TABLE OF CONTENTS

INTRODUCTION ................................................................. 1
  Goals and Purpose ......................................................... 1
  Methodology ................................................................. 1
  Summary of Existing Conditions ........................................ 3
  Coordination with the Downtown Specific Plan ..................... 3

BACKGROUND INFORMATION & PREVIOUS STUDIES ............ 5
  Napa Abajo/Fuller Park Historic District Guidelines (1998) ...... 5

HISTORIC RESOURCES DESIGN GUIDELINES ..................... 7
  General Guidelines ....................................................... 7
  Secretary of the Interior’s Standards .................................. 8
  California Historical Resource Status Codes (CHRSC) .......... 9
  How to Use This Document ............................................. 10
  Building-Specific Guidelines ......................................... 12
    Brown Street ......................................................... 12
    Church Street ....................................................... 18
    Coombs Street ...................................................... 20
    First Street .......................................................... 32
    Fourth Street ......................................................... 66
    Franklin Street ...................................................... 68
    Jefferson Street ..................................................... 80
    Main Street .......................................................... 82
    Polk Street ........................................................... 104
    Randolph Street ..................................................... 108
    School Street ......................................................... 112
    Second Street ......................................................... 114
    Seminary Street ...................................................... 128
    Third Street .......................................................... 132
    West Street ........................................................... 150
    Napa Abajo/Fuller Park Historic District ......................... 152

CONCLUSION & NEXT STEPS ........................................... 155
  Summary of City Review Process .................................... 155

APPENDIX ........................................................................ 157
  Design Guidelines Spreadsheet ....................................... 157
  Bibliography .................................................................. 160
The Downtown Napa Historic Resources Design Guidelines were prepared by Page & Turnbull for the City of Napa as part of the Downtown Specific Plan process.

**Goals And Purpose**

The goal of this document is to provide the City of Napa with a set of Design Guidelines that may be referenced by City staff, building owners, tenants, and residents to make informed design decisions regarding historic resources in Downtown Napa. The purpose of the Design Guidelines is to clearly document the historic status of Downtown resources, identify character-defining features of each resource, and outline considerations for each building in light of its historic status.

The Downtown Napa Design Guidelines emphasize best preservation practices and design options for historic resources. There are many creative ways to approach alterations to historic resources and sensitive infill construction. The Guidelines are not intended to restrict or regulate, but are intended to provide guidance and maximize flexibility in the event of alterations to historic resources. Additionally, the Guidelines are not intended to advocate for specific projects to occur and do not take into account economic or architectural feasibility of these recommendations; this would have to be investigated and considered on a case by case basis.

**Methodology**

The Downtown Napa Design Guidelines are based upon data from the Downtown Napa Historic Context Statement & Survey Report (prepared by Page & Turnbull and adopted by Napa City Council, July 2011), and are organized by historic resource. All buildings identified in the survey as eligible for listing in the national, state, or local historical registers are included in this document. The survey data provided background information for each historic resource: the date of its construction, its historic status code, and its architectural style. From this information, the character-defining features of each building were identified. The design options to consider and avoid were generated to preserve and highlight the character-defining features of each building. Historic resources which contribute to the Napa Abajo/Fuller Park Historic District were not included in the Downtown Napa Design Guidelines because these resources are included in the Napa Abajo/Fuller Park Design Guidelines (RACESTUDIO, 1998).

The recommendations regarding potential additions to the building and adjacent new construction were driven by the historic status of the building and the location of the building in relation to neighboring historic resources. An appropriate design recommendation for one historic resource may not be appropriate for another; therefore, the guidelines created for each building—specifically those that pertained to potential additions and adjacent new construction—were generated based on the types...
Map of historic resources within the Downtown Specific Plan Area, colored by California Historical Resource Status Code (CHRSC). These codes represent a statewide system for cataloging historic resources, and are used here to describe the historical ratings assigned to each property within the Downtown Specific Plan area. See page 9 for a definition of each CHRSC. (Page & Turnbull, July 2011)
of resources present on the city block on which the resource was located.

The Guidelines provide recommendations regarding the location and massing of additions and adjacent new construction, but do not guide its form, materiality, style or design. These aspects must be reviewed by the City of Napa on an individual basis. Furthermore, the development recommendations in these Guidelines should be compared with the zoning regulations and general design guidelines in the Downtown Specific Plan to ensure a consistent approach.

Summary Of Existing Conditions

Historic resources within the Downtown Specific Plan boundary include several historic building types: commercial, civic and institutional, residential, and industrial. These resources range in construction date from the Victorian era through the post-World War II era, and are rendered in a variety of architectural styles.

Historic commercial properties are generally centrally located in Downtown Napa, especially along Main, Brown, and Coombs Streets and First, Second, and Third Streets. Historic civic buildings also tend to be centrally located downtown. The Napa Mill Complex in the southeast near the Napa River is the only historic industrial building complex remaining downtown.

The commercial core is surrounded by several historic residential neighborhoods: the Oxbow, or Cornwall’s Addition, located to the northeast; St. John’s Addition and the Calistoga Avenue Historic District, both located to the north; West Napa, located across Jefferson Street to the west; and the Napa Abajo/Fuller Park National Register Historic District, which overlaps with the southern portion of Downtown.

Within the Downtown Specific Plan boundary, historic residential development includes primarily single-family dwellings, with only a handful of examples of multi-family dwellings and apartment buildings. Historic residences are primarily located near the perimeter of the downtown, in transition areas to the adjacent historic neighborhoods of St. John’s Addition, Calistoga Avenue, Napa Abajo, and Fuller Park. Institutional buildings, primarily churches and schools, are also located in the residential or transition areas of Downtown. Agricultural properties no longer remain within the Downtown Specific Plan boundary.

The buildings featured in the Downtown Napa Historic Resources Design Guidelines range in condition and historic integrity: some have been recently restored and are in excellent condition, while others are deteriorating or have received incompatible modifications since their original construction.

Please refer to the “Downtown Napa Historic Context Statement & Survey Report” (Page & Turnbull, 2011) for a more complete discussion of historic property types within the Downtown Specific Plan area.

Coordination with the Downtown Specific Plan

This document was prepared by Page & Turnbull as part of the Downtown Specific Plan (DSP) process. The development recommendations included in these Historic Resources Design Guidelines are intended to supplement the general design guidelines presented in the DSP.

These Guidelines are not a regulatory document, but rather are intended to allow flexibility for new growth while respecting the historic character of Downtown Napa. Other chapters of the DSP should be considered in addition to this document to confirm the details of applicable development goals and regulations for each proposed project. Please note that in these Guidelines, recommendations for the height of additions and adjacent new construction reflect guidance that is specific only to the historic character of the subject resource, and may be different from the allowable zoning as specified in other chapters of the DSP.

Please refer to the City of Napa’s Downtown Specific Plan website for additional information about the plan’s process and goals: http://www.downtownnapaspecificplan.org.
BACKGROUND INFORMATION & PREVIOUS STUDIES

The Downtown Napa Historic Resources Design Guidelines provide guidance for individual historic buildings within the Downtown Specific Plan boundary. In addition to referencing the Downtown Napa Historic Resources Design Guidelines, project sponsors renovating historic buildings or developing infill lots within the Downtown Napa Specific Plan boundary should also reference previous historical documentation and development guidelines. For projects within the Napa Abajo/Fuller Park Historic District, the Design Guidelines for the Napa Abajo/Fuller Park Historic District (1998) should be applied. Renovation and development within the Oxbow District and along the Napa River should further the goals identified by the Soscol Corridor/Downtown Riverfront Development and Design Guidelines (2000). These documents provide information regarding zoning, setbacks, site development, parking, and site features that are not covered in the Downtown Napa Historic Resources Design Guidelines.

Other City documents that may be useful include:

- City of Napa Envision 2020 General Plan
- City of Napa Zoning Ordinance
- Napa River Parkway Master Plan (2005)

Napa Abajo / Fuller Park Historic District (1998)

The “Design Guidelines for the Fuller Park/ Napa Abajo Historic District” (1998) provide rehabilitation guidelines for historic buildings in the Fuller Park and Napa Abajo neighborhoods. While entitled “Design Guidelines for the Napa Abajo/Fuller Park Historic District” upon their original publication, these guidelines are now widely applied to historic buildings and districts throughout the City of Napa. The guidelines are used when developing infill housing in official historic districts and for the renovation of cultural and historic landmark properties. The document includes comprehensive preservation information and rules regarding historic building materials, windows, doors, porches, and architectural details as well as additions, seismic retrofitting, new construction and accessibility. Additionally, accessory structures, color, landscape design, and mechanical equipment topics are covered.

![Napa Abajo-Fuller Park Historic District Boundaries (1998)](image)

The “Soscol Corridor/Downtown Riverfront Development and Design Guidelines” (2000) addresses broad urban design objectives within Downtown Napa and along the Soscol Avenue Corridor. The boundaries of this document overlap with the Downtown Specific Plan boundary. The document was prepared for Soscol Avenue, Silverado Trail, the Oxbow District, and the Riverfront District. Broad goals established in the design guidelines include the promotion of human-scaled, pedestrian-friendly design that is inviting to residents and visitors and new development and renovations that maximize the potential for downtown activity. Design that is consistent with the architectural tradition of the City of Napa is also encouraged throughout the document. Specific goals for the Oxbow District and Riverfront District included “unify the Oxbow Area as a visitor destination district that is integral to greater Downtown Napa, while maintaining the area’s residential character and preserving the integrity of its existing neighborhood areas” and “Create an exciting, active and attractive pedestrian-oriented Riverfront District – a showcase for Downtown and the Napa River.” These goals should be considered in addition to the recommendations presented in these Downtown Napa Historic Resources Design Guidelines.
HISTORIC RESOURCES DESIGN GUIDELINES

General Guidelines

The following bullets provide general information that applies to historic resources and new construction adjacent to historic resources within the Downtown Specific Plan area. This list is a supplement to the building-specific guidelines presented in this chapter, and is intended to help City of Napa staff, property owners, tenants, and residents to consider best preservation practices while designing and reviewing alterations to historic resources.

ALTERATIONS TO HISTORIC RESOURCES

- Where possible, follow the Secretary of the Interior’s Standards for Rehabilitation
- Avoid removal of historic materials or covering historic architectural details with modern cladding, awnings, or signage
- Continue a building’s original use if possible
- Corner parcels will typically have at least two significant facades, both of which should be preserved
- Use historic photographs where possible to inform accurate rehabilitation projects
- Use paint colors that complement, rather than detract from, the historic character of the property; if possible, consult historic photographs or specifications to determine whether a paint scheme is historically appropriate
- Working within the existing building envelope is recommended before proposing an addition. However, if additions are desired, they should generally be located on a secondary or rear facade—or set back from the primary facade if they are rooftop additions—and should not interfere with the building’s roofline
- For adaptive reuse of historic resources, consider consulting with a preservation architect to ensure renovations are compatible
- New construction near historic commercial buildings can abut adjacent buildings to create a solid block face unless otherwise specified
- If an addition or new construction is under consideration, reference the information for adjacent historic resources to verify that the proposed change is compatible with both the subject property and the adjacent historic resources
- Because these Guidelines are not a regulatory document, the building code and zoning code should be consulted in addition to this document to confirm applicable development regulations for each property

NEW CONSTRUCTION ADJACENT TO HISTORIC RESOURCES

- Consider how the style, massing, rhythm, setbacks, and materials of new construction may affect the character of adjacent historic resources
- New construction near historic residential properties should be set back from the street, and should preserve the open space and rhythm between residences
Secretary of the Interior’s Standards for the Treatment of Historic Properties

The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards) provide guidance for working with historic properties. The Standards are used as an analytic tool by federal agencies and local government bodies across the country to evaluate proposed rehabilitative work on historic properties. There are four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards for Rehabilitation allow for the most flexibility, and are most commonly applied:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additional information about all four sets of Standards can be found online at http://www.nps.gov/hps/tps/standguide/
California Historical Resource Status Codes (CHRSC)

The following table includes a definition of all California Historical Resource Status Codes (CHRSC) used in this document. These codes represent a statewide system for cataloguing historic resources, and are used here to describe the historical ratings assigned to each property surveyed within the Downtown Specific Plan area.

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Properties listed in the National Register (NR) or the California Register (CR)</td>
</tr>
<tr>
<td>1D</td>
<td>Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.</td>
</tr>
<tr>
<td>1S</td>
<td>Individual property listed in NR by the Keeper. Listed in the CR.</td>
</tr>
<tr>
<td>3</td>
<td>Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation</td>
</tr>
<tr>
<td>3B</td>
<td>Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.</td>
</tr>
<tr>
<td>3D</td>
<td>Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.</td>
</tr>
<tr>
<td>3S</td>
<td>Appears eligible for NR as an individual property through survey evaluation.</td>
</tr>
<tr>
<td>5</td>
<td>Properties Recognized as Historically Significant by Local Government</td>
</tr>
<tr>
<td>5D1</td>
<td>Contributor to a district that is listed or designated locally.</td>
</tr>
<tr>
<td>5D3</td>
<td>Appears to be a contributor to a district that appears eligible for local listing ordesignation through survey evaluation.</td>
</tr>
<tr>
<td>5S1</td>
<td>Individual property that is listed or designated locally.</td>
</tr>
<tr>
<td>5S3</td>
<td>Appears to be individually eligible for local listing or designation through survey evaluation.</td>
</tr>
<tr>
<td>5B</td>
<td>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.</td>
</tr>
<tr>
<td>6</td>
<td>Not Eligible for Listing or Designation as specified</td>
</tr>
<tr>
<td>6Z</td>
<td>Found ineligible for NR, CR or Local designation through survey evaluation.</td>
</tr>
<tr>
<td>7</td>
<td>Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation</td>
</tr>
<tr>
<td>7N</td>
<td>Needs to be reevaluated (Formerly NR Status Code 4)</td>
</tr>
<tr>
<td>7N1</td>
<td>Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.</td>
</tr>
</tbody>
</table>
How To Use This Document

The information in this chapter is organized by historic resource, and listed alphabetically by street address. For each building, the Guidelines include a photograph, background information about the historic resource, design considerations for the building, and recommendations regarding additions and adjacent new construction (see illustration, right).

A key map indicates the location of the building. The current historic status of the building, or the California Historical Resource Status Code (CHRSC) assigned to the building during the Downtown Napa Intensive-Level Survey, is noted for each resource. This rating indicates whether the building is a potential Napa Landmark, a listed Napa Landmark, eligible for the National Register of Historic Places, or listed on the National Register of Historic Places. A key to CHRSCs is included on the preceding page. The character-defining features of the building, or design qualities that make the historic resources significant, are also included.

Below the listed features, design considerations and alterations to avoid are identified. The options to consider or avoid may include best preservation practices and suggest alterations that may improve the overall design aesthetic of the historic resource.

The final section contains information regarding potential additions to the historic resource and guidelines for adjacent new construction. The Guidelines discuss whether an addition to the building is advisable, where the addition may be most appropriately located, and recommends the height of the addition. Recommendations are also made regarding the size and location of new construction directly adjacent to and across the street from the historic resource.

In addition to the standard information included for each historic resource in the Design Guidelines, annotated photographs, historic photographs, and/or detail photographs are included when available. This additional information is included to illustrate the important character-defining features of the building, clarify the meaning of recommendations to consider or avoid, and identify opportunities for additions or new construction.

A list of all properties included in these guidelines is included in the appendix.

