mayor Charles Moffitt; however, it does not reflect any significant aspects of Moffitt's political career and was owned by him after his term as mayor had ended. Therefore, the property does not appear to be significant under Criterion B/2 (Persons).

The building at 583 Soscol Avenue is a dramatic Art Moderne style structure, with a large showroom at the front and service wing at the rear. It reflects the forms, massing, and layout typical of mid-century car dealerships, and its design and detailing are noteworthy. The building does not appear to have been altered and remains as a prime example of a type and period of construction. The architect and builder are unknown. 583 Soscol Avenue is therefore significant under Criterion C/3 (Architecture) as an example of an Art Moderne style car dealership.

The property at 583 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 583 Soscol Avenue does not appear to have been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property has always featured an automobile-related commercial use, and thus retains integrity of association with its original function. The building also retains integrity of materials, design and workmanship. The primary façade/showroom block of the building is a prime example of the Art Moderne style that has not been altered since its construction. On the whole, the property retains integrity of feeling as a mid-century car dealership.

583 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 583 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 4 of 6 *Resource Name or # (assigned by recorder) 589 Soscol Avenue/711 Eighth Street

B1. Historic name: Western Cider Works, Saxon Ciderworks, Geo. Blaufuss & Son
B2. Common name: Surface Masters Countertops
B3. Original Use: Light industrial; brewery
B4. Present use Light industrial; cabinet shop / residential
*B5. Architectural Style: 20th Century Commercial / altered, Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed, 1938. (No building permit records available)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Commercial Development Area: Soscol Gateway/East Napa
Period of Significance 1938 Property Type Industrial/Residential Applicable Criteria B/2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1885, the subject property at 589 Soscol Avenue was owned by Thomas Seaborn and was sold to James D. Lee that year. On October 28, 1910, the property at 589 Soscol Avenue was sold to George Blaufuss and remains in the Blaufuss family's ownership today. George Blaufuss had previously operated a brewery at Sixth Street and Soscol Avenue and was responsible for building a new brewery on the subject property, which became a well-known institution in East Napa. Early in its history, the brewery went by the names Napa Brewery and Western Cider Works. In 1918, legal restrictions on alcohol production and distribution leading up to Prohibition cut down on Blaufuss' business and he turned to producing cider. When the Eighteenth Amendment was ratified in 1920, Blaufuss simply took his operation underground, partnering with Dave Cavagnero in a bootlegging enterprise that was generally overlooked by local law enforcement (among whom was an ally, Cavagnero's brother). However, in 1922, Blaufuss' brewery was raided by federal police. Forewarned, Blaufuss and Cavagnero were able to hide much of the bottled alcohol off-site in Cavagnero's water tower and in a barn on the State Hospital grounds. Blaufuss was arrested for the small amount of still-unbottled alcohol found on the premises, but was quickly released and fined only a minimal amount by a sympathetic local judge. Blaufuss' bootlegging continued until the end of Prohibition in 1933. Even in the 1930 Federal Census, he was listed as the proprietor of a cider works, and his wife, Adeline, as the saleslady at the cider works. The 1929 city directory lists George Blaufuss, cider manufacturer, at 275 Soscol Avenue (the property's original address, before the renumbering of Soscol Avenue.) (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
After Prohibition was repealed, the brewery went back into legitimate business as Western Cider Works. In 1938, the original brewery facility burnt to the ground, and the Blaufuss' residence next door appears to have been destroyed as well. Both were quickly rebuilt (the buildings present today) and business continued. Sometime later, likely in the 1950s, the brewery was known as Saxon Ciderworks and was endorsed by baseball legend Willie Mays. In 1947, the H.E. Goodwin refrigerator service was also located at the property.

The cider works continued business as George Blaufuss & Son cider manufacturers until at least 1963. The associated single-family house on the parcel appears to have been home to the Blaufuss family throughout their tenure as cider works proprietors. By 1979, The Chrome Shop operated at the site, though the property was still owned by the Blaufusses. Today, a cabinet shop is located in the building.

Evaluation:
The current building at 589 Soscol Avenue/711 Eighth Street was constructed in 1938 for use as a cider brewery. Though the property had been used as such since the early 1900s and contributed to the theme of industrial development along Soscol Avenue, the current building was built much later and cannot claim to have contributed to that initial development trend. When it was constructed in 1938, development along Soscol Avenue was beginning to focus on automotive-related commerce and service. The current building is also not associated with the events of Prohibition or the bootlegging activities undertaken by Blaufuss that were such a large part of the culture and commerce of 1930s East Napa. The buildings present at 589 Soscol Avenue/711 Eighth Street today are continuations of the long-time Blaufuss cider works establishment, but were not present at the time that most of the business' defining events took place. Therefore, 589 Soscol Avenue/711 Eighth Street does not appear to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with the Blaufuss family, particularly George Blaufuss, who was a prominent East Napa citizen and business proprietor. He operated his cider works at Soscol Avenue and Eighth Street for over half a century and was an integral element in East Napa's early industry and commerce. Through his partnership with Dave Cavagnero during Prohibition, Blaufuss was able to continue to supply the residents of Napa Valley with bootlegged cider, becoming something of a local legend and a proliferator of the speakeasy culture that was prevalent in East Napa. Though the original buildings on the property burned in 1938, the Blaufuss' business and home continued in the current buildings. They are the best remaining representation of Bluafuss' contributions to East Napa. Therefore, the property appears to be significant under Criterion B/2 (Persons).

The building at 589 Soscol Avenue/711 Eighth Street was constructed in 1938 and consists of a 20th Century Commercial style office block with mid-century stylistic details and a utilitarian rear block. The single-family residence to the south has Spanish Eclectic details on a vernacular bungalow form. Neither building is particularly notable as a type or period of construction, and both appear to have undergone some alterations. The architect and builder are unknown. The property does not appear to possess the architectural merit to be eligible under Criterion C/3 (Architecture) for architecture.

The property at 589 Soscol Avenue/711 Eighth Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 589 Soscol Avenue/711 Eighth Street has not been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remaining. The property retains integrity of association with its original light industrial/residential use, although its long-time function as a brewery is no longer intact. The building generally retains integrity of materials, design and workmanship, although a few minor alterations have occurred. The property retains integrity of feeling as a light industrial building, and conveys the aesthetic and historic sense of the era in which it was constructed.

589 Soscol Avenue/711 Eighth Street Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 589 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.

B12. References: (continued)

Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 611 Soscol Avenue

B1. Historic name: None
B2. Common name: None
B3. Original Use: Residence
B4. Present use: Commercial; offices
*B5. Architectural Style: Queen Anne Free Classic, altered

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1915. Rear enclosed porch addition, circa 1940. Termite repairs and remodeling (possibly referring to stucco siding and trim alterations), 1976. Commercial remodel, electrical heating, and plumbing, 1977. Reroofing, 1986. Underground electrical work, 1987.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Deed records indicate that the property at 611 Soscol Avenue was originally owned by Emil C. Priber, a wine merchant, and his wife, Ann M. Priber. They do not appear to have ever resided at the property, which Sanborn maps indicate was a vacant lot until some time after 1910. In 1909, blacksmith Milton H. Overdick and his wife, Bernice, purchased the property. In 1910 Overdick lived on Second Street, suggesting that the subject house had not yet been constructed, but by 1918, the Overdicks are listed at 320 Soscol Avenue. (320 Soscol Avenue was the original address of the house, and it was later numbered 309 Soscol Avenue until at least 1949). It is most likely that the house at 611 Soscol Avenue was constructed by the Overdick family, who owned it until 1919.