Please Note:
In this document, references to height limitations are used to refer only to the relationship between potential new construction and historic resources, not to an absolute height limit as established by official City policy. The recommendations for adjacent new construction included in this document should be coordinated with the zoning and development standards put forth in the Downtown Specific Plan.
Nichols House
1562 Third Street

Historic Resources
Design Guidelines

Retain

• Two-story massing with symmetrical facade
• Italianate style
• Functional roof with overhanging eaves supported by decorative brackets and capped by a pediment
• Wood cladding
• Decorative window surrounds
• Pedimented front porch supported by distinctive turned wood posts
• Paired paneled wood doors with glazed transom

Avoid

• Removal of original architectural details and ornamentation
• If converted commercial use, avoid illuminated box signs
• Additions that complicate the building

Consider

• Introduction of new openings on primary (Third Street) or west (Wilson Street) facades
• Re-installing low fence (see historic photo)
• Retention of residential use (single-family dwelling or sensitive apartment conversion)
• Use of commercial use, see facing or window signage

Detail photos &
historic photos, if available

Design options to consider, based on best preservation practices

Recommendations regarding additions and adjacent new construction (relative to historic character of subject building)
CENTER BUILDING
810-816 Brown Street

Retain pediment, cornice, and stone

Replace non-historic fenestration with historically compatible windows

Fenestration on southeast facade does not appear to be original

Explore alternate storefront shading to expose transom lights

Adjacent surface parking lot may provide opportunity for new construction or a small addition

APN 00322011000
YEAR BUILT 1904
ARCHITECT William Corlett
STYLE Twentieth Century Commercial
USE Commercial (Office)
CHRSC 35
Retain

- Two story massing
- Parapet roof with architectural detailing
- Stone cladding of second story
- Twentieth Century Commercial architectural style

Consider

- Restoration of building based on historic photographs
- Replacing windows with a design that utilizes the full window opening, wood sashes, and historically accurate light divisions
- Cohesive signage and awning program
- Coordination and consistency among the storefronts

Avoid

- Additional architectural decoration that competes with the historic design
- Harmful chemical and physical treatments
- Damage to or removal of stone or tile

Additions & Adjacent New Construction

- The Center Building is located near the northeast corner of Brown and Third Streets. A National-Register-eligible property is located to the rear (east) of the subject property, and the National-Register-listed County Courthouse is located across Brown Street.

- Although the subject property is National-Register-eligible, a side addition to the building may be allowable if it is set back from the primary façade on Brown Street and does not exceed one-story in height. A small rooftop addition on the rear half of the building may also be acceptable as long as it does not greatly exceed the height of the existing stepped parapet.

- Alterations and additions should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- The subject property is located between a non-historic building and a surface parking lot, both of which may provide an opportunity for adjacent new construction.
  - Because the building has a strong street presence and is located directly across from the County Courthouse, it is possible for new construction to be three to three-and-one-half stories in height.
  - New construction can directly abut the sides of the Center Building
  - There are no height limitations relative to historic resources on new construction south of Third Street, except as otherwise prescribed by the DSP Development Standards.
NAPA COUNTY COURTHOUSE
825 Brown Street (810 Coombs Street)

YEAR BUILT 1878
ARCHITECT Ira Gilchrist/Newsom Brothers
STYLE Italianate
USE Civic (Courthouse)
CHRSC IS

Italianate architectural details, including cornice with “Justice” signage
Blind windows
Location in center of landscaped block
Retain

- Restored appearance, including materials and Italianate style architectural details
- All components of building, including Courthouse, Former Jail, and Hall of Records
- Free-standing building plan. All facades are significant (centrally located on landscaped block)
- Fenestration pattern, including blind windows and arched surrounds

Consider

- If changes are to occur, they should be historically accurate
- Retention of signage in existing location

Avoid

- Harmful chemical and physical treatments
- Damage or removal of historic fabric
- Cutting new openings in any facade

Additions & Adjacent New Construction

- The Napa County Courthouse is listed in the National Register, and in order to preserve its eligibility for listing, no major changes or additions should occur. This applies along all facades and at the rooftops.
- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.
- No height restrictions relative to historic resources for new construction directly across the street from the subject building, except as otherwise prescribed by the DSP Development Standards. However, diagonally across the intersection of Coombs and Third Street, the large surface parking lot may provide an opportunity for new development. Development of this parcel should defer to the character of the First Presbyterian Church (1333 Third Street), and should preserve views of the spire.
ALEXANDRIA HOTEL
840-844 Brown Street

Square corner towers capped by wide overhanging eaves and terra cotta tiles

Palladian windows

Non-historic addition (circa 1980) could be replaced, if desired

Decorative beltcourse

Explore alternate storefront shading to expose transom lights

APN          003222001000
YEAR BUILT   1910
ARCHITECT    Unknown
STYLE        Mediterranean Revival
USE          Commercial (Hotel)
CHRSC        1S, 551
Detail of transom lights and restored storefronts.

Retain

- Restored appearance
- Three story massing
- Mediterranean Revival architectural style
  - Parapet roof with wide over-hanging eaves, clad with terra cotta tiles
  - Square corner bay window towers
  - Brick masonry cladding with architectural detailing
  - Palladian windows
  - Shaped window opening
  - Decorative beltcourse
- Multi-light storefront transoms

Additions & Adjacent New Construction

- The subject property is located on the southeast corner of the intersection of Second and Brown Streets, and is listed in the National Register and as a local Landmark Property. In order to preserve its eligibility for listing, no major changes or additions should occur. This applies along both Brown and Third Street.

- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- The subject property has a three-story addition that extends from the east and south facades of the building (circa 1980). The addition is slightly set back from the primary façade on Brown Street. To prevent the historic portion of the building from being overwhelmed by new construction, further additions are discouraged. However, a new addition could be constructed in the existing footprint.

- Non-historic buildings adjacent to the subject property on the east and south may provide an opportunity for adjacent new construction. Because of the large massing of the building, there is no height limitation relative to historic resources on new construction adjacent to the subject building.

Consider

- Replace arched canopy above the entrance with rectangular shape to match transom lights and other awnings
- Explore alternate storefront shading to expose transom lights above display windows
- Encourage cohesive signage program: on windows, the building, on canopies, etc.

Avoid

- Harmful chemical or physical treatments to brick facades
- Further additions, except within the existing footprint
827 CHURCH STREET

Flared hipped roof with dormer

Wrap-around porch supported by columns

Adjacent non-historic property may provide opportunity for adjacent new construction

Landscaped setback from Church Street

<table>
<thead>
<tr>
<th>APN</th>
<th>003201004000</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEAR BUILT</td>
<td>1905</td>
</tr>
<tr>
<td>ARCHITECT</td>
<td>Unknown</td>
</tr>
<tr>
<td>STYLE</td>
<td>Classical Revival</td>
</tr>
<tr>
<td>USE</td>
<td>Residential</td>
</tr>
<tr>
<td>CHRSC</td>
<td>553</td>
</tr>
</tbody>
</table>
Retain

- Restored appearance
- Classical Revival and Craftsman architectural styles
  - One and one-half stories over a raised basement massing
  - Flared hipped roof with over-hanging eaves and hipped dormer window
  - Wrap around porch supported by columns
  - Wood cladding
  - Wood sash windows with leaded glass
  - Partially glazed wood paneled door

Consider

- Retention of residential use
- If converted to commercial use, free-standing or flat applied signage

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located on a small city block with a National-Register eligible property (Nichols House) and several local Landmark-eligible buildings (5S3 status code). Adjacent new construction should not exceed two stories, or the height of the Nichols House.

- The non-historic building (6Z status code) located north of the subject building may provide an opportunity for new development. Adjacent new construction should respect the rhythm and scale of residences on this street, and should not exceed two stories. New construction across Church Street, if any, should not exceed three stories.

- Additions should not interfere with roofline. Rear additions are recommended; however, a side addition is possible if it is slightly lower than the subject building and set back from the primary façade of the building on Church Street.
TREADWAY & WIGGER FUNERAL CHAPEL
623 Coombs Street

Low, horizontal massing with flat roof and simple ornamentation typical of Modern style

Retain type and location of existing signage

Wood sash windows and stucco cladding

APN: 003271005000
YEAR BUILT: 1920 / 1950
ARCHITECT: Unknown
STYLE: Modern
USE: Commercial (Funeral Parlor)
CHRSC: 553
Retain

- Modern architectural style
  - One story massing with unusual footprint
  - Flat roof
  - Recessed entry
  - Wood frame windows
  - Side carports
  - Stucco cladding
  - Partially glazed double doors surmounted by a glazed transom

Consider

- Retaining type and location of existing signage

Avoid

- Addition of architectural details that compete with the simplicity of the historic design
- Further additions to the property

Additions & Adjacent New Construction

- The subject property is located at the northwest corner of Coombs and Fifth Streets. Buildings which are part of the Napa Abajo / Fuller Park Historic District are located to the west of the subject property.
- A surface parking lot is located on the subject parcel to the north of the building and a second surface parking lot is located on the lot north of the subject property. Both may provide an opportunity for new development:
  - The subject building features a strong, low, horizontal design. Adjacent new construction to the north of the building should therefore not exceed two stories in height, and should not directly abut the building.
  - Development on the surface parking lot to the north should also respect the character of the nearby residence at 642 Randolph Street.
- There is no height limitation relative to historic resources on new construction across Fourth Street or across Coombs Street from the subject property.
- Due to the building’s unusual form, adjacent new construction is recommended over additions. If additions are necessary, it is recommended that they occur at the rear or west façade of the building; however, small side additions may be acceptable. Rear additions to the building should not exceed two stories in height.
821 COOMBS STREET

Simple bracketed cornice

Appropriate signage location in frieze

Replace awning with simple awning that respects storefront rhythm and shape

Clerestory windows

Recessed entry with compatible doors and glazed transom

Tile base

APN 003300001000
YEAR BUILT 1915
ARCHITECT Unknown
STYLE Twentieth Century Commercial
USE Commercial (Vacant)
CHRSC 553
Retain

- Twentieth Century Commercial style
  - One story massing
  - Flat roof with parapet
  - Recessed entry
  - Partially glazed, wood, double door surmounted by glazed transom
  - Storefront windows surmounted by transom lights
  - Brick masonry cladding
  - Tile base (if determined to be significant)

Consider

- An awning above the main entry which does not mask the transom lights
- Replacement of non-historic storefront elements
- Retain type and location of existing signage (window decal or awning signs)

Avoid

- Addition of architectural details that create a false sense of historical development
- Additions that overwhelm the subject property
- Punching new openings in the facade

Additions & Adjacent New Construction

- Additions to the subject building may be two stories in height if constructed at the west (rear) building façade. The building may also be able to accept a one-story rooftop addition that is considerably set back from the Coombs Street facade and is simply detailed.

- The subject property is located on a block which contains non-historic buildings (6Z status code) and surface parking lots, all of which may provide opportunities for new development.

- Because the subject building is one-story in height, new construction to the north and south of the subject building should not exceed two stories in height.

- New construction to the west (rear) of the building should not exceed three stories in height.
1207 COOMBS STREET

Angled bay window with original double-hung wood sash windows

Remove non-historic awning

Maintain front and side setbacks

APN 00313309000
YEAR BUILT 1895
ARCHITECT Unknown
STYLE Vernacular / Stick-Eastlake
USE Residential / Commercial Conversion
CHRSC 5S3
Retain

- One-story-over-raised-basement massing
- Pyramidal roof
- Square bay window with pediment
- Simple front porch
- Set back from street
- Original wood windows
- Wood siding
- Concrete curbs
- Vernacular/Stick-Eastlake style (minimal ornamentation)

Consider

- Removing awning
- Re-introducing residential use
- If commercial use is retained, consider retaining existing signage location (freestanding)

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- Additions should not interfere with roofline. Rear or side one-story additions are recommended. If a side addition, should be set back from front façade.
- Maintain existing open space between buildings
- No development restrictions across Coombs Street
1213 COOMBS STREET

- Front-facing gabled roof
- Consider re-introducing fenestration on north side
- Maintain front and side setbacks

**APN**: 003133008000
**YEAR BUILT**: 1870
**ARCHITECT**: Unknown
**STYLE**: Vernacular / Greek Revival
**USE**: Residential / Commercial Conversion
**CHRSC**: 553
Retain
- Two-story massing
- Front-facing gable roof
- Simple front porch with battered columns
- Set back from street
- Original wood windows
- Wood siding
- Vernacular/Greek Revival style (No ornamentation)

Consider
- Re-introducing fenestration on north side
- Re-introducing residential use
- If commercial use is retained, consider retaining existing signage location (window decals)

Avoid
- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction
- Additions should not interfere with roofline. Rear or side one-story additions are recommended. If a side addition, should be set back from front façade.
- Maintain existing open space between buildings
- No development restrictions across Coombs Street
1219 COOMBS STREET

APN 003133007000
YEAR BUILT 1880
ARCHITECT Unknown
STYLE Vernacular
USE Residential / Commercial Conversion
CHRSC 553

Replace non-historic porch with more compatible treatment
Maintain front and side setbacks
Prominent stair
Retain
- One-story-over-raised-basement massing
- Pyramidal roof
- Set back from street
- Window surrounds (if original)
- Wood siding
- Vernacular style (No ornamentation)

Consider
- Replacement of non-historic porch with lower profile roof (e.g. hipped or shed)
- Replacement of non-historic door hood on south facade with lower profile roof
- Historically accurate door treatment
- Replacement of non-historic vinyl sash windows with wood
- Re-introducing residential use
- If commercial use is retained, consider retaining existing signage location (freestanding) or installing flat board signage

Avoid
- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction
- Additions should not interfere with roofline. Rear or side one-story additions are recommended. If a side addition, should be set back from front façade.
- Maintain existing open space between buildings
- No development restrictions across Coombs Street
1227 COOMBS STREET

Pyramidal roof

Simple front porch with minimal ornamentation

Maintain front and side setbacks

APN 003133006000
YEAR BUILT 1880
ARCHITECT Unknown
STYLE Vernacular
USE Residential / Commercial Conversion
CHRSC 553
Retain
- One-story massing
- Pyramidal roof
- Simple front porch
- Set back from street
- Wood siding
- Vernacular style (No ornamentation)

Consider
- Compatible door treatment
- If windows are to be replaced, use wood. Maintain light divisions.
- Re-introducing residential use
- If commercial use is retained, consider flat board or low freestanding sign rather than hanging signs

Avoid
- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction
- Additions should not interfere with roofline. Rear one-story additions are recommended.
- Maintain existing open space between buildings
- No development restrictions across Coombs Street from the subject property
SEMORILE BUILDING
967-975 First Street

APN 003231002000
YEAR BUILT 1888
ARCHITECT Luther Turton
STYLE Nineteenth Century Commercial
USE Commercial (Restaurant)
CHRSC 1S, 5S1

Brick cladding and terra cotta details
Iron balcony
Existing type and location of signage is compatible
Retain restored storefronts
Retain

- Restored appearance, including Nineteenth Century Commercial style, brick cladding, iron cresting, balcony, fenestration, and storefronts

Consider

- If changes are to occur, future changes should be historically accurate
- Retention of type and location of signage

Avoid

- Harmful chemical and physical treatments
- Damage to or removal of brick or terracotta
- Cutting new openings
- Incompatible color, signage, and awning treatments
- Competing or multiple forms of signage

Additions & Adjacent New Construction

- The Semorile Building is located on First Street between the Napa River and the National Register-listed Winship Building. The Semorile Building is listed on the National Register of Historic Places and should therefore be treated with the utmost care. Additions to the building are discouraged.

- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- The surface parking lot to the south and the non-historic building to the east of the Semorile Building may provide an opportunity for adjacent new construction.
  - Adjacent new construction should not exceed a height of three stories.
  - New construction across the street from the subject property should not exceed three stories.
FIRST NATIONAL BANK
1026-1030 First Street

APN: 003167011000
YEAR BUILT: 1905
ARCHITECT: Unknown
STYLE: Beaux Arts
USE: Commercial (Restaurant)
CHRSC: 1S, 5S1

- Clean and repair cornice and frieze
- Replace non-historic windows and spandrel panels to match the building’s original recessed windows
- Restore cartouche above entrance
- Paired engaged Corinthian columns
Avoid

- Damage to or removal of historic fabric
- Harmful chemical and physical treatments
- Punching new openings in primary facade

Additions & Adjacent New Construction

- Flexibility on the Brown Street Mall side for façade improvements.

- Brown Street Mall space should remain open space, or through street could be re-introduced. This building was historically on a prominent corner, and new construction should therefore not abut the Brown Street Mall facade.

- This building has a strong street presence and would not be threatened by new construction. Opportunity for new development may exist at non-historic building and surface parking lot to the east and north, respectively.
  - Adjacent new construction to the east may be up to three stories in height immediately adjacent to the subject building, but could step up higher towards the northeast corner.
  - No limitations on height or detail of new construction on surface parking lot to the north of the subject building.

Retain

- All original façade elements, including cornice, engaged Corinthian columns, and entry treatment
- Engraved “First National Bank” signage in frieze

Consider

- Historically accurate window replacement, including setback, sill treatment, and clear glazing
- Restoration of original proportions of ground floor openings along the mall side, including removal of non-historic spandrel panels
- If new entries are needed on the Brown Street Mall facade, place only within existing openings (between pilasters) and read as new insertions
- Paint removal to expose original frieze on Brown Street Mall facade
- Cleaning and repair of the cornice
- Restoration of cartouche above entry door
- Rooftop HVAC that is less visible from the street

Historic photograph of First National Bank, 1917. (Kilgallin, 18)

Coombs Street facade. Note non-historic windows and spandrel panels.
GORDON BUILDING
1130-1146 First Street (1014 Coombs Street)

APN: 003166004000
YEAR BUILT: circa 1920
ARCHITECT: C.L. Hunt
STYLE: Renaissance Revival
USE: Commercial (Retail / Office)
CHRSC: IS, SS
NOTES: Originally housed Empire Theatre in rear (north) half

- Tiled pent roof parapet
- Decorative terra cotta and brick facade
- Palladian windows
- Multi-light mezzanine windows with terra cotta details
- Remove non-historic metal canopy
- Non-historic storefronts separated by terra cotta pilasters
- Decorative tiled base
Additions & Adjacent New Construction

- The Gordon Building is eligible for listing in the National Register, and in order to preserve its eligibility for listing, no major changes or additions should occur. This applies along both First and Coombs Streets.

- Rooftop additions or alterations should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- Due to its location adjacent to other National Register-eligible buildings, this building needs to be treated with the utmost care relative to additions and alterations.

- Opportunities for adjacent new development may exist at the rear of the Gordon Building, currently a service alley and non-historic department store. The Gordon Building has a strong street presence, and therefore there are no height limitations relative to historic resources on adjacent new construction, except as otherwise prescribed by the DSP Development Standards.

Retain

- All original building elements, including terra cotta details, Palladian windows at the second floor, multi-light sash mezzanine windows, and tiled pent roof parapet.

- Decorative second-floor entrance with “Gordon Building” signage at 1130 First Street

- Corner location, with First Street and Coombs Street facades visible

Consider

- Historically accurate replacement of non-historic storefronts on ground floor.

- Restore second floor windows on rear half (former Empire Theatre)

- Removal of non-historic horizontal canopy

- Mezzanine window rehabilitation

Avoid

- Harmful chemical and physical treatments

- Damage to or removal of terra cotta and brick architectural elements

Rear half of Gordon Building was formerly used as the Empire Theatre. Note simple decoration and alterations to storefronts.
1139 FIRST STREET

- Corbelled brick cornice
- Re-open transom lights
- Replace storefronts with more compatible design that is flush with the facade

APN: 003214012000
YEAR BUILT: 1920
ARCHITECT: Unknown
STYLE: Twentieth Century Commercial
USE: Commercial (Retail)
CHRSC: 553
Retain
° Rectangular massing
° Brick façade
° Decorative corbelled brick cornice

Consider
° Re-opening transom lights
° Replace storefront windows with more compatible/historically accurate design that is flush with the façade
° Consider signage on display windows, a hanging sign, a flat sign between the cornice and transom lights, or a flat sign above the entrance.
° Coordination of treatment with adjacent building (1141 First Street)

Avoid
° Insensitive color, signage, awning treatments
° Multiple or competing forms of signage

Additions & Adjacent New Construction
° The building footprint covers the parcel in its entirety; however, it may be possible to build an addition to the rear of the building.
° New construction (stand alone building) is preferable rather than additions.
° Non-historic buildings at the rear and side present an opportunity for adjacent new construction.
  ▪ New construction should have a height limit of two stories unless otherwise stepped from the subject building.
  ▪ A rooftop addition may be possible on the rear half of the building as long as it is one-story in height and is not visible from the street.

1139 and 1141 First Street are identical; consider coordination of these buildings’ treatment.

Rear façade has been altered and does not appear to contain historic fabric.
1141 FIRST STREET

Corbelled brick cornice

Glazed transoms

Restored storefronts with wood pilasters, tile base, and compatible lighting

APN 003214002000
YEAR BUILT 1920
ARCHITECT Unknown
STYLE Twentieth Century Commercial
USE Commercial (Retail)
CHRSC 553
Retain
- Rectangular massing
- Brick façade
- Restored appearance, including compatible storefront windows surmounted by transom lights
- Decorative corbelled brick cornice
- Exposed brick rear facade

Consider
- Consider signage on display windows, a hanging sign, a flat sign between the cornice and transom lights, or a flat sign above the entrance.

Avoid
- Insensitive color, signage, awning treatments
- Multiple or competing forms of signage

Additions & Adjacent New Construction
- Additions are discouraged; the rear façade of the building retains much of its historic fabric.
- New construction (stand alone building) is preferable rather than additions.
- Non-historic buildings at the rear and side present an opportunity for adjacent new construction.
  - New construction should have a height limit of two stories unless otherwise stepped from the subject building.
  - A rooftop addition may be possible on the rear half of the building as long as it is one-story in height and is not visible from the street.
NATIVE SONS OF THE GOLDEN WEST BUILDING
1201-1209 First Street (931-937 Coombs Street)

APN: 003211003000
YEAR BUILT: 1915
ARCHITECT: Unknown
STYLE: Twentieth Century Commercial
USE: Commercial (Retail/Office)
CHRSC: 3S, 5S3

- Decorative cornice
- Enframed window wall with brick spandrel panels on First Street and Coombs Street facades
- Remove awning and re-open clerestory windows. Awning should not wrap the corner.
- Replace storefronts; re-introduce glazed display windows in lieu of corner entry
Retain

- Rectangular massing
- Brick façade
- Decorative cornice and spandrel panels, pilasters, terra cotta details
- Fenestration pattern
  - Arched window openings (enframed window walls set back between pilasters)
  - Window light configuration
  - Blind windows on the south façade
- Significant features in interior public spaces, if possible (i.e. social hall/lobby)

Consider

- Re-opening clerestory windows
- Replacing storefronts with historically accurate display windows that align with the pilasters above. Storefronts should be flush with plane of building façade.
- Encourage restoration of glazed storefronts in lieu of corner entry
- Replacement of awning with independent awnings to correspond with pilaster bays (storefronts) on each façade. Awning should not wrap the corner.
- New signage and treatment of office entrance on Coombs Street
- Cohesive signage program
- Future changes should be based on historic photographs

Avoid

- Insensitive color, signage, awning treatments
- Multiple or competing forms of signage or storefront design
- In-filling windows or punching new openings in upper stories

Additions & Adjacent New Construction

- A rooftop addition that is significantly set back from both street facades may be possible. Rooftop additions should not exceed one story in height.
- Parking lot at the rear may provide an opportunity for new construction. New construction (stand alone building) is preferable rather than additions. No height limitations for new construction relative to historic resources except as otherwise prescribed by the DSP Development Standards.
NAPA VALLEY REGISTER BUILDING
1202 First Street (1005 Coombs Street)

Prominent corner location

Pilasters

Well-placed signage; glazed fanlight may exist underneath

Regular fenestration pattern with sensitive ground-floor awnings
DOWNTOWN NAPA
NAPA, CALIFORNIA

Additions & Adjacent New Construction

- The Napa Valley Register Building is located on the corner of First and Coombs Streets. Opportunities for future new construction may exist to the west and north of the subject building (immediately adjacent parcels are currently occupied by non-historic buildings).

- Along First Street, height of new construction on adjacent parcel to the west should not exceed height of subject parcel. Should also respect the character of the Merrill’s Building (1212-1222 First Street).

- Along Coombs Street Mall, new construction to the north should respect horizontal and vertical rhythms of subject building and not dwarf this important corner building. New construction along Coombs Street Mall to the north of the Napa Valley Register Building should also respect the character of the Merrill’s Building (1025-1031 Coombs Street).

Retain

- Restored appearance, including prominent corner location, pilasters, and denticulated cornice

- Shape of existing awnings

- As businesses change, retain signage in existing location

Consider

- Exposing arched transom behind existing signage

- Window decal signage

Avoid

- Insensitive color, signage, awning treatments
One-story massing with tiled pent roof, parapet and brick facade

Steel sash mezzanine windows with terra cotta details

Remove non-historic canopy

Replace storefronts to match historic photographs

MERRILL’S BUILDING
1212-1222 First Street (1025-1031 Coombs Street)

APN: 003164021000
YEAR BUILT: 1929
ARCHITECT: C.L. Hunt
STYLE: Renaissance Revival
USE: Commercial (Retail)
CHRSC: 3S
Retain

- One-story massing and L-shape on exterior
- All original building elements, including terra cotta details, tiled pent roof parapet, brick facade, and steel sash mezzanine/transom windows

Consider

- Reconstruction of original storefronts or new storefronts and doors that respect the character of the historic building (First Street and Coombs Street facades)
- Removal of non-historic horizontal canopy and installation of compatible awnings (one awning per storefront)
- Replacement of non-historic “Merrill’s” signage and entry on rear (north) facade.
- Mezzanine window repair and rehabilitation

Avoid

- Harmful chemical and physical treatments
- Damage to or removal of terra cotta and brick architectural elements

Additions & Adjacent New Construction

- The Merrill’s Building is eligible for listing in the National Register, and alterations should be minor and should meet the Standards in order to preserve the building’s eligibility for listing in the National Register.
- Due to its location adjacent to other National Register-eligible buildings, this building needs to be treated with the utmost care relative to additions and alterations.
- The one-story massing & L-shape appear to be important to the building’s character, so rooftop additions are discouraged along both First and Coombs Streets. However, if rooftop additions are necessary, they should be substantially set back from the primary facade.
- The Merrill’s Building is located adjacent to several non-historic buildings which may provide opportunities for new development.
  - Along First Street, height of new construction on adjacent parcel to the east should not exceed height of Napa Valley Register Building (1202 First Street).
  - Along Coombs Street Mall, new construction to the south should not dwarf the Merrill’s Building or the Napa Valley Register Building.
GOODMAN LIBRARY
1219 First Street

APN 003211002000
YEAR BUILT 1901
ARCHITECT Luther Turton (builder J.B. Newman)
STYLE Romanesque Revival
USE Civic (Library/Museum)
CHRSC 1S, 5S1

Flat roof with balustrade and cupola
Free-standing building plan
Stone facade
Recessed entry flanked by engaged columns
Retain

- Free-standing building plan
- Stone façade
- Flat roof with balustrade and cupola
- Recessed entry flanked by engaged columns and capped by large terra cotta voussoirs
- Terra cotta “Goodman” signage
- Arched window openings and existing wood and steel sash windows
- Significant interior features (if any)

Consider

- If changes are to occur, they should be historically accurate
- Retention of signage in existing location (window decals)

Avoid

- Harmful chemical or physical treatments
- Damage or removal of stone architectural elements
- Cutting new openings in any facade

Additions & Adjacent New Construction

- Alterations should be minor, and should meet Standards to preserve its eligibility for listing in the National Register. Rooftop additions are discouraged.

- There is an opportunity for new adjacent construction at the rear of the building where surface parking lots currently exist. For new construction at the rear, there are no height limitations relative to historic resources except as otherwise prescribed by the DSP Development Standards.

- Adjacent new construction should not directly abut the building; library should remain a free-standing building.

- Existing rear addition is not historic and could be replaced if desired. Any new additions should occur at the rear and should be lower than the height of the string-course and contained within the width of the original building footprint.

- Due to its location adjacent to other National Register-eligible buildings, this building needs to be treated with the utmost care relative to additions and alterations.
MIGLIAVACCA BUILDING (1916)
1227-1245 First Street

- Parapet with “Migligavacca” signage
- Gently clean brick cladding
- Replace curved awnings with one simple awning per storefront. Awnings should not wrap the corner.
- Storefronts with tiled base and recessed entries

APN: 003211001000
YEAR BUILT: 1916
ARCHITECT: Unknown
STYLE: Twentieth Century Commercial
USE: Commercial (Retail)
CHRSC: 553
Retain

- Horizontal form and low, one-story massing
- Brick cladding
- Corbeled brick parapet with “Migliavacca” signage
- Storefronts
  - Tile base
  - Glazed display windows with recessed entries
  - Transom lights

Consider

- Removing existing awnings and replacing with one awning per storefront
- Sensitively cleaning brick
- Removing plaster above easternmost storefront
- Replacing aluminum frame storefront glazing and doors with more compatible system
- Removal of non-historic concrete block addition at rear
- Cohesive signage program

Avoid

- Harmful chemical and physical treatment of brick
- Multiple or competing forms of signage or storefront design
- Awnings that wrap the corner

Additions & Adjacent New Construction

- Opportunities for adjacent new construction on surface parking lot at rear of building.
- Adjacent concrete block building at 950 Randolph Street has not been evaluated; however, if it is determined that the adjacent building is not historic, construction may also occur on its lot.
- No height restrictions for adjacent new construction except as otherwise prescribed by the DSP Development Standards.
- Rooftop additions are discouraged. However, if an addition is significantly set back or stepped back from the primary façade, it may be possible.
1564 FIRST STREET

- Gable roof with knee braces and vent
- Porch with battered columns and shaped openings
- Stucco cladding
- Existing signage in appropriate location
- Deep front setback

APN: 003198018000
YEAR BUILT: 1915
ARCHITECT: Unknown
STYLE: Craftsman Bungalow
USE: Residential / Commercial Conversion
CHRSC: 553
Retain

- Craftsman Bungalow style
  - Low one-story massing
  - Gable roof with over-hanging eaves supported by decorative brackets
  - Stucco cladding
  - Multi-light wood sash windows on all facades
  - Simple front porch with shaped openings
- Deep front setback from First Street

Consider

- Retain existing type and placement of signage
- Conversion to residential usage

Avoid

- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located east of a local Landmark-eligible building (5S3 status code) on First Street. Another local Landmark-eligible building (5S3 status code) stands on the northern portion of the block. The surface parking lot to the north and a non-historic building to the east of the subject building may provide opportunities for adjacent new construction.

- Adjacent new construction should not exceed one-and-one-half stories in height immediately adjacent to the subject building, but may be able to step up to two or three stories if designed with sufficient setbacks and compatible details.

- The building retains a high level of integrity and its original fenestration. Additions should not interfere with roofline. Rear one-story additions are recommended; side additions should be slightly lower than the subject building and setback from the primary façade of the building on First Street.
1580 FIRST STREET

- Angled bay window with decorative shingles and stickwork
- Simple porch supported by turned wood posts (compatible rehabilitation)
- Replace display window with double-hung wood sash windows
- Existing free-standing signage is compatible

**APN:** 003198019000  
**YEAR BUILT:** 1890  
**ARCHITECT:** Unknown  
**STYLE:** Stick-Eastlake / Queen Anne  
**USE:** Residential / Commercial Conversion  
**CHRSC:** 553
Additions, even to the rear facade, are generally discouraged. The surface parking lot may provide an opportunity for adjacent new construction.

**Retain**

- Restored appearance
- Two-story massing
- Gable roof with over-hanging eaves supported by decorative brackets
- Queen Anne/Stick-Eastlake style
  - Square bay window
  - Simple gable-covered front porches (compatible rehabilitation)
  - Elongated brackets/stickwork
  - Decorative window surrounds
  - Wood cladding
  - One-over-one light, wood sash windows
  - Decorative shingles in gable end
- Landscaped setback from First Street

**Avoid**

- Removal of original architectural details and ornamentation
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

**Consider**

- Retain existing type and placement of signage
- Retain existing accessibility ramp at rear
- Replacing first floor display window with double-hung wood sash windows
- Conversion back to residential usage

**Additions & Adjacent New Construction**

- The subject building is located northeast intersection of First and Seminary Streets. Local Landmark-eligible buildings (5S3 status code) stand on the adjacent lot to the east and on the northern portion of the block. The surface parking lot to the north and a non-historic building to the east may provide opportunities for adjacent new construction.

- Adjacent new construction should not exceed two stories.

- The building retains a high level of integrity and the majority of its original fenestration. Additions should not interfere with roofline. Rear one-story additions are recommended; side additions should be slightly lower than the subject building and set back from the primary façade of the building on First Street.
1607 FIRST STREET

- Gabled dormers with knee braces
- Multi-light wood sash windows
- Front porch with stone columns
- Surface parking lot may provide opportunity for adjacent new construction

APN: 003196005000
YEAR BUILT: 1903
ARCHITECT: Unknown
STYLE: Craftsman
USE: Residential
CHRSC: 553
Retain

- Two and one-half story over raised basement massing
- Gable roof with overhanging eaves with exposed rafter ends
- Craftsman style
  - Gabled dormers with knee braces
  - Simple front porch supported by stone columns
  - Wood siding and stucco cladding
  - Multi-light wood sash windows
- Attached garage
- Low concrete retaining site wall

Consider

- If converted to commercial use, consider a free-standing sign with a low profile or door or window signage

Avoid

- Removal of original architectural details and ornamentation
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located on the southwest corner of the intersection of Seminary and First Streets. Two local Landmark-eligible buildings (553 status code) stand on the western portion of the block. The non-historic building to the south and the surface parking lot to the west of the subject building may provide opportunities for adjacent new construction.