In 1919, Severa Martinelli purchased the property. Severa and her husband, Fedel, were Swiss immigrants, and the 1900 Federal Census indicates that Fedel was a dairyman. Many Swiss immigrants in the Napa area were involved in the dairy business, and a number owned and operated dairies southeast of the city. Although it is difficult to verify, the Martinellis likely operated a dairy in the vicinity of their home at 611 Soscol Avenue. In 1952, ownership of the property passed to one of the Martinellis' daughters, Sylvia, who owned it until 1972.
(continued)

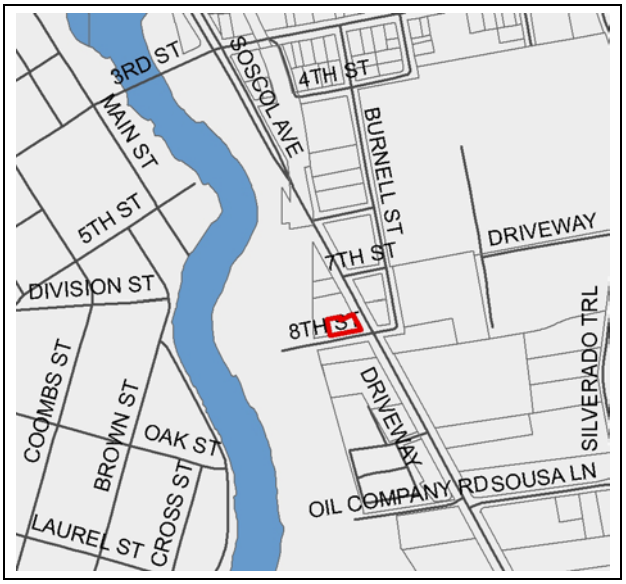
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



*Required information

B10. Significance: (continued)
Elmer H. and Ruth E. Stahl were the next owners and held the property until 1976. Elmer Stahl appears to have been a retired policeman. In 1976, the property was purchased by John and Dorothy S. Peer and is referenced on building permits as the Peer House. In 1984, Salvatore C. and Joan R. D'Angela purchased the property, and in 1986, Tom and Marsha D. Conatser became the owners. In 2008, the property was sold to the current owners, Susan and Lannie Branson. It is no longer used as a residence, but houses offices.

Evaluation:
611 Soscol Avenue was built circa 1915 for use as a residence. Its location on Soscol Avenue is unusual, as the street has served primarily as an industrial area throughout its history and there are very few residential structures located along the thoroughfare. Therefore the house at 611 Soscol Avenue appears to be somewhat incongruous with the development patterns of the Soscol Gateway/East Napa area. The property's possible association with the dairy industry is tenuous. While there were some known dairy activities which took place southeast of Napa, it is unknown whether the Martinellis owned a dairy or where it was located. According to historic maps, it does not appear that the house was directly adjacent to a dairy property. Because of its lack of connection to important events as well as deviation from historic development trends, 611 Soscol Avenue does not appear to be significant under Criterion A/1 (EventS) for association with important historic events.

Historically, the property was associated with the Overdick and Martinelli families. Little is known about either family, except that they appeared to have been working-class Napans employed in blacksmithing and dairying, respectively. Neither Milton or Bernice Overdick, nor Fedel, Severa or Sylvia Martinelli appears to have contributed significantly to local or state history. None of the later owners held title to the property within the historic period. The subject property is therefore not significant under Criterion B/2 (Persons).

The building at 611 Soscol Avenue was designed in the Queen Anne Free Classic style, but has been altered through the addition of stucco siding and the alteration of door and window trim. The building's original design was relatively common, but the alterations have diluted its stylistic features. On the whole, the building does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 611 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 611 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

611 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding industrial/commercial properties, remain. The building does not retain integrity of association with its original function because it originally had a residential use, but now functions as a commercial building. The building has also lost integrity of design, materials and workmanship from its original construction, due to alterations to siding and decorative elements. The property does not retain integrity of feeling as an early twentieth century residence, and no longer conveys the aesthetic and historic sense of the era in which it was constructed.

611 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 611 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S3

Page 4 of 7 *Resource Name or # (assigned by recorder) 686-688 Soscol Avenue

B1. Historic name: Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company car barn
B2. Common name: None
B3. Original Use: Light industrial; electric railroad maintenance facility
B4. Present use Commercial/light industrial
*B5. Architectural Style: Utilitarian, Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed circa 1905. Art Moderne northwest addition and window/door replacement, circa 1946. Office partitions constructed and signs installed, 1961. Reroofing, 1970. Partial demolition of louvered venting structures (possibly refers to removal of roof monitor), 1974. Heating installation, 1975. (continued)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: Small light industrial building (auto repair) at northeast corner of lot, 701 Eighth Street. Small light industrial building (car audio installation shop) at southeast corner of property, 660 Soscol Avenue.

B9a. Architect: Unknown b. Builder: E.W. Doughty
*B10. Significance: Theme Transportation Area: Soscol Gateway/East Napa
Period of Significance 1905 - 1946 Property Type Industrial/Commercial Applicable Criteria A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The large building at 686-688 Soscol Avenue was constructed in 1905 by the Vallejo, Benicia & Napa Valley (VB&NV) Railroad Company for use as a car barn, repair shop and service facility for rolling stock on the interurban electric railroad. The interurban electric railroad had been granted a charter in 1901. It was organized by Colonel J.W. Hartzell and H.F Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead.

By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road (Soscol Avenue), and the process of laying the tracks included improving the grading and surfacing of the road itself. (continued)

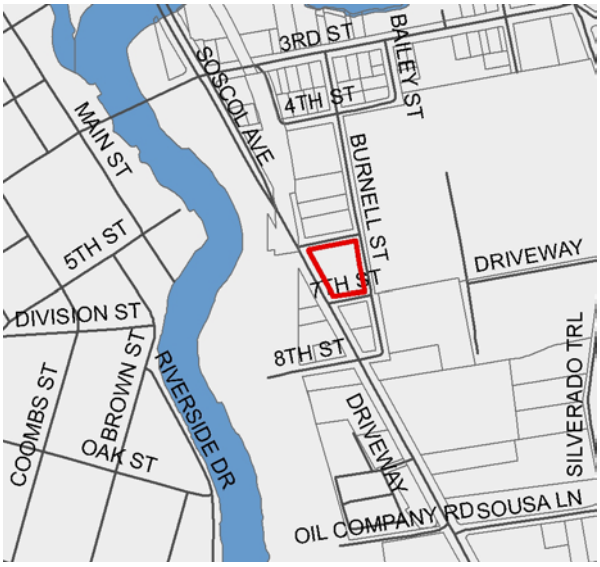
B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

*B12. References:
Menefee, Campbell Augustus. *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino.*
Napa CA: Reporter Publishing House, 1873. Reprint Fairfield, California: J. Stevenson, 1993.
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B6. Construction History: (continued)
Gas line installed and garage door installed at 660 Soscol Ave, commercial remodel at 668 Soscol Ave, sheet rock installed and door added at 662 Soscol Ave, 1984. Reroofing of 411 Burnell St, 1986. Electrical upgrade at 755 Sixth St, 2003.

B10. Significance: (continued)
Interurban rail service began in July 1905, carrying passengers and freight from Vallejo to Napa. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street.

By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The VB&NV depot (no longer extant) was located on the southeastern corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, the 150-foot car barn still extant today, a machine shop, and an electrical substation. At this time, the subject parcel appears to have been owned by Benjamin B. Smith.

In 1906, the property was sold to Johan A. Zeller. Zeller was the owner of the nearby Palace Hotel at Soscol Avenue and Third Street, which was known as the biggest hotel in Napa after the turn of the twentieth century and featured a popular saloon. He also owned the associated Palace Stables and the property where his son operated Hugo A. Zeller Motors, both on the north side of Third Street. Also in 1906, a new company called the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) was formed to expand rail service northward. Under the new company organization, tracks were completed to St. Helena in 1908. In 1908, the subject property was finally transferred into the ownership of VB&NV railroad Company. Originally in competition with the SFV&NV, the two companies ultimately merged in 1910. The Sanborn Fire Insurance map of that year shows the SFV&NV railroad (electric) car barn on the subject property, which housed a paint shop and repair shop on the first floor and a carpentry shop on the second floor. A blacksmith was located in a small shed addition on the northeast corner of the building and detached storage sheds were located at the northeast and northwest corners of lot. Because of financial troubles in 1911, the railroad was sold and reorganized as the San Francisco, Napa & Calistoga Railway Company (SFN&C), which extended the tracks further north to Calistoga in 1912. The Sanborn Fire Insurance map from 1924 subsequently labels the car barn as belonging to the SFN&C railroad.

The introduction of the interurban railroad had a huge impact on the development of the Soscol Gateway/East Napa survey area and the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo and San Francisco. The neighborhoods surrounding the route—especially East Napa and Spencer's Addition—flourished and property values increased as a result of the new service.

The SFN&C interurban electric railroad eventually reduced its service (due to competition of Highway 29, which ran on a route parallel to the tracks), and by 1930 the line had re-routed its trains through Napa over the Southern Pacific tracks and eliminated all street operation. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately transitioned from rail service to bus transportation.

In 1946, the property at 686-688 Soscol Avenue was sold by the San Francisco & Napa Valley Railroad to Albert J and Eleanor Lallement. Federal census records indicate that Albert Lallement lived in Napa for much of his life, working as a pipefitter at the Mare Island Naval Shipyard and later as a salesman for Basalt Rock Company. The 1949 Sanborn map shows that the car barn was converted to retail use, housing five shops and storage space during Lallement's ownership. An Art Moderne addition was also added to the northwest corner of the building at this time. A storage building was located at the northeast corner of lot (and remains today, functioning as an auto repair garage) and a bunk house was located at southeast corner of lot. The bunk house has since been replaced with a larger automotive garage building.

Evaluation:
The car barn building at 686-688 Soscol Avenue was constructed in 1905 for use as a maintenance facility for the VB&NV interurban electric railroad's rolling stock. The property was used as such from the time of its construction until 1946, when the SF&NV Railroad relinquished ownership of the property and it was converted to commercial use. During that time, it contributed to the theme of transportation in Napa and beyond. The interurban electric railroad that the car barn served was critical to the growth of the city and its connections to other cities and towns throughout the Napa Valley and Bay Area.

B10. Significance: (continued)
While it has been altered since its original construction, the car barn is one of the only remaining VB&NV properties in Napa today (the depot was demolished, etc.)Therefore, 686-688 Soscol Avenue appears to be individually significant under Criterion A/1 (Events) for association with the development of Napa's interurban electric railroad at the turn of the twentieth century.

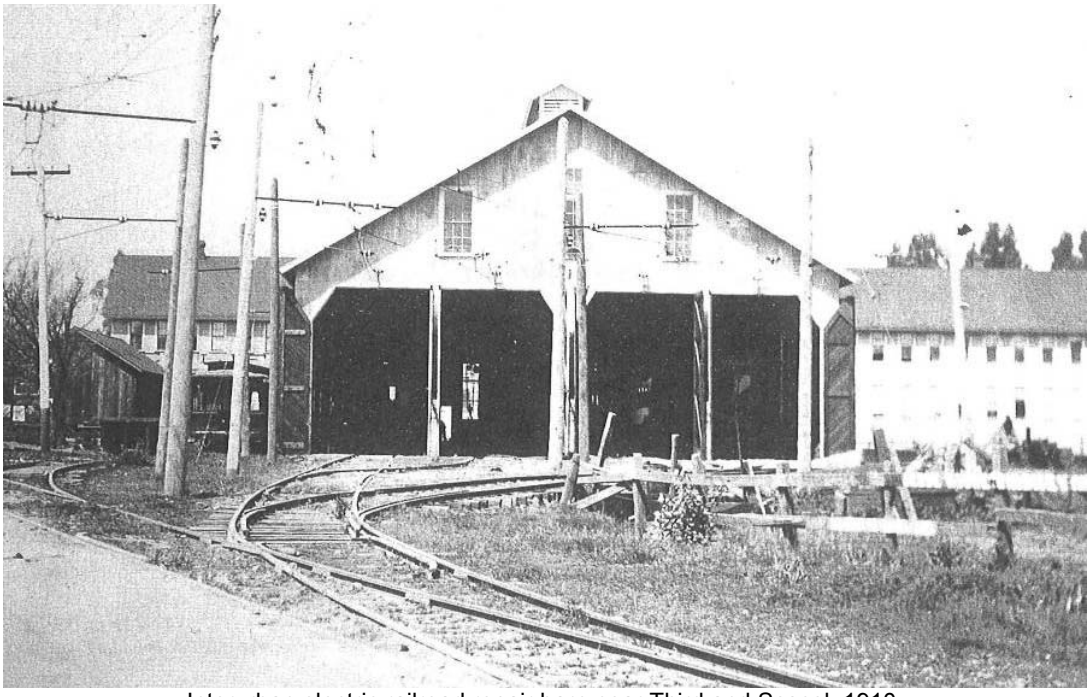
The property was associated with Johan A. Zeller, a prominent citizen and business proprietor in East Napa, who owned the property from 1906 to 1908. This period of ownership immediately followed the construction of the car barn by VB&NV Railroad, however, Zeller does not appear to have played any part in the railroad's use of his property. He is more strongly associated with his proprietorship of the Palace Hotel and other businesses around Third Street and Soscol Avenue. Likewise, the development of the VB&NV Railroad is attributed to the Hartzell brothers, who were important in the establishment of interurban electric rail lines throughout the Bay Area. Their association to the car barn itself, however, is tenuous. The property does not appear to be significant under Criterion B/2 (Persons).

The building at 686-688 Soscol Avenue was constructed in 1905 and originally consisted of a large barn-like utilitarian structure. Between 1946 and 1949, a commercial addition was constructed on the building's northwest corner. The original building was constructed for utilitarian purposes and does not exhibit high architectural style, nor is it a particularly noteworthy example of a period or method of construction. The Art Moderne addition constitutes an alteration and has not gained significance in its own right. The building has been otherwise altered with window and door replacements since its construction, thus diluting its physical integrity. The building is attributed to builder E.W. Doughty, a well known builder in Napa and the Bay Area who built many of the structures designed by preeminent Napa architect Luther Turton. However, the car barn's utilitarian design is not evocative of Doughty's skill, which was probably better represented in the Spanish Colonial Revival style VB&NV depot building (no longer extant), and structures like the Behlow Building (no longer extant), St. Mary's Episcopal Church, and the Native Sons Block in downtown Napa. Therefore, the property does not appear to be eligible under Criterion C/3 (Architecture) for architectural merit.

The property at 686-688 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The building at 686-688 Soscol Avenue has not been moved and therefore retains integrity of location. Its integrity of setting is intact, since important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remain. The property retains integrity of association with its original function, since it partially retains a light industrial use today. The building's integrity of materials, design and workmanship are diminished because it has been altered since its original construction. The building received a relatively large Art Moderne style addition in 1946, and has undergone window replacement and changes to the large service bay once located on the southern façade. The property has integrity of feeling as an early twentieth century light industrial building, and it conveys the aesthetic and historic sense of the era in which it was constructed

686-688 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 686-688 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be individually eligible for local listing through survey evaluation.



Interurban electric railroad repair barn near Third and Soscol, 1910.
(Swett, 110)

B12. References: (continued)

Swett, Ira L. and Harry C. Aiken, Jr. *The Napa Valley Route: Electric Trains and Steamers*. Glendale, CA: Interurban Press, 1988.
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records.
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4 *Resource Name or # (assigned by recorder) 796 Soscol Avenue

B1. Historic name: None
B2. Common name: Napa River Velo/ Eur-Asian Autowerks
B3. Original Use: Commercial; automobile dealership
B4. Present use: Commercial/light industrial; bicycle shop/auto repair
*B5. Architectural Style: Googie/Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed in 1952. Sign installation, 1960. Construction of new office, 1964. Signs installed, 1970 and 1971. Remodeled, 1976. Electrical work, 1977. Sign for Eur-Asian Autowerks installed, 1990. Structural termite repair, 2003. Water heater replaced, 2007.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Russell Quinnell

*B10. Significance: Theme Commercial development Area: Soscol Gateway/East Napa
Period of Significance N/A Property Type Commercial/Industrial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The mixed-use commercial and industrial building located at 796 Soscol Avenue was built in 1952 by local builder Russell Quinnell. The Sanborn Fire Insurance map from 1949 shows that the site was previously occupied by passenger and freight depots and an electric substation belonging to the San Francisco & Napa Valley Railroad. Deed records demonstrate that in May 1950, the property was sold by the San Francisco & Napa Valley Railroad to Fred E. and Elsie E. Borgwardt, the original owners of the subject building at 796 Soscol Avenue. Sparse biographical information about members of the Borgwardt family was found, and they continue to own the property today. From at least 1953 to 1963, the building housed Big Chief Pontiac used car dealership. A building permit from 1964 lists the owner as Al Castner. During the 1970s, the property housed the Napa Valley Toyota dealership. Today it houses two businesses: Eur-Asian Autowerks auto repair in the rear portion of the building, and Napa River Velo bicycle shop in the storefront.

Evaluation:
796 Soscol Avenue was built in 1952, likely for use as an automobile dealership. It served as an car dealership during much of the historic period and contributed to the context of auto repair and sales that characterized Soscol Avenue, which is often referred to as Napa's "Auto Row." (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
The building is one of many automobile-related properties located on Soscol Avenue, including at least one other expressive Googie-style structure. 796 Soscol Avenue contributes to a broad automobile-related commercial trend in East Napa, but does not seem to be individually significant under Criterion A/1 (Events) for association with important historic events.

The property is associated with the Borgwardt family, particularly Fred and Elsie Borgwardt, about whom little biographical information is available. The subject property's thus does not appear to be significant under Criterion B/2 (Persons).