- Adjacent new construction should be three or fewer stories.

- Additions should not interfere with roofline. Rear one-story additions are recommended; however, an addition could be located on the west if it is two stories or less and set back significantly from the primary façade of the building on First Street.

- The open space between the subject building and Seminary Street should be maintained.
1635 FIRST STREET

Cross-gabled roof with shallow overhanging eaves

Consider replacing existing hanging signs with door or window signage

Surface parking lot may provide opportunity for adjacent new construction

Low concrete site wall

APN 003196002000
YEAR BUILT 1905
ARCHITECT Unknown
STYLE Shingle
USE Residential / Commercial Conversion
CHRSC 553
Retain
- One-and-one-half story over raised basement massing
- Complex cross-gable roof with shallow overhanging eaves
- Shingle style
  - Simple front porch supported by columns
  - Wood shingle and shiplap cladding
  - One-over-one light, wood sash windows
- Low concrete site wall

Consider
- If commercial use is retained, consider free-standing sign with a low profile or door or window signage instead of hanging signs

Avoid
- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction
- The subject building is located west of a local Landmark-eligible building (5S3 status code) on First Street. The non-historic building to the south of the building and the surface parking lot to the east of the subject buildings may provide opportunities for adjacent new construction.
- Adjacent new construction should be three or fewer stories.
- Additions should not interfere with roofline. Rear one-story additions are recommended. The open space between the subject building and the building to its west should be maintained.
1645 FIRST STREET

- One-and-one-half story massing with pyramidal roof
- Wood shingle and shiplap cladding
- Front porch supported by columns wraps rounded corner

**APN:** 003196001000  
**YEAR BUILT:** 1905  
**ARCHITECT:** Unknown  
**STYLE:** Classical Revival  
**USE:** Residential  
**CHRSC:** 553
Retain
- One-and-one-half story massing
- Classical Revival style
  - Pyramidal roof with shallow over-hanging eaves and brackets
  - Front porch supported by columns which wraps rounded corner
  - Wood shingle and shiplap cladding
  - Angled bay windows
  - One-over-one light, wood sash windows
  - Brick chimney with decorative cap
- Setback from First Street

Consider
- Retention of residential use
- If converted to commercial use, low, free-standing signs or simple flat signage adhered to the building

Avoid
- Addition of architectural details that create a false sense of historical development
- Additions that overpower the building

Additions & Adjacent New Construction
- The subject building is located on the southeast corner of the intersection of First and Washington Streets. Another S53 status building is located east of the subject building. A non-historic building to the south of subject building may provide an opportunity for adjacent new construction.
- Adjacent new construction should be three or fewer stories.
- Additions should not interfere with roofline. Rear one-story additions are recommended, and should be set back from the southwest corner of the building. The open space between the subject building and the building to its east should be maintained.
NOYES MANSION
1750 First Street (1775 Clay Street)

Consider retaining palm trees, which date to original construction of house

Hipped roof with widow’s walk

Rounded central bay

Solarium

Prominent porte-cochere with turned wood balustrade

Large landscaped setback

APN 003192005000
YEAR BUILT 1902
ARCHITECT Luther Turton
STYLE Classical Revival / Shingle
USE Residential / Commercial Conversion
CHRSC 1S, 5S1
NOTES Located within potential First & Jefferson Streets Historic District
Retain

- Restored appearance, including:
  - Rectangular footprint
  - Two-and-one-half story massing
  - Hipped roof with widow’s walk
  - Rounded central bay
  - Wood shingle siding
  - Wood windows (double hung and art glass)
  - Porte cochere
  - Solarium on second floor

- Location on large landscaped lot (palm trees date to original construction of house)

- Carriage House (1775 Clay Street), which matches house in style and detail

Consider

- Reduction of surface parking at rear; historically compatible landscaping

- Re-introducing residential use

- If commercial use is retained, consider retention of signage in existing locations

Avoid

- Removal of original architectural details

- Changes to spatial relationship between Noyes Mansion and Carriage House

- Alterations to landscape

- Insensitive color, awning, or signage treatments

Additions & Adjacent New Construction

- The Noyes Mansion is listed on the National Register, and all facades are significant. The building is also located within the potential First & Jefferson Streets National Register Historic District. Therefore, additions should be avoided to preserve its eligibility. The building retains a high level of integrity and should be treated with the utmost care.

- The subject building is located between surface parking lots to the east and north, which represent opportunity sites for new construction.
  - New construction on the subject parcel should not be located between the subject building and associated carriage house.

- New construction should defer to the Noyes Mansion in height, massing, and architectural detail.

- Adjacent new construction should not exceed the height of the subject building; ideally, new construction would be one-story in height so as not to overwhelm or obscure the associated carriage house.

Porte-cochere, one of the Noyes Mansion’s most notable features.

Associated carriage house contributes to significance of the property, and should be retained

Surface parking lot may represent an opportunity for new construction, but spatial relationship between Noyes Mansion and carriage house should be preserved.
KATCHER HOUSE / BLACKBIRD INN
1755 First Street

Gable roof supported by knee braces with prominent brick chimney

Multi-light wood frame windows

Front porch with battered columns and river stone base

Maintain front setback

APN 003193007000
YEAR BUILT 1915
ARCHITECT Unknown
STYLE Craftsman
USE Residential / Commercial Conversion (Bed-and-Breakfast)
CHRSC 3S, 5S3
NOTES Located within potential First & Jefferson Streets Historic District
Retain

- Restored appearance
- Two-story massing
- Craftsman style details
  - Exposed rafter tails
  - Simple front porch supported by battered columns on river stone bases
  - Wood shingle cladding
  - Multi-light windows
  - Partially glazed entry door
  - Side gable roof supported by brackets
  - Exterior end, brick chimneys which feature decorative brick detailing

Consider

- Simpler window awnings (e.g. single dark color; supported by brackets)
- Retaining existing type and placement of commercial signage

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- Opportunities for new construction may exist on the surface parking lot located south of the subject building and the non-historic building (6Z status code) to the east.
- Additions should not interfere with roofline. Rear one-story additions are recommended although a one-story addition to the east of the building is possible so long as it is set back from the primary façade of the building on First Street.
- Maintain the existing open space between the subject building and Jefferson Street to the west.
- Adjacent development to the east should be two or fewer stories; the height should not exceed that of the subject building.
- Due to its location within the potential First & Jefferson Streets National Register Historic District, alterations and additions to the Katcher House should be treated carefully.
1426 FOURTH STREET

APN: 003206006000
YEAR BUILT: 1930
ARCHITECT: Unknown
STYLE: Mediterranean Revival
USE: Residential / Commercial Conversion
CHRSC: 5S3

- Round chimney
- Mediterranean Revival details, including terra cotta tiled roof and white stucco cladding
- Remove awning frame from shaped window opening
- Integral garage
- Deep front setback from Fourth Street
Avoid

- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located near the corner of Fourth and School Streets. A National-Register-eligible property (3S status code) and local Landmark-eligible building (5S3 status code) to the east of the subject building, and the National Register-listed Napa Abajo/Fuller Park Historic District is located across Fourth Street.
- Surface parking lots are adjacent to the subject property on the north and west, and may provide an opportunity for new development. New construction adjacent to the subject building should not exceed two stories.
- If an addition is desired, rear additions are preferred; because of the small scale of the building, side additions are discouraged. Additions at the rear (north) of the building may be one-half story taller than the subject building.

Consider

- Removing awning frame which covers shaped window opening
- Retaining type and location of commercial signage
- Converting back to residential use

Retain

- One story massing
- Mediterranean Revival architectural style
  - Side gable roof with terra cotta tiles
  - Corner bay window
  - Simple porch supported by posts
  - Stucco cladding
  - Multi-light windows
  - Shaped window opening
  - Recessed arched entry
  - Wood paneled door
  - Round chimney
- Integral garage
- Deep setback from Fourth Street
700 FRANKLIN STREET

APN 003209007000
YEAR BUILT 1895
ARCHITECT Unknown
STYLE Queen Anne
USE Residential / Commercial Conversion
CHRSC 553

Queen Anne details, including decorative wood shingles

Corner tower with witch’s cap

Decorative beltcourse

Landscaped setback from Franklin and Fourth Streets
Retain
- One and one-half story over raised basement massing
- Queen Anne architectural style
  - Hipped roof
  - Corner bay window tower with witch’s cap
  - Decorative entrance surround
  - Wood cladding, including decorative shingles
  - One-over-one windows
  - Shaped window opening
  - Decorative beltcourse and cornice
  - Brick chimney with decorative cap
- Landscaped setback from Fourth and Franklin Streets

Consider
- If replacing windows, use wood window sashes
- Retaining type and location of commercial signage
- Conversion back to residential use

Avoid
- Removal of original architectural details and ornamentation
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction
- The subject property is located on the northeast corner of the intersection of Franklin and Fourth Streets. Two National Register-eligible resources are located across Franklin Street.
- Non-historic buildings to the north and west of the subject parcel may provide opportunities for adjacent new construction. New construction adjacent to the subject building should not exceed three stories, and should respect the scale, rhythm, and character of the surrounding neighborhood.
- Non-historic buildings in the First United Methodist Church complex across Fourth Street from the subject property may provide an opportunity for new development. For new construction on the south side of Fourth Street, there are no height limitations relative to historic resources except as otherwise prescribed by the DSP Development Standards.
- Rear additions are preferred, and could be located on the surface parking area west of the building; however, a side addition may also be possible.
  - Additions at the rear (west) should be lower than the height of the subject building, and should be set back from the southeast corner of the building.
  - Additions at the side (west) of the building may be one-half story taller than the subject building, and should be set back from the primary building façade on Franklin Street. A side addition should not occupy more than half the west facade.

Fenestration pattern and decorative beltcourse should be retained. An opportunity may exist for a small rear addition on the west facade.
709 FRANKLIN STREET

Italianate style, including octagonal bay window, brackets, and ornament

Consider replacing awnings with simpler, less boxy awnings

Existing signage in appropriate location

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APN: 003206004000
YEAR BUILT: 1880
ARCHITECT: Unknown
STYLE: Italianate
USE: Residential / Commercial Conversion
CHRSC: 3S
Retain

- Two story massing
- Italianate architectural style
  - Hipped roof with over-hanging eaves supported by shaped brackets
  - Octagonal bay window
  - Simple porch supported by posts
  - Wood cladding
  - One-over-one windows
  - Wood paneled door surmounted by transom light
- Low concrete retaining wall
- Landscaped setback from Franklin and Fourth Streets

Consider

- If replacing windows, use wood sash windows
- Simpler, less boxy awnings (e.g. supported by open brackets)
- Retaining type and location of commercial signage
- Removal of rear addition
- Converting back to residential use

Avoid

- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building
- Punching new openings, especially along the Franklin and Fourth Street facades

Additions & Adjacent New Construction

- The subject building is eligible for listing in the National Register, with another National-Register-eligible property located to the south (The Plunge). The National Register-listed Napa Abajo/Fuller Park Historic District is located across Fourth Street. Because of its significance and proximity to other historic resources, the subject building should therefore be treated with the utmost care.

- Additions are not recommended for National-Register-eligible properties, although a small rear addition may be possible if completed in a sensitive manner. Additions should be lower in height than the subject building, and should not cover more than half the rear facade.

- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the register.

- The small surface parking lot to the west of the subject building may provide an opportunity for new development. New construction west of the subject building should not exceed three stories.
“THE PLUNGE” / COMMUNITY THRIFT
715 Franklin Street

APN 00320603000
YEAR BUILT 1905 (remodeled ca. 1920)
ARCHITECT Unknown
STYLE Mission Revival
USE Commercial (Thrift Store)
CHRSC 5S3

- Mission Revival-style shaped parapet
- Remove paint from glazing in fanlights
- Non-historic addition, set back from primary facade and one story in height
- Consider removal of awnings
- Recessed entry; remove wrought iron gate
Retain
- Mission-style shaped parapet with three paired vents
- Symmetrical stucco-clad façade
- Recessed entry
- Three-part windows with fanlights

Consider
- Removing paint from glazing in fanlights
- Removing non-historic addition and restoring original fenestration on north façade
- Removing wrought iron entry gate
- Removing awnings, or replacing awnings with simpler slanted awnings supported by brackets located within the window surround
- Removing exterior fire sprinklers and vents on south and west façades
- Retaining existing location of signage
- Introducing accent color to highlight parapet and other architectural details

Avoid
- Incompatible exterior signage and lighting
- Rooftop additions or horizontal additions which exceed the height of the parapet

Additions & Adjacent New Construction
- Adjacent non-historic addition and/or surrounding surface parking could accept sensitive new construction or additions.
- Addition could replace non-historic addition, but should be one story in height and should remain set back from the primary façade
- New construction could be located on surface parking lot adjacent to subject building, and should not exceed three stories in height.
BICKFORD HOUSE
817 Franklin Street

Distinctive patterned wood frieze

Reconstruct pedimented window hoods and re-introduce wood shutters

Remove screens to expose wood sash windows

Remove second-floor addition from north facade

Consider re-introducing historic water tower

Retain wrought iron fence and restore multi-colored stone retaining wall
Retain

- Italianate architectural style
  - Two story massing
  - Low profile roof with over-hanging eaves supported by shaped brackets and distinctive patterned wood frieze
  - Central brick chimney with decorative cap
  - Simple porch supported by posts
  - Wood cladding
  - Wood sash one-over-one windows
  - Partially glazed wood paneled door with transom

- Wrought iron fence on low concrete retaining wall

Consider

- Reconstructing missing pedimented window hoods on primary facade
- Re-installing shutters on north facade
- Cleaning and restoring wrought iron fence (consider coordinating treatment with Sterling House, 833 Franklin Street)
- Removing paint/stucco from retaining wall to expose original multi-colored stone (consider coordinating treatment with Sterling House)
- Removing second-floor side addition
- Removing screens from windows to expose original wood-sash windows

- Reconstructing water tower north of house
- If converted to commercial use, consider free-standing or flat applied signage

Avoid

- Changes to free-standing, landscaped character of property
- Side additions that change the building’s massing

Additions & Adjacent New Construction

- The Bickford House is eligible for listing in the National Register, with another National-Register-eligible property located to the north (Robert Sterling House). The Uptown Theatre and Franklin Station U.S. Post Office are located across Franklin Street. Because of its significance and proximity to other historic resources, the subject building should therefore be treated with the utmost care.

- Additions are not recommended for National-Register-eligible properties, although a small rear addition may be possible if completed in a sensitive manner. Additions should be lower in height than the subject building.
- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- The non-historic buildings (6Z status code) to the south and west of the Bickford House may provide an opportunity for new development.
  - New construction south of the subject building should not exceed two stories.
  - New construction west of the subject property should not exceed three stories.
ROBERT STERLING HOUSE
833 Franklin Street

Italianate villa style, including square tower with arched windows, brackets, and decorative window surrounds

Remove air conditioning units from tower and south facade

Simple porch with applied wood ornament

Consider free-standing sign rather than flat applied signage

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<td>Residential / Commercial Conversion</td>
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South facade, especially angled bay window, should remain visible from the street.

Consider cleaning and repairing wrought iron fence and low concrete retaining wall. Coordinate treatment with Bickford House.