The building at 796 Soscol Avenue is a relatively utilitarian industrial structure, with a Googie style storefront at the northwest corner. The Googie style was common in mid-twentieth century design, and other examples of it are present along Soscol Avenue. Only the storefront portion of the building is rendered in the style, while the remainder of the building is not architecturally noteworthy. On the whole, the building does not represent a unique example of a type, period, or method of construction. The builder was Russell Quinnell, about whom little biographical information was found. Therefore, 796 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 796 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

796 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and surrounding commercial and light industrial properties, remaining. The building retains integrity of association with its original automobile-related function: it originally had a commercial use as an automobile dealership and continues to function in both a commercial and light industrial capacity today. The building retains integrity of materials, design and workmanship from its original construction, and retains integrity of feeling as a mid-century commercial property.

796 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 796 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property appears ineligible for national, state or local listing through survey evaluation.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

*NRHP Status Code 5S3

Page 3 of 5 *Resource Name or # (assigned by recorder) 807 Soscol Avenue

B1. Historic name: El Ray Distributors
B2. Common name: Gelow, Borreson, Gelow, Inc.
B3. Original Use: Light industrial; bottled beverage warehouse
B4. Present use: Light industrial; newspaper distribution warehouse
*B5. Architectural Style: Utilitarian/ Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations
Office and eastern warehouse constructed circa 1935. Construction of new garage, 1960. Construction of cold storage room, sign installed, 1961. HVAC work, 1966. Sign installed, 1977. Sign installed, 1978. Gas line installed, 1987.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Industrial development Area: Soscol Gateway/East Napa
Period of Significance Ca. 1935 - 1977 Property Type Industrial Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

As early as 1932, the property at 807 Soscol Avenue was owned by David Cavagnero, who also owned the Brooklyn Hotel at 802 Third Street, adjacent to the subject property. Originally, the property consisted of a warehouse on the eastern side of the parcel and a small Art Moderne style office to the west. The original use of the subject property was as a bottled beverage warehouse, likely connected with the Cavagnero family's liquor production and distribution business. The business was started almost immediately after the repeal of Prohibition as a legal continuation of the Cavagneros' earlier bootlegging operation, and was a major success by the late 1930s. Eventually it was taken over by David Cavagnero's son, Ray. Ray and his wife Elma purchased the subject property in 1948, and continued the bottling business under the name El Ray Distributors. Primarily beer and liquor were sold. During Ray Cavagnero's term of ownership, an additional warehouse was constructed, connecting the office with the eastern warehouse and providing a loading dock area between the two.

In 1977, the property was sold to Nick T. and Geraldine Paris, who operated Paris Discount Furniture at the address. In 1982, the property was sold in quick succession to David and Esther Hermanson, the Siltac Corporation, and the Leopard Trading Co. The latter was a company that stored and distributed wines from over 200 wineries throughout California. In 1984, the property was sold in shares to Ernest J. Tavis, Bernice Schroeder, and Anastasia T. O'Connor. (Continued)

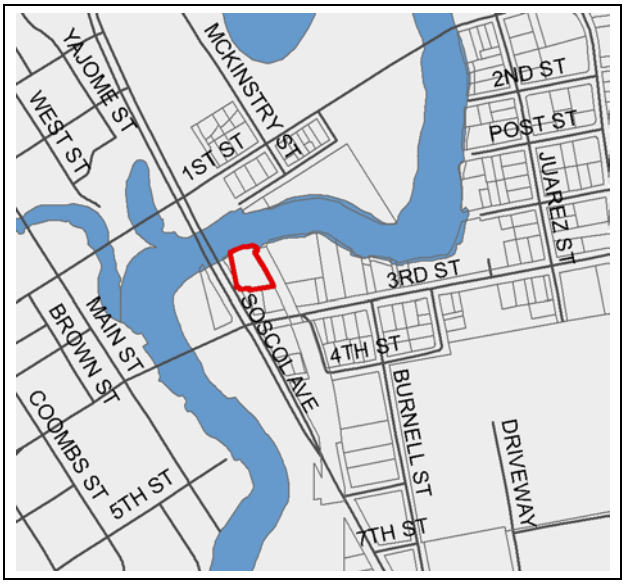
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



B10. Significance: (continued)
Little biographical information was found about the owners mentioned above.

The current owner, Gelow Inc., purchased the property in 1987 and it became a newspaper distributing warehouse for Gelow, Borreson, Gellow Inc. This business was started as Gelow's News Service in 1963 by Melvin and Sonja (Borreson) Gelow to distribute the *San Francisco Chronicle* and other newspapers within the Napa Valley. In 1967, the Gelows were joined in business by Melvin's brother, Francis "Bud" Gelow and his wife (and Sonja's sister) Bonnie (Borreson) Gelow. The business became one of the most successful independent newspaper dealerships in California. Bud Gelow was particularly prominent, serving as one of the first presidents of the American Association of Independent Newspaper Distributors, co-founding the California Association of Independent Newspaper Distributors (CAND), serving on the Napa Planning Commission, and owning and operating many full-service gas stations throughout the Napa Valley. Today, the business and property continue to be owned by a number of the Gelow's children.

Evaluation:
807 Soscol Avenue was built circa 1935 for use as a bottled beverage warehouse. The Cavagnero family's involvement in the beer and liquor business began during Prohibition, when Dave Cavagnero became an entrepreneur in the illicit production and supply of alcohol to residents of Napa. When Prohibition was repealed in 1932, he was quick to expand his business and established El Ray Distributors. 807 Soscol Avenue appears to have been the primary facility from which the business operated, and the nearby Brooklyn Hotel may have been an early and continuing commercial location. Although the Napa Valley is known for its wine production, the Cavagneros' distributing business appears to have primarily dealt in beer and liquor (particularly limoncello) and was not associated with the wine industry. For two years in the 1980s, it was used as a wine storage and distribution facility by Leopard Trading Company, but the business appears to have operated statewide and was not particularly prominent or influential within the Napa Valley wine industry. Although 807 Soscol Avenue's connections to the wine industry are weak, its general associations to the alcoholic beverage business are early and influential. It is also connected to the trends of light-industrial and commercial development along Soscol Avenue. Therefore, 807 Soscol Avenue appears to be significant under Criterion A/1 (Events).

The property is associated with the Cavagnero family, six generations of which have been prominent East Napa residents. Dave Cavagnero, who originally owned the property, was known as the Mayor of East Napa and was involved in many community and commercial undertakings, including liquor production and sales, operation of the Brooklyn Hotel, the introduction of a local circus, and hosting many community celebrations and festivals. Later, Ray Cavagnero owned the property and was responsible for the oversight of El Ray Distributors. Multiple houses owned by various members of the Cavagnero family are located along Third Street, and the Brooklyn Hotel is located adjacent to 807 Soscol Avenue. Although the Brooklyn Hotel is perhaps the property most commonly connected with the Cavagnero family, 807 Soscol Avenue appears to be the best representation of the Cavagnero's liquor distribution business, and a prime example of their influence on Napa and East Napa. Few of the other owners of the subject property appear to have been significant to the history of Napa, though more recently the Gelow/Borreson family has been influential in the local newspaper distribution business statewide. Bud Gelow appears to have been a prominent citizen in Napa as well for work outside of the newspaper industry. The subject property's associations with the Cavagnero and Gelow families make it significant under Criterion B/2 (Persons).

The building at 807 Soscol Avenue evolved over time, beginning as two separate buildings that were eventually linked by a large addition. Though not architecturally expressive, the majority of the building exhibits utilitarian industrial design and construction typical of industrial facilities that lined Soscol Avenue in the early 20th century. It is therefore an example of such a building type The office portion exhibits Art Moderne styling, but is not a notable example of a type, period, or method of construction. The architect and builder are unknown. 870 Soscol Avenue is significant under Criterion C/3 (Architecture) for architectural merit.

The property at 807 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

807 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is intact, with important elements of the surrounding area, such as Soscol Avenue and the Napa River, remaining. Although Soscol Avenue was extended in the 1960s to pass along the west side of the property and cross the river, the surrounding environment has maintained the same commercial thoroughfare setting. The building originally had a light industrial use as a bottling plant and warehouse and continues to function in a light industrial capacity today as a newspaper distribution warehouse. Therefore it retains integrity of association with its original function. The building retains integrity of materials and workmanship from its original construction. Due to the major addition of the western warehouse block, integrity of design has been lost. However, it retains integrity of feeling as a light industrial property, and it readily conveys the aesthetic and historic sense of the era in which it was constructed.

B10. Significance: (continued)
807 Soscol Avenue is not currently listed on the National or California registers, but it is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 807 Soscol Avenue should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)
City of Napa Building Division: building permits.
Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town.* San Francisco, CA: Arcadia Publishing, 2007.
Kilgalin, Anthony. *Napa: An Architectural Walking Tour,* San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.
Napa City-County Public Library: newspaper index.
The Napa Valley Museum and Lin Weber, *Napa,* San Francisco, CA: Arcadia Publishing, 2004.
Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)
Timeline of Napa County History. www.napacountygeneaology.com.
Weber, Lin. *Old Napa Valley: The History to 1900.* St. Helena, CA: Wine Ventures Publishing, 1998.
Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950.* St. Helena, CA: Wine Ventures Publishing, 2001.

State of California ♦ The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
DISTRICT RECORD	Trinomial

Page 1 **of** 11 ***Resource Name or # (Assigned by recorder)** East Napa Historic District

***NRHP Status Code** 5S3

D1. Historic Name East Napa D2. Common Name: East Napa

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

As its name implies, the East Napa Historic District is located on the eastern side of the City of Napa. It is situated on the east side of the Napa River near a bend in the river known as the Oxbow. The terrain in the area is generally flat, as is typical of a river-adjacent alluvial area, with hills rising to the east. The East Napa Historic District includes the residential neighborhood historically and commonly referred to as East Napa, and is part of the larger Soscol Gateway/East Napa Redevelopment Area. The Soscol Gateway portion of the Redevelopment Area lies to the south of the East Napa Historic District, comprising the wedge-shaped area created by Soscol Avenue and Silverado Trail. The Soscol Gateway area is commercial and light industrial in nature, but has historic associations in common with the East Napa neighborhood. Other nearby neighborhoods include Alta Heights and Montecito in the hills to the east, and Downtown, which lies across the river to the west. The East Napa Historic District is loosely bordered on the east by Silverado Trail, a major north-south traffic artery, the Napa River on the northwest, and the Napa Valley Wine Train railroad tracks on the west. Much of the East Napa Historic District's southern boundary is abutted by the Napa Valley Expo, which is a large state-owned fairground property. (continued, page 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The East Napa Historic District boundary encompasses properties generally grouped along the corridors of Third and Juarez streets, on the eastern bank of the Napa River. The northwestern boundary consists of the Napa River at the point where the Oxbow is located. At the point where First Street crosses the river, the northern boundary of the district turns east to run along First Street to the northeastern corner of parcel 006-073-013. (continued, page 4)

***D5. Boundary Justification**

The East Napa Historic District boundary includes a concentration of properties associated with the working-class residential development and Italian settlement of East Napa. The contributing properties within the district represent a cohesive grouping of properties that are thematically related by their associations to historic patterns of development and occupancy of the local Italian community. (continued, page 5)

D6. Significance: Theme Residential development/ cultural community **Area** East Napa/Soscol Gateway
Period of Significance 1868 - 1940 **Applicable Criteria** A/1, C/3
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The East Napa Historic District is significant under National Register of Historic Places/California Register of Historical Resources Criteria A/1 and C/3 and eligible for local listing because it represents important trends in development patterns in the City of Napa – namely working-class residential development influenced by local business and industry and settlement by a prominent Italian community – and because it provides a coherent example of a grouping of modest, working-class, vernacular residences.

Victorian Era Residential Development in East Napa

East Napa first developed as a working-class residential neighborhood during the Victorian era (1860 – 1899). H. Thompson's tract in Tulocay Rancho was purchased from Cayetano Juarez and laid out in April 1867; it was recorded in 1873 as the East Napa subdivision. Sproul's Addition to East Napa was recorded in December 1874, and included the area north of Third Street running east from the Napa River into what is now Alta Heights.[1]

(continued, page 6)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet, page 11)

***D8. Evaluator:** Caitlin Harvey **Date:** 13 November 2009
Affiliation and Address Page & Turnbull, Inc.
724 Pine Street, San Francisco, CA. 94108

D3. Detailed Description (continued)

The East Napa Historic District comprises a residential neighborhood, but contains a few commercial and institutional properties. These non-residential properties do not contribute to the district, which derives its significance from residential development patterns and uses. One exception is the Oxbow School property (APN: 006-144-011-000). This large parcel has an institutional use and features a number of modern school buildings. However, it also features four adaptively re-used historic houses. For this reason, the property has been included as a contributor to the district, even though the modern buildings on the lot are considered non-contributing.

Houses within the East Napa Historic District are typically small-scale, one to two story buildings. Many of the one-story houses feature raised basement levels. Wood frame construction is universal and most houses are clad with wood siding. Late nineteenth century and early twentieth century architectural styles are most widely represented and typically found in simple vernacular iterations. Simple bungalows are ubiquitous and sometimes have applied Queen Anne ornamentation. About a dozen more elaborate Queen Anne cottages and Craftsman style bungalows are also present. Houses constructed late in the Period of Significance include small Minimal Traditional style residences typical of the pre-World War II era.

A number of the properties include ancillary buildings, such as garages and sheds, in addition to the primary dwelling. These ancillary buildings enrich the historic context of the neighborhood, but are not considered to be contributors to the District as their use is not residential. In some cases, garages and even a water tower have been converted for use as dwellings, but these buildings are also considered to be non-contributors because their original and intended use was not residential and was typically auxiliary to a nearby house.

The East Napa Historic District includes a total of seventy (70) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Fifty-five (55) of those parcels are considered contributors to the East Napa Historic District, because they include a historic building that contributes to the significance of the District. Some of these parcels contain more than one building, though, and thus there are sixty-one (61) individual buildings that are considered significant and contributing.

The spreadsheet below features a column listing the contributory status of properties within the East Napa Historic District boundaries. "C" stands for "Contributor," a building that conforms to the historic themes and time period that give the district significance. "NC" stands for "Non-Contributor" and denotes properties that do not contribute to the district's significance. After "NC" a reason for the property's non-contributing status is given, including:

- **Vacant –** the parcel is vacant or is a parking lot
- **POS –** the building was not constructed within the District's period of significance (i.e. constructed 1941 or later).
- **Use –** the building does not have, or did not originally have, a residential use and thus does not conform to the significant historic themes of the district

The "APN" column provides the Assessor's Parcel Number for the property. In cases where there are multiple historic buildings on a parcel, the APN may be repeated. The address will specify the exact building on each parcel. Construction dates are provided and are exact in cases where the precise date was provided by the Napa County Assessor's Office or was identified through archival research. Approximate dates, identified with "ca." (circa), are educated guesses based on sources like Sanborn Fire Insurance Maps, visual observation of architectural styles and forms, and other approximate sources.

Contributory Status	APN	Address	Construction Date	Notes
NC - vacant	006-071-001-000	N/A	N/A	
C	006-071-002-000	419 First Street	ca. 1895	
C	006-071-003-000	411 First Street	ca. 1895	
C	006-071-004-000	403 First Street	ca. 1895	
C	006-071-005-000	1139 Juarez Street	1900	
NC - POS	006-071-010-000	1129 Juarez Street	ca. 1975	
C	006-071-012-000	1105 Juarez Street	1868	J.B. Newman House
C	006-071-014-000	1117 Juarez Street	ca. 1890	
C	006-072-002-000	1037 Juarez Street	1895	

D3. Detailed Description (continued)