Retain
- Restored appearance
- Italianate Villa architectural style
  - Two story massing with three-story square tower
  - Hipped roof with over-hanging eaves supported by shaped brackets
  - Simple porch with applied wood ornament supported by posts
  - Angled bay window on south facade
  - Wood cladding
  - Decorative window surrounds
  - Wood sash one-over-one windows
  - Partially glazed wood paneled door
- Wrought iron fence on low concrete retaining wall

Consider
- Cleaning and restoring wrought iron fence (consider coordinating treatment with Bickford House, 817 Franklin Street)
- Removing paint/stucco from retaining wall to expose original multi-colored stone (consider coordinating treatment with Bickford House)
- Installing a free-standing sign rather than applied flat signage
- Removing the exterior air conditioning unit from the tower
- Converting back to original residential use

Avoid
- Changes to free-standing, landscaped character of property
- Side additions that change the building’s massing

Additions & Adjacent New Construction
- The Robert Sterling House is eligible for listing in the National Register, with another National-Register-eligible property located to the south (Bickford House). The Uptown Theatre and Franklin Station U.S. Post Office are located across Franklin Street. Because of its significance and proximity to other historic resources, the subject building should therefore be treated with the utmost care.
- Additions are not recommended for National-Register-eligible properties, although a small rear addition may be possible if completed in a sensitive manner. Additions should be lower in height than the subject building.
- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the register.

- The non-historic buildings (6Z status code) to the north and west of the Sterling House may provide an opportunity for new development.
  - New construction north of the subject building should not exceed two stories.
  - New construction west of the subject property should not exceed three stories.
920-930 FRANKLIN STREET

APN: 003207008000
YEAR BUILT: 1950
ARCHITECT: Unknown
STYLE: Modern
USE: Commercial (Retail)
CHRSC: 553

- Shed roof with overhanging eaves
- Incorporated lighting in eaves
- Large expanses of glazing, divided by angled fins
- Low plantings along tiled base
Retain

- Low horizontal massing
- Shed roof with wide overhanging eaves
- Large expanses of glazing, divided by angled fins
- Glazed entry doors with glazed transoms and shaped surrounds, spaced at regular intervals
- Incorporated lighting in eaves
- Tiled base

Consider

- Retaining existing planters, or introducing low plantings
- Re-opening glazed transoms in two storefronts at west end of the building
- Highlighting the shed roof by introducing a contrasting color to the flashing; the remainder of the building should remain a neutral color.
- Cohesive signage program

Avoid

- Incompatible color, glazing, or signage treatments
- Plantings or landscape that obscures or damages the tile base
- Multiple or competing forms of signage

Additions & Adjacent New Construction

- No rooftop additions or adjacent additions to preserve unusual roofline and horizontality.
- Adjacent new construction in parking lot at rear (east, adjacent to 1310 Second Street) may be acceptable. No height limitations relative to historic resources, except as otherwise prescribed by the DSP Development Standards; could be built out to property line.
- North of subject building: Maintain setback from primary façade to the north property line. No more than one story above subject building immediately adjacent, but could be stepped back to a taller building towards First Street.
- South of subject building: New construction could replace non-historic adjacent building. No height limitations relative to historic resources, except as otherwise prescribed by the DSP Development Standards; could be built out to property line.
THEODORE BELNAP COTTAGE #2
952 Jefferson Street

APN 003193009000
YEAR BUILT 1890
ARCHITECT Theodore Belnap (Builder)
STYLE Stick-Eastlake / Queen Anne
USE Residential / Commercial Conversion
CHRSC 553

- Pyramidal roof
- Decorative shingles and stickwork
- Simple porch supported by turned wood posts
- Landscaped setback on Jefferson Street
Retain

- Restored appearance
- One-story over raised foundation massing
- Spatial relationship to identical building at 1790-1792 Second Street
- Pyramidal roof supported by shaped brackets
- Queen Anne/Stick-Eastlake style
  - Square bay window
  - Simple front porch supported by shaped wood posts
  - Elongated brackets/stickwork
  - Decorative window surrounds
  - Wood cladding
  - One-over-one light, wood sash windows
  - Decorative shingles in gable end
- Landscaped setback from Jefferson Street

Consider

- Doors in the primary façade which are more historically accurate
- Retain existing type and placement of commercial signage
- Coordinating treatment with adjacent, identical building at 1790-1792 Second Street

Avoid

- Removal of original architectural details and ornamentation
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- Additions should not interfere with roofline. Rear one-story additions are recommended although one-story additions to the north and south of the building may be possible so long as they are set back from the primary façade of the building on Jefferson Street.

- Surface parking lots to the north, east and south of the subject building may provide opportunities for adjacent new construction. The Katcher House stands to the north and an identical house, 1790-1792 Second Street stands to the south.

- Adjacent new construction should be two or fewer stories, and should preserve the spatial relationship between the subject building and 1790-1792 Second Street.
HATT BUILDING & MILL COMPLEX
500 - 550 Main Street

Two-story massing with brick cladding and stepped parapet

Flat canopy

Avoid further additions to the building

Adjacent new construction could occur on a portion of the surface parking lot if it was sufficiently set back from the primary facade

APN 003277002000 / 003277003000
YEAR BUILT 1884 / 1886
ARCHITECT Unknown
STYLE Nineteenth Century Commercial
USE Industrial / Commercial Conversion
CHRSC 1S, 5S1
Retain

- Restored appearance, including:
  - Two story massing
  - Flat roof with shaped parapet
  - Brick masonry construction and cladding
  - Partially glazed, wood, double door surmounted by glazed transom
  - Wood frame, six-over-six windows
  - Flat canopy

- Relationship to Napa River

Consider

- Retaining type and location of existing signage

- If future changes are to occur, changes should be historically accurate

Avoid

- Addition of architectural details that compete with the simplicity of the historic design

- Further additions to building and/or denser new construction on the property

Additions & Adjacent New Construction

- The Hatt Complex is located on the southeast corner of the intersection of Main and Fifth Streets. Non-historic buildings are located to the east and south of the subject property.
  - The subject property is part of a large, two-story complex and has a strong street presence. Therefore, for adjacent new construction there are no height limitations relative to historic resources except as otherwise prescribed by the DSP Development Standards.
  - New construction could occur on a portion of the property’s surface parking lot as long as it is set back from the primary facade by approximately the width of Main Street

- The subject property is a Napa Landmark and is listed on the National Register of Historic Places; therefore, the building should be treated with the utmost care. Additions are not recommended, although existing modern additions to the property could be replaced within the same footprint and building envelope which do not exceed the height of the stepped parapet on the primary facade.
FAGIANI BUILDING
813 Main Street

Renaissance Revival style second floor with decorative stone cladding, cornice, and tripartite windows

Adjacent non-historic buildings may provide an opportunity for new development

Remove vents

Art Moderne style ground floor

APN 003222008000
YEAR BUILT 1908 / 1945
ARCHITECT William Corlett
STYLE Renaissance Revival / Art Moderne
USE Commercial (Vacant)
CHRSC 3S
Retain

- Two story massing
- Renaissance Revival & Art Moderne styles
  - Parapet roof with architectural detailing
  - Tripartite arched window openings
  - Stone cladding of second story
  - Tiled cladding of first story

Consider

- Restoration of building based on historic photographs
- Removal of vents above the entrance
- Signage that correlates to or respects architectural detailing

Avoid

- Additional architectural decoration that competes with the historic design
- Harmful chemical and physical treatments
- Damage to or removal of stone or tile

Additions & Adjacent New Construction

- The Fagiani Building appears eligible for listing in the National Register and as a local Landmark Property. A National-Register-eligible property is located to the rear (west) of the subject property.

- Although the subject property is National-Register-eligible, the building requires significant reconstruction. In this case, a roof-top addition that is located on the western half of the building and is no more than one-story in height may be acceptable. A roof-top or side addition would need to be sufficiently set back from the primary façade on Main Street.

- Alterations and additions should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- The Fagiani Building is located between several non-historic buildings (6Z status code) on the north and south, which may provide opportunities for new development. Adjacent new construction should not exceed three stories in height.

- Veteran’s Park is located across Main Street from the subject property. The park is designated public open space, and is therefore not available for development.
BANK OF NAPA / WELLS FARGO
901 Main Street (900 Brown Street)

Surface parking lot may provide an opportunity for adjacent new construction

Beaux Arts detailing (1923), including paired engaged Tuscan columns and tripartite composition

Art Deco addition (1934)

APN 003221012000
YEAR BUILT 1923 / 1934
ARCHITECT Unknown
STYLE Beaux Arts / Art Deco
USE Commercial (Bank)
CHRSC 1S, 5S1
DOWNTOWN NAPA
NAPA, CALIFORNIA

Retain

- Restored appearance
- Beaux Arts (1923) and Art Deco (1934) architectural detailing
  - Paired engaged Tuscan columns
  - Tripartite composition
  - Full-height windows
  - Plaster ornament with stylized floral motifs
- Three significant facades: Brown Street (pedestrian mall), Main Street, and Second Street

Consider

- Introducing glazing/display windows on Second Street façade between pilasters of Art Deco addition
- Retention of signage in existing location
- If changes are to occur, they should be historically accurate

Avoid

- Harmful chemical or physical treatments
- Damage or removal of architectural details
- Cutting new openings in significant facades

Additions & Adjacent New Construction

- The Bank of Napa is listed in the National Register, and in order to preserve its eligibility for listing, no major changes or additions should occur. This applies along all significant facades. Rooftop or other additions are discouraged.
- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.
- Opportunities for adjacent new construction exist on the surface parking adjacent to the subject building or in lieu of the existing structured parking across the street from the subject building. On these sites, there is no height limitation for new construction relative to historic resources.
- Use care where adjacent new construction abuts the north facade of the subject building. Consider a setback from the corner of the Bank of Napa building.
OBERON BUILDING
902-912 Main Street

- Art Deco style, including tile cladding and details
- Awning should not wrap the corner
- Retain tile base and restored storefronts

APN: 003231008000
YEAR BUILT: 1933
ARCHITECT: Unknown
STYLE: Art Deco
USE: Commercial (Restaurant)
CHRSC: 5S1
Retain
- Restored appearance
- Art Deco architectural style
  - One-story massing with parapet roof
  - Tile cladding
  - Stylized floral motifs
  - Wood frame storefronts

Consider
- Retain type and location of signage
- One awning per bay so that the bays of the building remain visible. Awning should not wrap the corner.
- Patio umbrellas with a subtler form that does not compete with the building
- A patio enclosure that is less solid: e.g. metal railing, etc.

Avoid
- Additional architectural decoration that competes with the historic design
- Damage to or removal of tile
- Incompatible color, signage, and awning treatments

- Competing or multiple forms of signage or storefront design
- Rooftop additions

Additions & Adjacent New Construction
- The subject property is located north of the intersection of Second and Main Streets, between Main Street and the Napa River. The Veterans Memorial Park is located to the south of the subject property.

- The subject property is a Napa Landmark. It is recommended that additions to the building occur at the rear (east) and not exceed two stories in height. If a side addition is made to the building, it should extend from the unfinished, north building façade rather than the south façade, which was originally one of the building’s two primary façades. A side addition should be set back from the primary façade on Main Street and should be lower than the height of the subject property.

- A surface parking lot to the north may provide an opportunity for adjacent new construction. Although the subject property is one-story in height, it has the appearance of a two-story building because of the height of the roof parapet and placement of the awnings above the storefronts of the building. Therefore, adjacent new construction may be two to three stories in height immediately adjacent to the Oberon Building, but could step up to four stories at the northwest corner. New construction in the surface parking lot to the north of the Oberon Building should also respect the character of the Winship Building (942-948 Main Street).
WINSHIP BUILDING
942-948 Main Street

- Retain reconstructed corner tower with witch’s cap
- Retain restored appearance, including fenestration pattern and materials
- Adjacent surface parking lot may provide opportunity for new construction
- Consider re-opening display windows on First Street facade

APN: 003231001000
YEAR BUILT: 1888
ARCHITECT: Luther Turton
STYLE: Italianate
USE: Commercial (Retail / Office)
CHRSC: IS, SS1
Retain

- Restored appearance, including reconstructed corner tower, fenestration pattern, architectural details, and historically compatible storefronts

Consider

- Re-opening display windows on First Street facade

- If changes are to occur, future changes should be historically accurate

- Cohesive signage program

Avoid

- Incompatible color, signage, and awning treatments

- Competing or multiple forms of signage

Additions & Adjacent New Construction

- The Winship Building is located on the southeast corner of the intersection of First and Main Streets. It is listed on the National Register of Historic Places and is adjacent to the National Register-listed Semorile Building, and should therefore be treated with the utmost care. Additions to the building are discouraged.

- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.

- The surface parking lot to the south of the Winship Building may provide an opportunity for development. Because the building has a strong street presence, it is possible for adjacent new construction to be four stories in height; however, the total massing of the new construction (width and depth) should not overwhelm the subject building. New construction in the surface parking lot to the south should also respect the character of the Oberon Building (902-912 Main Street), and should step down to two to three stories at the southern edge.

- For new construction across First Street or Main Street from the subject property, there are no height limitations relative to historic resources except as otherwise prescribed by the DSP Development Standards.

Main Street, with Winship Building visible just left of center, 1908. (Darms, 20)
NAPA VALLEY OPERA HOUSE
1030 Main Street

BRACKETED CORNICE WITH PEDIMENT
TRIPARTITE WINDOWS WITH MULTI-LIGHT WOOD SASH WINDOWS
TEN STRUCTURAL BAYS DIVIDED BY CORINTHIAN PILASTERS
END BAYS COULD BE REOPENED

APN: 003172003000
YEAR BUILT: 1879
ARCHITECT: Ira Gilchrist/Newsom Brothers
STYLE: Italianate
USE: Opera House
CHRSC: 1S, 5S1
Retain

- Restored appearance, including architectural details, materials, and fenestration pattern

Consider

- Opening end bays of ground floor
- If changes are to occur, future changes should be historically accurate

Avoid

- Insensitive color, signage, awning treatments

Additions & Adjacent New Construction

- The site of the adjacent non-historic building south of Opera House may provide an opportunity for future new construction.
- Height of adjacent new construction should not exceed more than one floor above the subject building.
- The Opera House has a strong street presence; no height restrictions for new development on the surface parking lot across Main Street, except as otherwise prescribed by the DSP Development Standards.
MATHIS-FLANAGAN BUILDING
1038-1040 Main Street

Replicate missing cornice based on historic photographs to restore eligibility for listing in National Register

Faux stone cement block cladding

Reconstruct missing second floor balconies based on historic photos

Remove non-historic entry marquee (completed in 2010)

Remove stucco and re-open transoms on non-historic storefronts

Cast iron pilasters

APN 003172007000
YEAR BUILT 1907
ARCHITECT Luther Turton
STYLE Classical Revival
USE Commercial (Retail/Office)
CHRSC 5S3, 7N1
Retain
- Original architectural features, including faux stone cement block cladding, window hoods, and cast iron pilasters on ground floor
- Three-story massing and overall form
- Stone retaining wall at Napa Creek
- Visual connection to creek

Consider
- Reconstruction of cornice and second-floor balconies based on historic photographs. This would restore the building’s integrity to the level necessary to qualify for National Register listing.
- Replacement of storefronts (re-opening transoms and removing plaster)
- Removal of marquee and recessed main entry (completed in 2010)
- Replacement of non-historic windows with historically compatible undivided double-hung wood sash windows (match historic photo, right)
- Retention of existing awnings (simple design, one awning per opening)
- Re-opening of fenestration on rear façade
- Removal of second-floor solarium on rear and side façades
- Cohesive signage program

Avoid
- Insensitive color, signage, awning treatments
- Multiple or competing signage treatments

Additions & Adjacent New Construction
- A more compatible rear addition could replace existing non-historic wood-framed second floor rear addition, or could be constructed in open space behind building.
  - Materials should be differentiated from historic building; light, transparent character is recommended.
  - Should not cover entire rear façade, or interrupt visual connection to creek.
  - Could connect to historic building through existing fenestration to the degree possible.
- Rooftop addition should be set back considerably from front façade, and should preserve the stepped parapet wall at the rear. One-story maximum (height should be minimized).
- Rooftop additions, rear additions, and other alterations should meet Standards to preserve its eligibility for listing in the National Register.
- Due to its already-compromised integrity, this building needs to be treated with the utmost care relative to additions and alterations.
- No apparent opportunities for adjacent new construction. No height restrictions for new development across Main Street except as otherwise prescribed by the DSP Development Standards.
KYSER-WILLIAMS BLOCK
1122-1142 Main Street

False parapet

Appropriate signage & lighting location

Exposed stone masonry construction

Restored storefronts

APN 003172011000
YEAR BUILT 1886
ARCHITECT Wright & Saunders
STYLE 19th Century Commercial
USE Commercial (Retail/Restaurant)
CHRSC 3S
Retain

- Stone masonry construction and one-story massing
- Restored appearance of front and rear façade, including exposed stone facades, compatible storefronts with glazed transoms, and compatible signage and lighting
- Setback from Napa Creek on south

Consider

- If changes are to occur, future changes should be historically accurate
- Cohesive signage program among all storefronts

Avoid

- Insensitive color, signage, awning treatments
- Harmful chemical or physical treatments
- Damage to stone facades
- New openings in south façade

Additions & Adjacent New Construction

- Rooftop additions are not recommended, as the one-story massing is a character-defining feature of the building. Rear additions are not recommended, as the rear façade exhibits unique form and materials.

- Non-historic building north of Kyser-Williams Block and parking lot at rear provide opportunities for adjacent new construction.

- Adjacent new construction at the north (along Main Street, currently occupied by a small non-historic building) should not exceed more than one floor above the Kyser-Williams Block.

- Adjacent new construction on the parking lot behind the building should not exceed three stories immediately adjacent to the Kyser-Williams Block, although with appropriate setbacks and massing, the West Street frontage could be up to four stories. Rear setback from parking lot should be retained, and new construction should not abut the rear façade.

- Alterations should meet Standards to preserve its eligibility for listing in the National Register.
NAPA FIREFIGHTER’S MUSEUM
1201 Main Street

APN 003137005000
YEAR BUILT 1935
ARCHITECT Unknown
STYLE Art Moderne
USE Museum
CHRSC 553

Stepped parapet with scored concrete detailing

Restore original bay height (remove stucco infill) and install new awnings at this level

Modify base to relate to storefronts & pilasters

Re-open Pearl Street bay for display or access
Avoid covering pilasters with awnings

Avoid signs that encroach on architectural details

Additions & Adjacent New Construction

The subject building is isolated and could benefit from adjacent new development. Surrounding surface parking lot provides an opportunity for new construction to the north and west of the subject building.

Adjacent new construction should respect the rhythm of the bays

Height of adjacent new construction on the surface parking lot to the north could be two to four stories, depending on massing. New construction at this location should also respect the character of the Sam Kee Laundry Building (1245 Main Street).

Rooftop additions are not recommended

Retain

- Stepped parapet
- Deeply scored detailing on parapet and pilasters
- Scored stucco cladding
- Recessed entry
- Clear bay definition

Consider

- Restoration of original bay height (remove stucco infill above awnings)
- Installation of new awnings at higher level
- Modify base to relate more appropriately to pilasters and storefront
- More compatible entry door
- Re-opening Pearl Street bays for display or access
LAZARUS BUILDING
1202-1214 Main Street (964-980 Pearl Street)

- One-story massing; full block coverage
- Scalloped detail on parapet
- Prominent curved corner with glass blocks
- Storefronts with punched display window openings, glazed transoms, awnings, and terra cotta tiles

APN 003143009000
YEAR BUILT 1936
ARCHITECT Unknown
STYLE Art Moderne
USE Commercial (Retail)
CHRSC 553
Retain
- Building form & significant detailing, including glass blocks, scalloped detail on parapet, curved corner, and punched window openings with glazed transoms
- Original entry & fenestration rhythm
- Terra cotta tiles surrounding storefronts

Avoid
- New display window openings that are incompatible with the overall unified appearance of the building
- Competition of design among storefronts

Consider
- Sensitive display window changes
- Consistent treatment across entire building: present a unified, coordinated aesthetic among all businesses
- Cohesive signage program
  - Encourage signage on canopies and display windows
  - Signage consistent with simple, streamlined architecture
- Introducing pale colors to highlight building’s character; should be respectful of Art Moderne style
- Retention of angled awnings over display windows; replace curved awnings over pedestrian entries
- Installation of rooftop HVAC unit less visible from the street

Additions & Adjacent New Construction
- The one-story Lazarus Building takes up an entire block, and it may be difficult to add additional floors in a sensitive way. Because the existing building is built all the way to the property line on all sides, a ground level addition is not likely to be feasible. If additional floors are desired, rooftop additions should be significantly stepped back from the façade and incorporate contemporary architectural elements consistent with the Streamline Moderne style in form, materials & detailing, yet still differentiated from the historic fabric.
- Adjacent Lazarus Apartments (1216-1246 Main Street) has not been evaluated; if it is determined not to be a historic resource, that site may provide an opportunity for adjacent new construction.
- New construction to the north of the subject building should not exceed four stories, and should have setbacks and massing such that it does not dwarf the corner of the subject building (Pearl and Main streets).
SAM KEE LAUNDRY / PFEIFFER BUILDING
1245 Main Street

- False parapet with bracketed cornice
- Regular fenestration pattern with stone lintels and sills
- Stone rubble masonry construction on east and west facades
- Non-historic rear addition
- Cut stone block masonry construction on primary facade

APN 00313703000
YEAR BUILT 1875
ARCHITECT Unknown
STYLE Italianate
USE Commercial (Retail)
CHRSC IS.551
Retain

- Masonry construction (cut stone blocks on primary façade, exposed rubble on side facades)
- Two-story massing
- False parapet with bracketed cornice
- Stone lintels and sills
- Plaque

Consider

- If windows and doors are to be replaced, future changes should be historically accurate
- Retention of existing awnings (one awning per opening)
- Future signage should be installed in existing locations

Avoid

- Inensitive color, signage, awning treatments
- Damage or removal of historic fabric
- Harmful chemical or physical treatments to the stone

Additions & Adjacent New Construction

- The Sam Kee Laundry is isolated and could benefit from sensitive new construction. Surrounding surface parking lot provides an opportunity for new development.

- The Sam Kee Laundry Building is eligible for listing in the National Register, and in order to preserve its eligibility for listing, no major changes or additions should occur. The two-story massing is important, so rooftop additions are discouraged.

- New construction on the surface parking lot to the south should be set back from the Sam Kee Laundry Building so rubble masonry façade can be clearly viewed from the street.

- Height of adjacent new construction on the surface parking lot to the south could be two to four stories, depending on massing. New construction at this location should also respect the character of the Napa Firefighter’s Museum (1201 Main Street).

- Rear addition could replace existing non-historic rear build-out. Addition should not exceed height of historic portion of building.

- If additions or alterations are necessary, they should meet the Standards to preserve the building’s eligibility for listing in the National Register.
1461 POLK STREET

- Bracketed cornice
- Replace porch and columns with more compatible porch
- Angled bay window with two-over-two wood sash windows
- Front and side setbacks

APN: 003197001000
YEAR BUILT: 1880
ARCHITECT: Unknown
STYLE: Italianate
USE: Residential
CHRSC: 553
Additions & Adjacent New Construction

- The subject building is located on the southeast corner of the intersection of Seminary and Polk Streets. A couple of non-historic buildings (6Z status code) stand on the southern portion of the block. A narrow vacant lot and a large surface parking lot to the east and the non-historic building to the south of the subject building may provide opportunities for adjacent new construction.

- Development on the large parking lot at the east end of the block could be up to three stories along the Polk Street frontage; four stories may be allowed on the interior of the development if the height is integrated within a stepped massing, and a monolithic bulk is avoided. On the narrow vacant lot immediately east of the subject building, adjacent new construction should not exceed two stories so as not to overwhelm the subject building; construction on this narrow lot could be an independent structure, or it could step down from a larger building to form the west end of a full-block development.

- Adjacent new construction south of the subject building should not exceed two stories to protect the low scale of the subject building.

- Additions should not interfere with roofline. Rear one-story additions are recommended; however, an addition could be located on the east if it is slightly lower than the subject building and is set back from the primary façade of the building on Polk Street. Rooftop additions are not recommended due to the building’s simple form.

- The open space between the subject building and Seminary Street should be maintained.

Retain

- Original appearance
- One-story massing
- Parapet roof with over-hanging eaves supported by decorative brackets
- Wood cladding
- Two-over-two wood sash windows

Consider

- Restoring the porch to its historic appearance
- If converted to commercial use, use a free-standing sign with a low profile or door or window signage

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Rear facade and ivy-covered garage.
CHRISTIAN SCIENCE CHURCH
1525-1527 Polk Street

APN: 003191002000
YEAR BUILT: 1915
ARCHITECT: Unknown
STYLE: Classical Revival
USE: Religious / Commercial Conversion
CHRSC: 553

Gable roof with rosette
Arched windows
Classical Revival details, including pilasters and fanlights
Retain
- T-shaped plan
- One and one-half story massing
- Gable roof
- Stucco cladding
- Windows with arched openings
- Classical Revival style, including pilasters and fanlights
- Mature trees

Consider
- Replacement of front doors with more historically compatible design
- If windows are to be replaced, use wood
- Re-introducing original use
- If commercial use is retained, signage could be flat board or low freestanding sign
- Removal of addition east of the building

Avoid
- Removal of original architectural details
- Additions that overpower the building

Additions & Adjacent New Construction
- Additions should not interfere with roofline. A one-story addition may be acceptable in the footprint of the existing addition which extends from the building’s east façade.
- The existing space between the subject building and the historic residence to its south should be preserved.
- There is an opportunity for new construction on the surface parking lot located east of the building. New construction should not exceed one story above the subject property because the former church is located adjacent to a residence which is also eligible as a Napa Landmark.
- A large parcel containing the non-historic Safeway store and a surface parking lot is located across the alley to the west of the Christian Science Church, and may provide an opportunity for new development.
  - New construction on this parcel should respect the scale, rhythm, and character of the nearby Calistoga Avenue Historic District, located across Polk Street.
  - New construction on this parcel could be up to two stories along the Polk Street frontage to protect the character of both the Christian Science Church and the Calistoga Avenue Historic District; three to four stories may be allowed on the interior of the block if the height is integrated within a stepped massing.
FIRST UNITED METHODIST CHURCH
625 Randolph Street

APN 003262007000
YEAR BUILT 1916
ARCHITECT Luther Turton
STYLE English Gothic Revival
USE Religious
CHRSC 5S1, 3S

- Cruciform plan with square tower
- Arched stained glass windows
- Tracery above entry vestibules
- Opportunity to replace non-historic buildings with new development
Retain

- Restored appearance

- English Gothic architectural style
  - Two and one-half story massing
  - Cross-gabled roof with parapet
  - Cruciform plan with square corner tower
  - Gabled dormer window
  - Fenestration pattern, including arched window openings and stained glass windows
  - Stucco cladding
  - Tracery above entry vestibules

- Significant interior features (if possible)

Consider

- Retaining type and location of existing signage

Avoid

- Removal of original architectural details

- Further additions to the building and/or denser new construction on the property

Additions & Adjacent New Construction

- The First United Methodist Church is a Napa Landmark, is eligible for listing in the National Register of Historic Places, and is located across the street from the Napa Abajo/Fuller Park National Register Historic District. Therefore, the building should be treated with the utmost care. Additions are not recommended; however, an addition may be possible if it is located in the footprint and building envelope of the existing rear addition and does not exceed the height of the church.

- The First United Methodist Church stands on the northwest corner of the intersection of Randolph and Division Streets. Adjacent surface parking lots and non-historic church buildings may provide an opportunity for new development.

- Because the church has a powerful street presence, it is possible for adjacent new construction to be one full story greater than the subject building. However, new construction that exceeds the height of the church should be set back from the existing building.

- The position of the church at a large intersection ensures that sightlines/views of the building will be preserved. Therefore, for new construction across Randolph Street, there are no height restrictions relative to historic resources except as otherwise prescribed by the DSP Development Standards. However, new construction should respect the scale, rhythm, and character of the surrounding neighborhood.
642 RANDOLPH STREET

- Hipped roof with shaped brackets
- Wood sash windows with decorative surrounds
- Simple front porch
- Landscaped setback from Randolph Street

APN: 003271001000
YEAR BUILT: 1880
ARCHITECT: Unknown
STYLE: Italianate
USE: Residential
CHRSC: 553
Rear facade, showing sensitive rear porch and addition and detached garage/shed.

Retain
- Italianate architectural style
  - One story massing
  - Hipped roof with over-hanging eaves supported by shaped brackets
  - Decorative window surrounds
  - Simple front entry
  - Wood cladding
  - Wood sash one-over-one windows
  - Partially glazed wood door surmounted by transom light

- Setback from Randolph Street

Consider
- If converted to commercial usage, utilize free-standing and/or applied flat signage

Avoid
- Addition of architectural details that create a false sense of historical development
- Additions that overwhelm the subject property

Additions & Adjacent New Construction
- The subject property is located on the southeast corner of the intersection of Randolph and Fourth Streets. A non-historic building (6Z status code) stands to the south of the subject property and a surface parking lot is located to the east (rear); these sites may provide opportunities for new development.
  - New construction adjacent to the subject property should not exceed a height of two stories.
  - Development on the surface parking lot to the rear should also respect the character of the nearby Treadway & Wigger Funeral Chapel (623 Coombs Street).
- New development may also be possible on the large surface parking lot across Fourth Street. Development of this parcel should defer to the character of the First Presbyterian Church (1333 Third Street), and should preserve views of the spire. New construction should respect the low scale, rhythm, and character of 642 Randolph Street and its surrounding residential neighborhood, although taller heights may be possible on the interior of the block if the height is integrated within a stepped massing, and a monolithic bulk is avoided.
  - It is recommended that any additions to the building occur at the rear (east) and not exceed two stories in height. If a side addition is made to the building, it should be set back from the primary façade on Randolph Street and should be lower than the height of the subject property.
830-832 SCHOOL STREET

- Hipped roof with dormer window
- Exposed rafter tails
- Existing signage in appropriate location
- Low concrete retaining wall

APN 003205013000
YEAR BUILT 1905
ARCHITECT Unknown
STYLE Vernacular
USE Residential / Commercial Conversion
CHRSC 553
Retain

- Vernacular architectural style
  - One and one-half story massing
  - Hipped roof with over-hanging eaves and exposed rafter tails
  - Hipped dormer window with leaded glass
  - Simple porch supported by posts
  - Wood cladding
  - Wood sash one-over-one windows
  - Partially glazed wood paneled door
- Landscaped setback with low concrete retaining wall

Consider

- Retaining type and location of commercial signage
- Converting back to residential use

Avoid

- Addition of architectural details that create a false sense of historical development
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located on the southeast corner of the intersection of Second and School Streets. A National Register-eligible building (3S status code) stands to the rear (east) of the subject building.

- Rear additions are preferred; however, a side addition may be possible if it is set back from the primary building façade on School Street. Additions should be lower than the height of the subject building.

- The surface parking lot to the north and non-historic building (6Z status code) to the south of the subject property may provide an opportunity for new development. New construction adjacent to the subject building should not exceed two stories.

- Development may occur across School Street from the subject property on sites currently occupied by non-historic buildings. New construction on these parcels should not exceed three stories.
NAPA SAVINGS & LOAN ASSOCIATION BANK
1310 Second Street

Cantilevered canopies and irregular massing

Large expanses of clear glazing

Consider replacement lighting

Low planters

APN 003207006000
YEAR BUILT 1960
ARCHITECT Unknown
STYLE Contemporary
USE Commercial (Vacant, originally Bank)
CHRSC SS3
Retain

- Cantilevered canopies
- Unusual massing
- Roman brick cladding
- Large expanses of glazing
- Simple, neutral color palette
- Planters and landscaping integrated into the building’s overall design

Consider

- Replacement lighting
- Replacement of non-historic doors with fully-glazed steel or aluminum frame doors

Avoid

- Tinted or opaque glass
- Rooftop additions

Additions & Adjacent New Construction

- Rooftop additions or adjacent additions are not recommended in order to preserve unusual massing and horizontality.