Contributory Status	APN	Address	Construction Date	Notes
NC - POS	006-072-003-000	1017 Juarez Street	ca. 1980	
C	006-072-004-000	1015 Juarez Street	ca. 1905	
C	006-072-005-000	1003 Juarez Street	1905	
NC - POS	006-072-007-000	419 Second Street	ca. 1980	
NC - vacant	006-072-008-000	N/A	N/A	
C	006-072-010-000	442 Post Street	1925	
NC - vacant	006-073-007-000	N/A	N/A	
C	006-073-009-000	1104 Juarez Street	1900	
NC - use	006-073-013-000	359 First Street	ca. 1925	
C	006-073-014-000	1134-1140 Juarez Street	1925	4-plex
C	006-074-005-000	1004 Juarez Street	ca. 1910	
NC - POS	006-074-009-000	1030 Juarez Street	ca. 1975	
C	006-132-003-000	726 Third Street	1925	On same lot as 728 Third Street
C	006-132-003-000	728 Third Street	1925	On same lot as 726 Third Street
C	006-132-004-000	702 Third Street	1920	
NC - vacant	006-132-008-000	N/A	N/A	
C	006-142-002-000	619 Third Street	1898	
C	006-142-003-000	607 Third Street	1898	
C	006-142-004-000	727 Bailey Street	1918	
C	006-142-007-000	706 Burnell Street	1900	
C	006-142-008-000	720 Burnell Street	1939	
NC - POS	006-142-009-000	600 Fourth Street	ca. 1980	
NC - use	006-142-010-000	719 Bailey Street	1915	Water tower converted to residence, originally auxiliary to 727 Bailey Street
C	006-142-011-000	623 Third Street	ca. 1895	Dave Cavagnero House
C	006-142-012-000	643 Third Street	ca. 1895	Dominic Cavagnero House
C	006-143-002-000	427 Post Street	ca. 1905	
C	006-143-003-000	437 Post Street	ca. 1905	
C	006-143-004-000	943 Juarez Street	ca. 1915	
C	006-143-005-000	931 Juarez Street	1900	
C	006-143-006-000	915 Juarez Street	1900	
C	006-143-007-000	905 Juarez Street	1910	
C	006-143-008-000	426 Taylor Street	1910	
C	006-143-009-000	434 Taylor Street	1910	
C	006-143-010-000	444 Taylor Street	1928	Garlik House
C	006-143-011-000	456 Taylor Street	ca.1910	Casale House, moved to site between 1924 and 1949
C	006-143-013-000	443 Post Street	ca. 1905	
NC - POS	006-144-002-000	431 Taylor Street	ca. 1975	
C	006-144-003-000	843 Juarez Street	1910	
C	006-144-004-000	831 Juarez Street	1900	
C	006-144-005-000	406 Third Street	1900	
C	006-144-006-000	420 Third Street	1900	
C	006-144-007-000	432 Third Street	1900	
C	006-144-011-000	440 Third Street	ca. 1900	Traves House, Oxbow School property

D3. Detailed Description (continued)

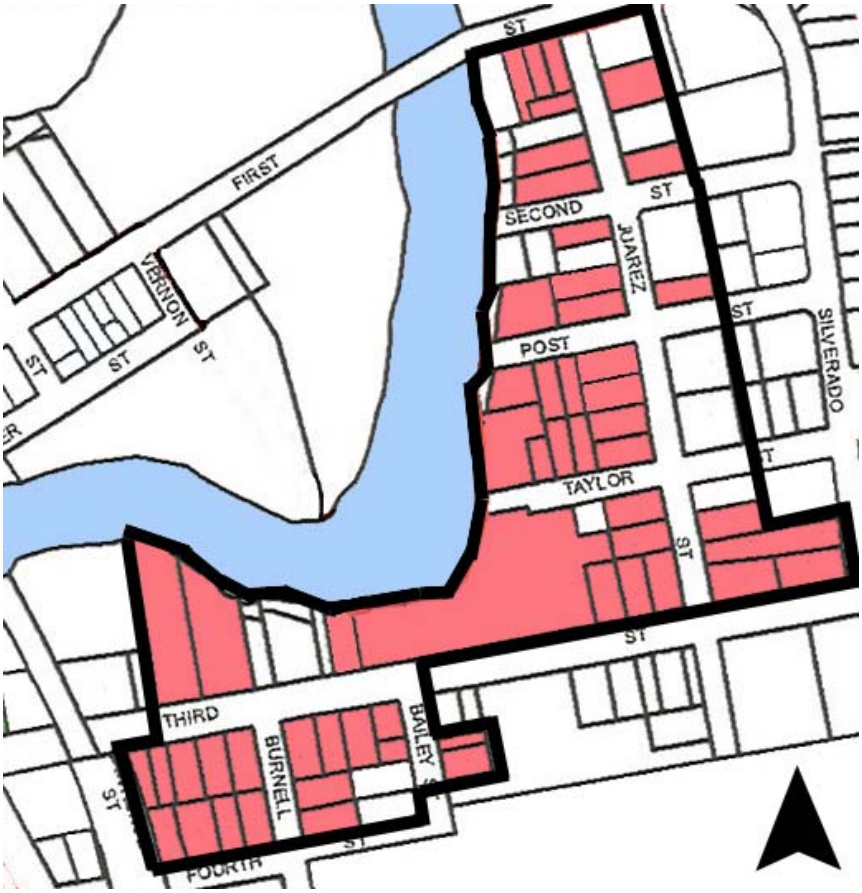
Contributory Status	APN	Address	Construction Date	Notes
NC – POS/use	006-144-011-000	520 Third Street	1999	Oxbow School (5 modern buildings)
C	006-144-011-000	530 Third Street	1881	Scaruffi House, Oxbow School property
C	006-144-011-000	(No address)	ca. 1905	Darbo House, Oxbow School property. Originally 842 DeWoody Street.
C	006-144-001-000	(No address)	ca. 1870	Originally 834 De Woody Street.
NC - POS/use	006-144-016-000	640 Third Street	ca. 1975	
C	006-144-018-000	618 Third Street	ca. 1900	
C	006-145-010-000	718 Bailey Street	1910	Moved to site between 1924 and 1949
C	006-145-011-000	724 Bailey Street	ca. 1915	Moved to site between 1924 and 1949
NC - POS/use	006-146-005-000	390 Taylor Street	ca. 1970	
NC - POS/use	006-146-007-000	391 Post Street	ca. 1980	
C	006-147-003-000	820 Juarez Street	1900	
C	006-147-004-000	801 Silverado Trail	1939	
C	006-147-005-000	802 Juarez Street	1905	
NC - POS	006-147-006-000	840 Juarez Street	ca. 1915	Moved to site after 1995
C	006-147-007-000	828 Juarez Street	1907	
C	006-193-001-000	747 Third Street	1895	
C	006-193-002-000	741 Third Street	ca. 1900	Front façade altered?
C	006-193-003-000	733 Third Street	1889	
C	006-193-004-000	719 Third Street	1897	
C	006-193-005-000	707 Third Street	1899	
C	006-193-006-000	708 Fourth Street	ca. 1905	On same lot as 721 Burnell Street
C	006-193-006-000	721 Burnell Street	1940	On same lot as 708 Fourth Street
C	006-193-007-000	718 Fourth Street	1908	
C	006-193-008-000	726 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 734 Fourth Street
C	006-193-008-000	734 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 726 Fourth Street
C	006-193-009-000	744 Fourth Street/702 Lawrence Street	ca. 1905	

D4. Boundary Description (continued)

Here, the boundary turns south and runs along the eastern sides of those properties fronting on Juarez Street. Near the southern end of Juarez Street, however, the boundary jogs to include a through-lot (006-147-003) and the lot at the northwest corner of Third Street and Silverado Trail (006-147-004). At that corner, the boundary turns west and runs along Third Street to the intersection of Bailey Street. Here it turns south again, running down Bailey Street with a slight jog to include two properties (006-145-011 and 006-145-010) on the eastern side of the street. Where Bailey Street intersects with Fourth Street, the boundary turns to run west along Fourth Street for two blocks to Lawrence Street. The boundary runs north on Lawrence Street for one block, then crosses Third Street to meet the southwestern corner of lot 006-132-003. It follows the western edge of this lot until it meets the Napa River, which as stated earlier, forms the northwestern boundary of the district area.

(see map on next page)

D4. Boundary Description (continued)



East Napa Historic District map.
Outline indicates Historic District boundaries. Shaded parcels indicate District Contributors.

D5. Boundary Justification (continued)

The boundary of the East Napa Historic District is inclusive of contributing properties that have proximity to one another, and is exclusive of non-contributing properties that lack association to the historic themes or the period of significance, while maintaining a coherent, regular boundary.

The boundary coincides with the extent of the East Napa/Soscol Gateway Redevelopment Area boundary and the boundary of the East Napa/Soscol Gateway Historic Resources Survey. For this reason, the district area does not extend north of First Street or west of the Napa River, which creates an extremely effective physical boundary. On the east, the boundary includes those properties that front on Juarez Street, but excludes those that front on Silverado Trail because they are generally commercial in nature and oriented away from the core residential area along Juarez Street. One exception to this trend is the property at the northwest corner of Silverado Trail and Third Street, which is residential. The Napa Valley Expo property dominates the south side of Third Street between Silverado Trail and Bailey Street and has therefore been excluded from the district.

D5. Boundary Justification (continued)

However, the boundary jogs southward at Bailey Street to include approximately two blocks south of Third Street that possess concentrations of residential properties that fit the district's historic themes and period of significance. Two houses on the east side of Bailey Street that are otherwise surrounded by the Napa Valley Expo have been included within the boundaries for the same reason.

Properties south of Fourth Street were excluded because development patterns generally shift toward large-parcel, industrial and commercial properties in that area. The western boundary of the district is located along Lawrence Street because the Napa Valley Wine Train railroad tracks create a physical boundary on its western side, and properties located west of the tracks have commercial and light industrial uses. Similarly, the boundary is established along the western edge of parcel 006-132-003, because a few vacant lots and the railroad tracks create and effective boundary at that edge of the district.