- Adjacent new construction in parking lot may be acceptable, as long as it does not directly abut the building, especially at the southwest facade. No height limitations relative to historic resources, except as otherwise prescribed by the DSP Development Standards.
U.S. POST OFFICE, FRANKLIN STATION
1351 Second Street

- U.S. Post Office signage
- Art Deco/WPA Moderne details, including fluted pilasters and stylized terra cotta eagle panels
- Replace non-historic doors with those compatible with WPA Moderne style
- Clean and repair lanterns, where deteriorated
- Granite stairs

APN 003208001000
YEAR BUILT 1933
ARCHITECT William Corlett
STYLE Art Deco/WPA Moderne
USE Civic (Post Office)
CHRSC 1S, 5S1
Retain
- Tripartite massing
- Sunken light well at primary façade
- Brick cladding
- Granite stairs
- Art Deco architectural details
  - Fluted pilasters
  - Terra cotta details at cornice and beltcourse
  - Terra cotta panels with eagle motif
  - Large exterior lanterns
  - Multi-light steel sash windows
- Interior lobby finishes and lighting
- U.S. Post Office signage
- Landscaping on east and west ends of building

Consider
- Retention of existing Post Office use
- Cleaning and repair of deteriorated lanterns, granite stairs, and other materials
- Replacing non-historic doors with WPA Moderne style doors

Avoid
- Harmful physical or chemical treatments
- Damage to or removal of brick or terra cotta elements
- Alterations to landscaped open space at east and west ends

Additions & Adjacent New Construction
- Rooftop or horizontal additions are not recommended to preserve the building’s iconic massing and horizontality.
- Landscaped yards at east and west ends of Post Office are character-defining features, so alterations are not recommended along Second, Franklin, and Randolph. If interventions must occur, they should only be on the rear of the parcel (current service area).
- Alterations should be minor, and should meet Standards to preserve its eligibility for listing in the National Register.
- Service area and adjacent parcel containing Zeller’s Hardware (819 Randolph Street) may provide opportunities for new construction.
  - The adjacent parcel could be developed to the lot line.
  - Except as otherwise prescribed by the DSP Development Standards, there are no height restrictions relative to historic resources on adjacent new development because the Post Office has such a strong street presence.
1553 SECOND STREET

Hipped roof with overhanging eaves and gabled front dormer

Patterned shingles

Remove fire alarm

Replace existing hanging signs with flat or freestanding signage

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Retain

- One story massing
- Queen Anne and Vernacular architectural styles
  - Hipped roof with over-hanging eaves supported by shaped brackets
  - Gabled front dormer
  - Simple porch supported by piers
  - Wood cladding, including patterned shingles
  - Wood sash one-over-one windows
  - Partially glazed wood paneled door

Consider

- Removal of fire alarm on primary facade
- Flat applied signage rather than hanging signs
- Conversion back to residential use

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located the southeast corner of the intersection of Church and Second Streets. A couple of National-Register-eligible properties (3S status code) stand on the southern portion of the block.

- Non-historic buildings located on the south and east parcels adjacent to the subject building may provide an opportunity for adjacent new construction. New construction on these parcels should not exceed two stories immediately adjacent to the subject building, but could step higher away from the subject building.

- The surface parking lot across Second Street may provide an opportunity for new development. New construction across Second Street should not exceed three stories.

- Additions should not interfere with roofline. Rear additions are recommended; however, a side addition is possible if it is slightly lower than the subject building and set back from the primary façade of the building on Church Street. The width of a side addition should not exceed half the width of the subject building.
1763 SECOND STREET

Craftsman style, including wood shingle cladding, dormer, and exposed rafter tails

Consider re-opening enclosed front porch

Consider free-standing signage instead of applied signage

Landscaped setback from Second Street

APN 003251005000
YEAR BUILT 1905
ARCHITECT Unknown
STYLE Craftsman
USE Residential / Commercial Conversion
CHRSC 5S3
Retain

- Craftsman architectural style
  - One and one-half story massing
  - Cross gabled roof with purlins and exposed, shaped rafter tails
  - Gabled dormer window
  - Wood shingle cladding
  - Paired pilasters
  - Wood sash windows with historic screens and leaded glass

- Landscaped setback from Second Street

Consider

- Re-open enclosed front porch

- If commercial use is retained, consider free-standing signage rather than applied signage

- Conversion back into residence

Avoid

- Addition of architectural details that create a false sense of historical development

- Additions that overwhelm the subject property

Additions & Adjacent New Construction

- The subject property is located near the intersection of Second and Jefferson Streets, adjacent to non-historic buildings to the west and south, and surrounded by a surface parking lot. These adjacent parcels may provide opportunities for new development.

- Because the building is only one and one-half-stories in height, new construction immediately adjacent to the subject building should be limited to two stories, and should not abut the subject building. Further away from the subject building, development on the large surface parking lot could step up to three stories if the height is integrated within a stepped massing, and a large bulk is avoided.

- New construction across Second Street from the subject property should not exceed two to three stories to ensure compatibility with neighborhood character.

- It is recommended that any additions to the building occur at the rear (south) and not exceed one story in height. If a side addition is made to the building, it should be set back from the primary façade on Second Street and should be lower than the height of the subject property.
1776 SECOND STREET

- Complex gable roof with shallow eaves
- Simple front porch supported by arcade
- Remove screens that obscure wood sash windows
- Deep setback from College and Second Streets

APN: 003194005000
YEAR BUILT: 1900
ARCHITECT: Unknown
STYLE: Classical Revival
USE: Residential / Commercial Conversion
CHRSC: 553
Consider removing canopy from entrance.

Retain
- Maintain restored appearance
- One-and-one-half story over raised basement massing
- Complex gable roof with shallow over-hanging eaves
- Simple front porch supported by arcade
- Wood cladding
- One-over-one light, wood sash windows
- Deep setback from College and Second Streets

Consider
- Less prominent window screens which do not obscure wood sash windows
- Separate, shallower canopies above the east window and entrance
- Re-introducing residential use
- If commercial use is retained, consider retention of existing type and placement of commercial signage

Avoid
- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction
- The subject building is located on the northeast corner of the intersection of College and Second Streets. Opportunity sites (surface parking lots) are located to the north of the subject building. The building stands on a block which contains primarily non-historic buildings.
- Adjacent new construction should be three or fewer stories.
- Additions should not interfere with roofline. Rear one-story additions are recommended although a one-story addition to the east of the building may be possible so long as it is set back from the primary façade of the building on Second Street.
1778 SECOND STREET

Pyramidal roof

Octagonal bay window

One-story over raised basement

APN 003193004000
YEAR BUILT 1905
ARCHITECT Unknown
STYLE Vernacular
USE Residential / Commercial Conversion
CHRSC 553
Retain

- Vernacular style
  - One-story over raised basement massing with prominent entry stair
  - Pyramidal roof
  - Simple front porch
  - Recessed entry
  - Octagonal corner bay
  - Wood cladding

- Setback from street

Consider

- Historically accurate door hardware
- If windows are replaced, using wood sashes
- Re-introducing residential use
- If commercial use is retained, consider retention of existing signage type and location: flat board or low freestanding sign

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- Opportunity sites are located north and west of the subject building. These areas currently contain surface parking lots.

- An addition may be constructed on the west façade of the building, preferably in the northern (rear) half of the façade. This addition should be limited to one story and should not interfere with roofline of the building.

- An addition may also be constructed at the north (rear) of the building, and should not exceed one story.

- New construction should maintain existing open space between the subject building and College Street.

- There are no development restrictions relative to historic resources across Second Street.
THEODORE BELNAP COTTAGE #1
1790-1792 Second Street

APN 003193008000
YEAR BUILT 1890
ARCHITECT Theodore Belnap (Builder)
STYLE Stick-Eastlake / Queen Anne
USE Residential / Commercial Conversion
CHRSC 553

Pyramidal roof
Decorative shingles and stickwork
Simple porch supported by turned wood posts
Landscaped setback on Second Street
Simple massing and architectural details on Jefferson Street facade should be retained

- Restored appearance
- One-story over raised foundation massing
- Spatial relationship to identical building at 952 Jefferson Street
- Pyramidal roof supported by shaped brackets
- Queen Anne/Stick-Eastlake style
  - Square bay window
  - Simple front porch supported by shaped wood posts
  - Elongated brackets/stickwork
  - Decorative window surrounds
  - Wood cladding
  - One-over-one light, wood sash windows
  - Decorative shingles in gable end
- Landscaped setback from Second Street

Consider

- Doors in the primary façade which are more historically accurate
- Retain existing type and placement of commercial signage
- Coordinating treatment with adjacent, identical building at 952 Jefferson Street

Avoid

- Removal of original architectural details and ornamentation
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- Additions should not interfere with roofline. Rear one-story additions are recommended, and should be set back from the corner, should not exceed the width of the building, and should not increase the length by more than a third. However, a one-story addition to the east may be possible so long as it is set back from the primary façade of the subject building.
- Surface parking lots to the north, east and south of the subject building may provide opportunities for adjacent new construction. An identical house, 952 Jefferson Street, stands to the north and a local Landmark-eligible building (5S3 status code) stands to the east.
- Adjacent new construction should be two or fewer stories, and should preserve the spatial relationship between the subject building and 952 Jefferson Street.
1042 SEMINARY STREET

- Gable roof with overhanging eaves and purlins
- Restore porch with historically compatible second-floor balustrade
- Original wood sash windows
- Consider removal of metal security door

APN: 003198001000
YEAR BUILT: 1905
ARCHITECT: Unknown
STYLE: Vernacular
USE: Residential
CHRSC: 553
Retain

- Vernacular style
  - Two-story massing
  - Gable roof with over-hanging eaves supported by decorative brackets
  - Wood cladding
  - One-over-one wood sash windows
  - Simple two-story front porch
  - Brick chimney with stone base

- Detached garage at rear of parcel

Consider

- Restoration of the front porch: historically compatible spindles on the second story

- If replacing windows, using wood sashes with historically accurate divided light

- Restoration of the transom lights: historically accurate, translucent, divided lights

- Removal of the metal security door

- Restoration of the chimney cap

- If converted to commercial use, use a freestanding sign with a low profile or door or window signage

Avoid

- Addition of architectural details that create a false sense of historical development

- Demolition of the garage

- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located on the southeast corner of the intersection of Clay and Seminary Streets. A couple of local Landmark-eligible buildings (5S3 status code) stand on the southern portion of the block. The non-historic building to the south and the large surface parking lot to the east may provide opportunities for adjacent new construction.

- Adjacent new construction to the south should not exceed two stories along Seminary Street; adjacent new construction to the rear (east) should not exceed three stories along Clay Street.

- Additions should not interfere with roofline. Rear one-story additions are recommended; however, an addition could be located on the north if it is lower than the second floor solarium windows and is set back from the primary façade of the building on Seminary Street.

Detached garage should be retained, and additions should not obscure second floor solarium windows.
1133 SEMINARY STREET

- Octagonal bays
- Leaded glass windows
- Maintain driveway and front setback

APN: 003191003000
YEAR BUILT: 1915
ARCHITECT: Unknown
STYLE: Shingle
USE: Residential
CHRSC: SS3
DOWNTOWN NAPA
NAPA, CALIFORNIA

Retain

- Rectangular footprint
- Two-story massing
- Pyramidal roof and overhanging eaves
- Octagonal bays
- Wood shingle siding
- Leaded windows and front door

Consider

- If windows are to be replaced, use wood
- If commercial use is introduced, signage could be flat board or low freestanding sign

Avoid

- Addition of architectural details that create a false sense of historical development
- Additions that overpower the building

Additions & Adjacent New Construction

- Additions should be located at the rear of the building. It is not advisable to construct additions to the building to the north or south; however, if additions are constructed, they should occur in the rear half of the building and should not exceed the height of the subject building. Ideally, additions would connect to the building through existing fenestration.

- The subject building is located between surface parking lots to the north and south. A garage is located west of the building. The surface parking lots represent opportunity sites for new construction. New construction should not exceed the height of the subject building.
BORREO BUILDING
920 Third Street

- Restore stepped parapet and gable roof to match historic photos
- Stepped parapet would be an appropriate location for signage
- Stone masonry construction with quoins at corners
- Arched window openings
- Install flat canopy at beltcourse to match historic photos
- Retain restored compatible storefronts

APN 00613302000
YEAR BUILT 1877
ARCHITECT Unknown
STYLE Nineteenth Century Commercial
USE Commercial (Vacant)
CHRSC 551, 35
Retain

- Nineteenth Century Commercial style
  - Two story massing with shaped parapet
  - Symmetrical facade
  - Decorative arched window surrounds
  - Stone masonry construction with quoins
- Storefront windows surmounted by transom lights (compatible restoration)

Consider

- Restoration based on historic photographs, including re-installing flat canopy at beltcourse, reconstruction of a third step on the front parapet, and construction of a gable roof
- Cleaning and repair of the stone masonry
- Flat applied and/or illuminated commercial signage on parapet, or monument sign on property to increase visibility from downtown
- Landscaping or other outdoor use that activates the site

Avoid

- Additional architectural decoration that competes with simplicity of historic design
- Harmful chemical or physical treatments
- Damage to or removal of historic materials
- Incompatible color, signage, and awning treatments
- Due to high visibility of building from all angles, rooftop additions are discouraged

Additions & Adjacent New Construction

- The subject property is located on a city block east of the Napa River at the northwest corner of the intersection of Third Street and Soscol Avenue. It has been isolated by the construction of the Third Street Bridge and the extension of Soscol Avenue.

- The area between the subject building and the river to the west is designated as a river setback, and is therefore not available for development. The Borreo Building is located on a fully-developed block across the street from a future City park. There are no height limitations for new construction relative to historic resources across the street from the building.

- The subject property is a Napa Landmark; therefore, additions are not recommended. However, a one-story addition may be constructed on the rear (north) facade so long as it does not exceed the width of the subject property. Additions to other facades are not recommended.

- Limit number of new openings cut into secondary facades. If necessary, it may be possible to introduce simple windows along the west facade that reflect the existing fenestration pattern on the east facade.
UPTOWN THEATRE
1332-1364 Third Street

APN 003208004000
YEAR BUILT 1935
ARCHITECT Unknown
STYLE Art Deco
USE Commercial (Theatre)
CHRSC 3S, 5S3

Restored blade sign
Decorative plaster grilles
Marquee with ticket booth and entry vestibule
Retain

- Restored appearance, including overall bulk, stucco cladding, and Art Deco ornament
- Blade sign and marquee

Consider

- Retaining theatre use
- Re-introducing ground floor retail use
- If changes are to occur, future changes should be historically accurate

Avoid

- Punching new openings in the side or rear façades
- Insensitive color, signage, awning treatments

Additions & Adjacent New Construction

- Rooftop additions are not recommended to preserve the building’s simple massing.
- Adjacent parcels containing two non-historic buildings Zeller’s Hardware (819 Randolph Street) may provide an opportunity for new construction or a compatible addition. Adjacent new construction is recommended over an addition.
- The adjacent parcels could be developed to the west lot line, but should be set back from the corner of the Uptown Theatre’s primary facade.
  - If it is an addition, construction should not exceed height of Uptown Theatre marquee
  - Except as otherwise prescribed by the DSP Development Standards, no height restrictions relative to historic resources on adjacent new development because the Uptown Theatre has such a strong street presence.
- Alterations should be minor, and should meet Standards to preserve its eligibility for listing in the National Register.

Historic photograph of the Uptown Theatre, circa 1940. (Uptown Theatre Website)

Detail of recently restored ticket booth and entry vestibule
FIRST PRESBYTERIAN CHURCH
1333 Third Street

Steeple

Steeply pitched roof

Lancet windows (stained glass)

Remove non-historic shed-roofed addition

Cruciform plan, with chapel at rear and landscaped courtyard

APN 003209004000
YEAR BUILT 1874
ARCHITECT Daley & Eisen (builder J.W. Batchelor)
STYLE Gothic Revival
USE Religious (Church)
CHRSC 1S, 5S1
Retain

- Gothic Revival architectural style
  - Steeply pitched front-gabled roof with steeple
  - Cruciform plan, including landscaped courtyard at north façade
  - Wood cladding
  - Lancet windows (stained glass)
  - Prominent entry with paneled wood doors
  - Tracery, finials, and other architectural details

- Significant historic interior features, if possible (i.e. sanctuary)

Consider

- Removal of shed-roofed addition at south end (see historic photo)
- Re-roofing with more compatible cladding material
- Removal of beveled vinyl siding on steeple
- If changes are to occur, future changes should be historically accurate

Avoid

- Punching new openings in the side or rear façades
- Damage or removal of historic fabric
- Insensitive color, signage treatments

Additions & Adjacent New Construction

- Alterations should be minor, and should meet Standards to preserve its eligibility for listing in the National Register.

- Non-historic social hall and school buildings west and south of church, respectively, may provide opportunities for additions or adjacent new construction.
  - Multiple smaller additions would be more compatible than a single large block addition.

- New additions should be separated from church to preserve its form, and should be connected to church through existing openings using a “hyphen.”

- Across Randolph Street, the large surface parking lot may provide an opportunity for new development. New construction across on the surface parking lot should not be taller than the apex of the gable roof at the corner, and should have a sense of relief at the corner to preserve views of the spire and church frontage. New construction could be taller on the interior of the block if the height is integrated within a stepped massing, and a monolithic bulk is avoided.

- Across Third Street, the parcel currently occupied by non-historic Zeller’s Hardware (819 Randolph Street) may provide an opportunity for new construction. New construction on this parcel should not exceed the height of the Uptown Theatre marquee.

First Presbyterian Church, 1908. (Darms, 63)

Page & Turnbull 137
1516 THIRD STREET

Stick/Eastlake architectural details, including square bay window, spindlework, and elongated brackets

Clean, repair, and paint deteriorated fabric, where necessary

Adjacent parcel with non-historic building may provide opportunity for new development

Consider re-introducing historically compatible low fencing or site wall
Retain

- Two story massing
- Stick/Eastlake architectural style
  - Square bay window with decorative window surrounds
  - Cross gable roof with over-hanging eaves supported by shaped brackets
  - Gable roofed portico supported by turned wood posts
  - Wood cladding
  - Applied wood ornament, including shingles, stickwork, and spindlework
  - Wood sash one-over-one windows
  - Partially glazed wood paneled door
- Setback from Third Street

Consider

- Clean, repair, and paint deteriorated original historic fabric, where necessary
- Re-introducing a historically accurate fence (i.e. low concrete site wall with wrought iron fencing)
- Maintaining existing type and location of signage
- Conversion back to residential use

Avoid

- Insensitive color and signage treatments

Additions & Adjacent New Construction

- The subject building is eligible for listing in the National Register, with another National-Register-eligible property located to the west. The building should therefore be treated with the utmost care.
- Additions are not recommended for National-Register-eligible properties, although a small rear addition may be possible if completed in a sensitive manner.
- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.
- The non-historic three-story office building to the east and the surface parking lot to the north of the subject building may provide an opportunity for new development.
  - New construction to the north of the subject building should not exceed three stories.
  - New construction east of the subject property should not exceed three stories, and should respect the scale, rhythm, and residential character of the surrounding neighborhood.
- Development may occur across Third Street from the subject property on sites currently occupied by non-historic buildings. New construction on these parcels should not exceed three stories.
1526 THIRD STREET

Consider removing gable ornament, which does not appear to be original to the building.

Art glass window

Simple porch with wood posts and decorative braces

Deep front and side setbacks

APN: 003202009000
YEAR BUILT: 1889
ARCHITECT: Unknown
STYLE: Greek Revival
USE: Residential
CHRSC: 35
Retain

- Greek Revival architectural style
  - Two story massing
  - Cross gable roof with over-hanging eaves and prominent front-facing gable
  - Simple hipped-roof porch supported by wood posts and decorative braces
  - Wood cladding
  - Wood sash one-over-one windows
  - Partially glazed wood paneled door
- Wrought iron fence
- Wood barn at rear of parcel

Consider

- Removal of gable ornament, which does not appear to be original to the Greek Revival-style building. Complete additional research, if possible, to confirm whether or not this feature is original.
- Removal of metal security screen on door and windows
- Historically sensitive paint palette
- If converted to commercial use, consider freestanding or flat applied signage
- Rehabilitation of the historic wood barn

Avoid

- Addition of architectural details that cause a false sense of historical development

Additions & Adjacent New Construction

- The subject building is eligible for listing in the National Register, with another National-Register-eligible property located to the east.
- Additions are not recommended for National-Register-eligible properties, although a small rear addition may be possible if completed in a sensitive manner and does not interrupt the spatial relationship between the house and the barn.
- Alterations should be minor, and should meet the Standards to preserve the building’s eligibility for listing in the National Register.
- The non-historic building to the west (6Z status code) and the non-historic City-owned building and associated surface parking lot to the north of the subject building may provide an opportunity for new development.
  - New construction to the north of the subject building should not exceed three stories, and should not abut the historic barn.
  - New construction west of the subject property should not exceed two stories.
- Development may occur across Third Street from the subject property on sites currently occupied by non-historic buildings. New construction on these parcels should not exceed three stories.
Page & Turnbull found the property at 1538 Third Street to meet the eligibility criteria for listing as a local landmark, and suggested a “5S3” status code. However, during the public outreach process for the Downtown Napa Survey, the property owner of 1538 Third Street objected to the survey findings, and a peer review of Page & Turnbull’s findings was conducted, resulting in a difference of professional opinions. The “7N” status code assigned here indicates that further study will be needed to resolve this difference of opinions; in the future, the City Council could consider supplemental information or opinions in addition to Page & Turnbull’s findings to determine whether this property is eligible for local landmark designation.
Retain

- Streamline Moderne detailing
- One-story massing with projecting canopy
- Large vehicular opening
- Steel casement windows on west side
- Storefront windows

Consider

- Retention of landscaping at lot line to serve as a buffer between adjacent historic residences
- Encouraging a use that utilizes indoor-outdoor spaces to preserve and highlight the building’s unique form

Avoid

- Additions that would compete materially with the subject building’s ability to convey its significance as a former gas station
- Details that detract from Streamline Moderne style

Additions & Adjacent New Construction

- Surrounding surface parking could accept sensitive new construction or additions.
- Up to two-story L-shaped addition or adjacent new construction may be acceptable, as long as it does not overpower the building, and the canopy remains visible from the street.
- Care should be paid to the connection between the existing building and the new construction, if any; there could be a gap between the side façade and the new construction, or a small connector could be used.
NICHOLS HOUSE
1562 Third Street

Italianate style, including bracketed cornice, symmetrical facade, and pediment

Pedimented front porch supported by distinctive turned posts

Surface parking lot may provide opportunity for adjacent new construction

Landscaped setback from Third and Wilson Streets; consider re-installing low fence based on historic photographs
Retain

- Restored appearance
- Two-story massing with symmetrical facade
- Italianate style
  - Pyramidal roof with over-hanging eaves supported by decorative brackets and capped by a pediment
  - Wood cladding
  - Wood sash windows
  - Decorative window surrounds
  - Pedimented front porch supported by distinctive turned wood posts
  - Paired paneled wood doors with glazed transom
- Landscaped setback from Third and Wilson Streets

Consider

- Introduction of new openings on primary (Third Street) or west (Wilson Street) facades
- Re-installing low fence (see historic photo)
- Retention of residential usage (single-family dwelling or sensitive apartment conversion)
- If converted to commercial use, consider free-standing or window signage

Avoid

- Removal of original architectural details and ornamentation
- Additions that overpower the building

Additions & Adjacent New Construction

- The subject building is located northeast intersection of Wilson and Third Streets. Several local Landmark-eligible buildings (5S3 status code) stand on adjacent lots to the east.
- The surface parking lot at the east edge of the subject parcel may provide an opportunity for small-scale adjacent new construction. Adjacent new construction should not exceed the height of the subject building, and should maintain the building spacing typical along Third Street.
- The non-historic buildings across Wilson Street to the west of the subject building may provide an opportunity for large-scale new development. Construction across the street should not exceed three stories.
- Additions are discouraged. The building is eligible to be listed on the National Register and should be treated with the utmost care, as it retains a high level of integrity.
1742 THIRD STREET

- Simple vernacular form, with one-story massing and hipped roof
- Replace porch with design more compatible with Victorian-era vernacular style to improve building's integrity
- Angled bay window, which appears to be a later addition
- Repair deteriorated materials

**APN**
003251017000

**YEAR BUILT**
1890

**ARCHITECT**
Unknown

**STYLE**
Vernacular

**USE**
Residential

**CHRSC**
553
Retain
- Vernacular architectural style
  - One story massing
  - Hipped roof with over-hanging eaves
  - Horizontal wood cladding
  - Wood sash windows
- Deep setback from Third Street

Consider
- Relocate or trim landscaping at entry porch
- Replacement of porch with design more compatible with Victorian-era vernacular style (i.e. replace battered columns, lower-profile roof, install a balustrade comprised of spindles or equivalent)
- If converted to commercial usage, utilize free-standing and/or applied flat signage

Avoid
- Addition of architectural details that create a false sense of historical development
- Additions that overwhelm the subject property

Additions & Adjacent New Construction
- The subject property is surrounded by surface parking lots and landscaping, which may provide opportunities for new development. Because 1742 Third Street is only one story in height, new construction immediately adjacent to the subject building should be limited to two stories, and should not abut the subject building. Further away from the subject building, development on the large surface parking lot could step up to three stories if the height is integrated within a stepped massing, and a large bulk is avoided.
- New construction across Third Street from the subject property should not exceed three stories to ensure compatibility with neighborhood character.
- It is recommended that any additions to the building occur at the rear (south) and not exceed one story in height. If side additions are made to the building, they should be set back from the primary façade on Third Street and should be lower than the height of the subject property.
1766 THIRD STREET

Craftsman style details, including one-story massing, knee braces, and dormer window

Open front porch supported by piers

Opportunity for new development on surrounding surface parking lot
Retain

- Craftsman architectural style
  - One and one-half story massing
  - Hipped roof with over-hanging eaves and exposed, shaped rafter tails
  - Gabled dormer window with knee braces
  - Simple open front porch supported by piers
  - Recessed entry
  - Wood shingle cladding
  - Wood sash windows

Consider

- Remove window air conditioning unit
- If converted to commercial usage, utilize free-standing and/or applied flat signage

Avoid

- Removal of original architectural details
- Additions that overwhelm the subject property

Additions & Adjacent New Construction

- Opportunities for adjacent new construction may exist at the surface parking lots to the east and north and the non-historic building to the west of the subject property.

- Because 1766 Third Street is only one story in height, new construction immediately adjacent to the subject building should be limited to two stories, and should not abut the subject building. Further away from the subject building, development on the large surface parking lot could step up to three stories if the height is integrated within a stepped massing, and a large bulk is avoided.

- New construction across Third Street from the subject property should not exceed three stories to ensure compatibility with neighborhood character.

- It is recommended that any additions to the building occur at the rear (north) and not exceed one story in height. If a side addition is made to the building, it should be set back from the primary façade on Third Street and should be lower than the height of the subject property.
CITY OF NAPA PARKS & RECREATION DEPARTMENT
1100 West Street

APN 003173009000
YEAR BUILT 1900
ARCHITECT Unknown
STYLE Classical Revival
USE Residential / Commercial Conversion
CHRSC 5S3

Cupola
Arcaded front porch
Square corner bay
DOWNTOWN NAPA
NAPA, CALIFORNIA

Secondary facade. Consider replacement of doors in two additional entrances in raised basement.

Retain

- One-story-over-raised basement massing
- Classical Revival architectural style
  - Pyramidal roof
  - Wide overhanging eaves supported by brackets
  - Cupola
  - Arcaded front porch
  - Square corner bay
  - Decorative window surrounds
  - Wood cladding

Consider

- Replacement of doors in raised basement with more historically compatible design
- If windows are to be replaced, use wood. Maintain one-over-one light divisions.
- Re-introducing residential use
- Retention of bracketed shingled canopies over entries in the raised basement
- If commercial use is retained, signage could be flat board or low freestanding sign

Avoid

- Addition of architectural details that create a false sense of historical development
- Conversion of landscape into surface parking or other commercial use
- Additions that overpower the building

Additions & Adjacent New Construction

- Additions should not interfere with roofline. Rear one-story additions are recommended.
- Adjacent parking lot and non-historic multiplex movie theatre may provide opportunities for adjacent new construction
- Maintain open space surrounding building
- No height restrictions for adjacent new construction except as otherwise prescribed by the DSP Development Standards.

Relocation

- Due to flood control regulations, this building may be a target for relocation. The building was previously moved to this site after 1949, and therefore already lacks integrity of location. Relocating the building again does not appear to affect its eligibility for listing in the HRI.

- If this building needs to be relocated, consider moving it to a vacant site in a residential neighborhood within the Downtown Specific Plan area and restoring it to its original height (remove non-historic ground floor). This could improve the building’s integrity of design, and could serve to activate the receiver site.
These seven properties are listed in the National Register as contributors to the Napa Abajo / Fuller Park Historic District.

The Napa Abajo / Fuller Park Historic District Design Guidelines (1998) apply to all these resources, and should be used to guide future alterations or development on these parcels.

No additional guidelines were prepared as part of this document, except to note that new construction across Division Street from the northern boundary of the district should respect the size, scale, rhythm, and feeling of the district.
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1224 Fifth Street

Robert P. Lamdin House, 590 Randolph St.

E.R. Gifford House, 608 Randolph Street

618-620 Randolph Street
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CONCLUSION & NEXT STEPS

The Downtown Napa Historic Resources Design Guidelines were prepared for culturally and historically significant buildings within the Downtown Specific Plan area. All buildings included in this document appear eligible for or are already listed in the local, state, and/or national historical registers, and have been assigned a California Resource Status Code (CHRSC). The CHRSC rating system is the statewide standard for categorizing historic resources (see page 9 for definition of each CHRSC).

Depending on their status, historic resources within the Downtown Specific Plan area are subject to varying levels of design review by the Cultural Heritage Commission (CHC) and staff. Certificates of Appropriateness (COA) are required for most projects, with the purpose of conserving and enhancing compatible rehabilitation and new construction. This document can be used by the CHC and staff to help inform the COA process.

Summary of City Review Processes

Under the current Historic Preservation Ordinance, Certificates of Appropriateness are required as follows:

- **Landmarks & Landmark Districts**: COA is 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**: COA is 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**: COA is 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.

The City of Napa is in the process of converting from the existing HRI system (Maps Scores) to a new HRI system (CHRSCs). The 2011 Downtown Napa Historic Resources Survey was conducted using this new system, and historic resources should be subject to design review as follows. This updated design review process is based on the existing policies and could be effective immediately, although it could be further refined at the City’s discretion.

- “1S” or “1D” is a National Register-listed property; National Register properties meet or exceed the significance criteria required for designation as a local Landmark Property or Landmark District, and thus should be reviewed in the same manner as Landmark Properties or contributors to Landmark Districts (CHC)
- “3S” or “3B” is automatically equivalent to Map Score of “1” and should continue to be reviewed as such (CHC)
- “3CS” is comparable to those properties listed in the HRI with a Map Score of “1” or “2” and should be reviewed as such by the CHC
- “5S3” is automatically equivalent to Map Score of “2” and should continue to be reviewed as such (CHC)
- “3D” or “5D3” is comparable to Map Score of “3” within a potential historic district and should be reviewed as such by the CHC
- “6Z” properties do not need to be officially designated, and are not subject to review

Refer to City of Napa website for Planning Application Forms and a full outline of the COA review process. Additional information about the CHRSCs and survey results can be found in the “Downtown Napa Historic Context Statement & Survey Report” (Page & Turnbull, 2011).
APPENDIX

Design Guidelines Spreadsheet

The spreadsheet lists all properties that were included in the Downtown Napa Historic Resources Design Guidelines. The Assessor’s Parcel Number (APN) and street address of each property are provided for identification purposes. Address(es), construction date, architectural style, Historic Resources Inventory (HRI) Map Score, and CHRSC are provided for each property. Notes about building name or history are included where applicable.

SURVEY SPREADSHEET KEY
- c_apn: Assessor’s Parcel Number (APN)
- c_full_address: Parcel address (as assigned by Napa County Assessor)
- add_bldg_address: Additional street address (as assigned by P&T via field reconnaissance)
- bldg_name_alt: Building name or other identifier
- yrbuilt: Construction date (as assigned by Napa County Assessor or corrected by P&T, based on various research sources)
- archt_style: Architectural style(s)
- HRI: Current HRI rating (Map Score 1, 2, or 3) assigned to each parcel
- chrsc: California Historic Resource Status Code (CHRSC) assigned by P&T as part of intensive-level survey
- district: Contributor to a historic district (if applicable)
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* Page & Turnbull found the property at 1538 Third Street to meet the eligibility criteria for listing as a local landmark, and suggested a “5S3” status code. However, during the public outreach process for the Downtown Napa Survey, the property owner of 1538 Third Street objected to the survey findings, and a peer review of Page & Turnbull’s findings was conducted, resulting in a difference of professional opinions. The “7N” status code assigned here indicates that further study will be needed to resolve this difference of opinions; in the future, the City Council could consider supplemental information or opinions in addition to Page & Turnbull’s findings to determine whether this property is eligible for local landmark designation.
Bibliography


Napa City Directories. 1928-1947.

Napa County Historical Society Archives

Sanborn Fire Insurance Maps