D6. Significance (continued)

The subsequent development of East Napa was influenced by the commercial and industrial growth of Downtown and the areas along the banks of the Napa River. East Napa was a working-class area, and it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Its proximity to industrial uses made it a logical place to construct housing for local industrial workers, though. Many of the workers in these industries were single males, often recent Italian immigrants. Many lived in residential hotels, such as the Palace, Colombo, and Brooklyn hotels, all located on Third Street just west of the District.[2] Others lived in workers' cottages in the East Napa Historic District area, which were small, simple houses, primarily built between 1890 and 1920.[3] Most workers' cottages were vernacular in style, constructed with little or no decoration, and were likely designed by local builders either using pattern books or simply based on previous experience.

At the end of the nineteenth century, development in East Napa was sparse: there were only a few houses per block, and the area was not incorporated within city limits. Most houses in the area were built as independent units, although the cluster of identical Queen Anne cottages at the corner of First and Juarez streets (403, 411, and 419 First Street) is an example of the type of speculative development that sometimes occurred in Napa during this era. The oldest house still extant within the East Napa Historic District is the James B. Newman House at 1105 Juarez Street, which was built in 1868 and correspondingly dates to this earliest era of East Napa's development. Newman was the owner of Napa Marble & Granite Works at Third and Brown streets, just across the river from East Napa. A total of sixteen (16) contributing resources within the District date to the Victorian era.

Early Twentieth Century Residential Development in East Napa

The East Napa neighborhood continued to develop slowly but steadily in the first two decades of the twentieth century. The beginning of interurban electric railroad service in 1905 spurred residential development in East Napa by connecting the residential neighborhood to businesses and industries in other areas of the city and the valley. This allowed workers from Vallejo and Mare Island to live in the quiet East Napa neighborhood. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route.[4] In East Napa, residential development was concentrated along Juarez Street and Third Street; by 1910, there were five to ten small, one-story houses per block in these areas, while south of Fourth Street, the blocks were still undeveloped.[5]

At this time, East Napa did not have any schools, and residents relied on the development in Alta Heights and surrounding neighborhoods to provide educational facilities and other social services. East Napa Park was located nearby: a block of land at the southeast corner of Burnell and Fourth streets covered with tall shade trees and a large pavilion.[6] The strong Italian community continued to dominate the social life of East Napa, and for entertainment, residents would gather to play bocce ball or socialize at the Brooklyn Hotel or Depot Restaurant.[7]

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree.[8] Napa sustained relatively minor damage, and mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees

D6. Significance (continued)

of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the East Napa Italian enclave in numbers and prominence, and becoming important members of the community.[9]

By 1907, the Napa city limits were expanded to include East Napa and after the close of World War I, a building boom resulted in further development in the area. Thirty-eight (38) contributing resources within the Historic District date to the early twentieth century era, indicating that this was the period of greatest growth and vitality in East Napa.

Prohibition and Depression in East Napa

Houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. They often featured stucco cladding instead of wood, became longer and lower, abandoned front porches, and featured garages (often detached). Bungalow courts also developed during this era as a compromise between affordable apartments and expensive single family homes, with individual units clustered around a central communal garden or courtyard. Popular architectural styles included Craftsman, Spanish Eclectic, and Mediterranean Revival.[10]

During the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.[11] This era saw steady construction of single-family homes throughout the city and the establishment of more factories in the survey area, but Prohibition and the Great Depression greatly curbed the city's economic development. The Soscol Gateway area to the south of the District thrived as the city's industrial core, and residential East Napa had been largely built out with modest working-class homes by the late 1920s.[12] East Napa remained the center of Napa's Italian American community, and had a number of famous (or infamous) residents.

Before World War I, prohibition of alcohol had become an important political issue spearheaded by religious groups and the temperance movement. Congress responded by drafting the Volstead Act in 1917, which was ratified as the 18th Amendment to the U.S. Constitution. By 1920, many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades and Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and the city of Napa shared in the hard economic times. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers.[13]

Illegal liquor production and distribution was quite common in East Napa. At the onset of Prohibition, the Saxon Cider Works on Soscol Avenue switched from brewing beer to making cider, but soon thereafter owner George Blaufuss revived the beer brewing operation. Hoping to take advantage of a loophole saying doctors could prescribe alcoholic beverages for medicinal purposes, Blaufuss partnered with Dave Cavagnaro to put beer back on the menu at the Brooklyn Hotel. Hundreds of Napans lined up at the brewery every day, and local law enforcement—namely Dave's brother, patrolman Henry "Punch" Cavagnaro—looked the other way. East Napa's hotel owners were notorious: Dave Cavagnaro continued to operate his saloon well into Prohibition, selling liquor out the back door of the Brooklyn Hotel to his wine-loving Italian neighbors; G. Bertolini, the proprietor of the Colombo Hotel on Third Street (no longer extant), served six months in jail for bootlegging and was ordered to close his hotel for a year; and the Roma Hotel on First Street and the Depot Restaurant on Soscol Avenue were both raided in 1926.

When the stock market crashed in 1929, the nation's economy was in shambles, and California was hit hard by the Great Depression. However, the success of the city's industries, especially the Rough Rider plant on Soscol Avenue, and nearby Mare Island, spared Napa from some of the worst hardships of the Depression. The onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in residential neighborhoods like East Napa. Within the East Napa Historic District, no extant buildings appear to have been constructed between 1928 and 1939; a clear indicator of the financial hardships resulting from the Great Depression. However, in the recovery period after the Depression and before the onset of World War II, four houses in the District were constructed. A total of ten (10) contributing resources within the East Napa Historic District date to the Prohibition and Depression era.

D6. Significance (continued)

World War II and the End of the Period of Significance

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.[14]

Because of the large influx of people, infrastructure improvements and rapid suburban development occurred during the war and continued well into the postwar era. The construction of seventy-one new subdivisions throughout the city were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city council to incorporate these new developments.[15] Already largely built out, however, East Napa was not directly associated with these physical changes. The proximity of the East Napa residential neighborhood to major war-industry employers like Mare Island and Basalt Rock Company made the older working-class houses in the area desirable for defense workers, but no new construction took place. Funds for defense housing were directed elsewhere and although East Napa played a role in housing war workers, its physical growth stagnated.

After 1940, no new buildings appear to have been constructed in East Napa until the 1970s, and only ten (10) buildings have been erected since. These buildings are not age-eligible (older than 45 years) and are not considered to be contributors to the District. The physical fabric of the East Napa Historic District dates almost entirely to the time prior to World War II. The year 1940, the construction date of the last contributing resource in the District, marks the end of the East Napa Historic District's period of significance.

The Italian Community in East Napa

In addition to its status as a working-class neighborhood, East Napa was also home to a vital Italian community, as is mentioned above. Because Italian settlement in Napa exceeded that of most other cultural and ethnic groups, and the activities of the Italian community were so strong in East Napa particularly, the existence of this cultural enclave within the East Napa Historic District is a significant historic theme.

As Napa County developed in the late nineteenth century, the need for agricultural, mining, and infrastructure labor soon exceeded the available supply of local manpower, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor. Because of its reputation as the industrial fringe of Napa City, the East Napa survey area attracted these early working-class immigrant groups as a place to reside.

Italian immigrants arrived in Napa looking for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early arrivals to Napa, they were attracted by the promise of opportunity and land. Napa County's first Italian immigrants were three brothers from Genoa—Nicola, Lorenzo and Antonio Carbone—who arrived in 1863 and established the first Italian produce garden on Coombsville Road in 1870. Other Italian pioneers included Giovanni and Antonio Rossi, who established the second and longest-operating Italian produce garden in Napa around 1872, and Guiseppe Migliavacca, who opened one of Napa's first large capacity wineries in 1874. Most Italian immigrants were laborers, though, and worked in the manufacturing, agricultural, or construction industries. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen, including the St. John's neighborhood, clustered around St. John's Catholic Church at Main and Caymus streets, and the most prominent being in East Napa.[16]

Beginning in the late nineteenth century, East Napa was known as "Little Italy," and the contributions of this close-knit Italian immigrant enclave greatly shaped the development of the neighborhood. Newcomers freshly arrived from Italy gathered in East Napa where they could get cheap rooms and industrial jobs, and meet others who spoke their language. Many of these immigrants were single men whose aim was to secure a job and live frugally until they earned enough money to send for their families. Among the early Italian-owned businesses in East Napa were the Brooklyn Hotel, an eight-room hotel on Third Street established in 1872 by Dominic Cavagnaro and operated by the Cavagnaro family for nearly a century; the Colombo Hotel,

D6. Significance (continued)

established near the railroad tracks on Third Street in the early 1880s and later converted into the Buonaventura Italian Grocery; and the Depot Saloon (now the Depot Restaurant), established near Soscol Avenue by Giani Baptista Ferroggiaro in 1881. Many Italians in East Napa purchased land and houses in the neighborhood, cultivated vegetable gardens, and participated in cultural and social activities.[17]

From the 1870s through the 1940s, most of the residents of East Napa were of Italian descent: the 1918 city directory showed 33 names on First Street east of the Napa River, half of them Italian; a majority of the 18 names on Juarez Street were Italian; and more than half the households on Third Street had Italian names, including at least two belonging to members of the Cavagnero family.[18] Italians continued to play a prominent role in East Napa throughout the 1920s and 1930s. As mentioned previously, many wine-loving Italians were openly opposed to Prohibition, and many gained notoriety as bootleggers.

Dave Cavagnaro was fondly regarded as the unofficial "mayor" of East Napa; his Brooklyn Hotel was a popular gathering place for the Italian community, and he organized numerous parades and social events for the town. The Depot Restaurant was another long-standing Italian-American establishment; owner Therese Tamburelli was renowned for creating "malfatti," tiny dumplings of ravioli filling she created when she ran out of pasta dough while cooking for a visiting San Francisco baseball team in 1930. Many other Italian-American residents in East Napa worked as grocers, shopkeepers, or factory workers and brought Italian cultural influences to the area.[19] However, the ethnic composition of East Napa changed after World War II as subsequent generations of Italian-Americans moved out of the neighborhood to more affluent areas, and the neighborhood was no longer the stronghold of Italian culture it once was.[20] This egress of the Italian community from East Napa is yet another reason that the period of significance for the East Napa Historic District ends at the beginning of World War II.

Integrity of Contributing Resources

Of the seven aspects of integrity, those most applicable to contributing properties within the East Napa Historic District are location, setting, feeling, and association. These aspects are most important to conveying the significant themes of residential neighborhood development and the occupancy of a working-class/ethnic community. Retention of design, workmanship, and materials, which characterize the modest working-class houses typical of East Napa, also lends to the District's ability to convey cohesive architectural character and association with significant historic themes.

The majority of properties within the Historic District retain a high degree of integrity. Because the District area itself is so intact, integrity of setting for individual properties is excellent. Most properties within the District retain integrity of location, with only six houses appearing to have been moved into the area, and up to five of those possibly moved within the period of significance. (These five do not appear on the 1924 Sanborn Fire Insurance map, but appear on the 1949 map, indicating that they were moved into the area sometime between those dates. Only one house, at 840 Juarez Street, is not present in 1995 aerial photos, indicating that it was moved into the area relatively recently.) Some buildings within the District have been altered, but typically in minor ways. Integrity of design, workmanship and materials is thus considered good, as none of the contributors have undergone such drastic alterations or additions that their original character as modest, working-class houses is no longer evident. Because individual buildings within the District possess integrity, the overall integrity of the East Napa Historic District is also retained.

Evaluation

The East Napa Historic District is a strong example of a residential neighborhood whose development was influenced by trends in commerce, industry and culture. The small neighborhood of modest, working-class houses developed as a direct response to Napa's city-wide boom in business and industry during the late nineteenth and early twentieth centuries. Industrial activities, which were located at the riverside and in the Soscol Gateway area, adjacent to East Napa, particularly influenced the development of the East Napa Historic District, which provided housing for laborers. The types and quality of the resources present in the District effectively illustrate the socio-economic factors that influenced their construction, and the architectural character and construction dates of the resources are effective indicators of the range of historic periods over which the neighborhood developed and the historic events that influenced both building booms and stagnation in the area at various times.

Additionally, East Napa is significant as a cultural enclave for Italians in Napa. This was one of the most prominent immigrant groups in the city and East Napa was the nexus of their community. Commonly referred to as "Little Italy", East Napa contained the

D6. Significance (continued)

residences of many Italian families and was surrounded by Italian-owned and operated businesses that served as social venues for the community. While the resources in the District do not physically or visually account for Italian ownership or occupancy, archival sources document the historic presence of the Italian community in the area and serve to substantiate the neighborhood's long-standing character as an Italian enclave. The settlement of Italians in the neighborhood also reflects broader historic trends and events. The initial arrival of the Italian immigrant community is directly tied to the events of Napa's industrial boom and the connection many Italians had to the agricultural and wine industries that were so prevalent in the region. Their settlement in East Napa is related to the establishment of industrial facilities in nearby areas. Growth of the Italian community in East Napa is also tied to the events of the 1906 earthquake, because refugees from San Francisco's North Beach were specifically invited to come to East Napa by existing residents. The community was also intricately involved with the events of Prohibition and contributed to the persistence of brewing and wine-making industry and culture in Napa.

Because the District is so cohesive in the types and quality of resources present it is an outstanding example of all the development trends and associated historic events identified above. Therefore, the East Napa Historic District is significant under Criterion A/1 (Events) for association with important development patterns and the settlement of an ethnic/cultural community.

East Napa boasted many prominent residents, particularly members of the Italian community, like members of the Cavagnero and Tamburelli families. While many of these people are well-known and their activities and accomplishments recounted in numerous anecdotes, their significance to the East Napa Historic District relies more on their cumulative importance as members of a cultural community than as significant persons with individually outstanding accomplishments. In this case, as recommended in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Criterion A/1 is more appropriately applied to address significance "based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this group of citizens."[21] Subsequently, East Napa Historic District is not significant under Criterion B/2 (Persons), for association with individually significant historic figures.

The East Napa Historic District is significant under Criterion C/3 (Architecture) because it exhibits characteristics of types, periods, and methods of construction that all relate to a modest, working-class, residential property type. The District is primarily made up of small, single-family residences that date to the late nineteenth and early twentieth centuries. Most have bungalow or cottage forms and exhibit vernacular iterations of architectural styles popular during the time in which they were built. The majority are of wood frame construction with wood siding and other vernacular materials and details. Although few of the houses within the East Napa Historic District stand out as individual examples of high architectural merit, together they represent a cohesive class and type of architecture. A range of styles and forms from the 1860s to 1940 are represented, but ultimately they all provide a coherent grouping of buildings that illustrate the concept and evolution of "modest, working-class, vernacular dwellings." The fact that the physical integrity of buildings within the neighborhood is high lends additional significance to the District and allows the character of a working-class neighborhood to be conveyed. Therefore, the East Napa Historic District is significant under Criterion C/3 (Architecture) as a good example of a working-class neighborhood characterized by modest vernacular bungalows and cottages.

The East Napa Historic District was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The California Historic Resource Status Code of "5S3" assigned to the East Napa Historic District means that it appears to be eligible for local listing or designation based on the documentation undertaken by the Soscol Gateway/East Napa Historic Resources Survey.

D7. References

Notes:

[1] Napa County Historical Society Archives. Bloomfield, 5.
[2] Ibid, 55.
[3] Ibid.
[4] Ibid., 32-33.
[5] Sanborn Fire Insurance Maps (1910).
[6] Gregory, 163. "History of Napa Valley Expo," in Napa Valley Expo archives.
[7] Coodley and Schmitt, 55.
[8] Weber, *Roots of the Present: 1900 to 1950*, 58-63. Weber, *Napa*, 64-66. Kernberger, *Mark Strong's Napa Valley*, 33.
[9] Weber, *Napa*, 86. Weber, *Roots of the Present: 1900 to 1950*, 64.
[10] Bloomfield, 13. Napoli, "Napa Abajo/Fuller Park Historic District", 108.
[11] Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).
[12] Sanborn Fire Insurance Maps (1924).
[13] Heintz, 245-284. *Napa, the Valley of Legends*, 87-88
[14] Bloomfield, 9-10
[15] Weber, *Roots of the Present: 1900 to 1950*, 252.
[16] Weber, *Old Napa Valley: The History to 1900*, 204. *Napa, the Valley of Legends*, 34-35. Weber, *Napa*, 86-87.
[17] Weber, *Napa,* 86-87. *Napa, the Valley of Legends,* 39-40. Sabrina Buell, "A Local History of East Napa," (Oxbow School, Summer 1998).
[18] Bloomfield, 55.
[19] Coodley and Schmitt, 55-69, 123. Buell, "A Local History of East Napa."
[20] Buell, "A Local History of East Napa."
[21] National Park Service, 15.

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