

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS, 5S3

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

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

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

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

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Ethnic settlement Area: Soscol Gateway/East Napa
Period of Significance 1872 - 1978 Property Type Commercial Applicable Criteria A/1, B/2

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

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

***B12. References:**

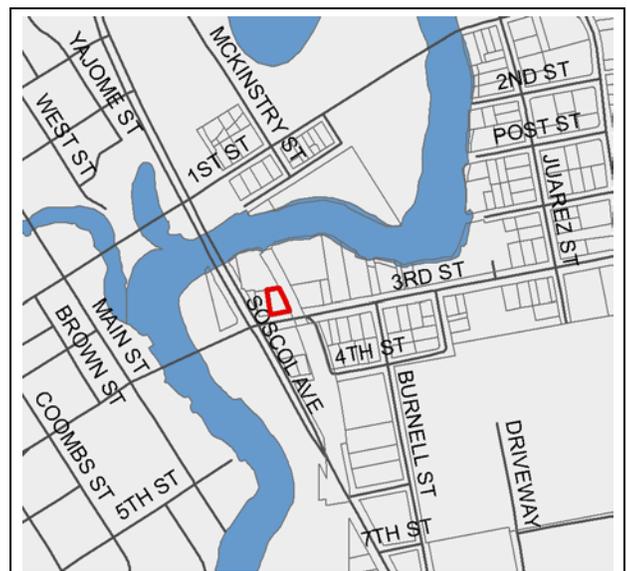
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
Buell, Sabrina. "A Local History of East Napa." 1998.
City of Napa Assessor's Office: deed records. (Continued)

B13. Remarks:

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

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B6. Construction History: (continued)

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

B10. Significance: (continued)

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

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

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

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

Evaluation:

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

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

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B10. Significance: (continued)

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

The property at 812-818 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

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

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



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

B12. References: (continued)

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgalin, Anthony. *Napa: An Architectural Walking Tour*, San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

Napa City-County Public Library: newspaper index.

The Napa Valley Museum and Lin Weber, *Napa*, San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Timeline of Napa County History. www.napacountygenealogy.com.

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 53S

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

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

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

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Industrial Development Area: Soscol Gateway/East Napa
Period of Significance Ca.1905-1953 Property Type Industrial Applicable Criteria A/1, B/2, C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

(continued)

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

***B12. References:**

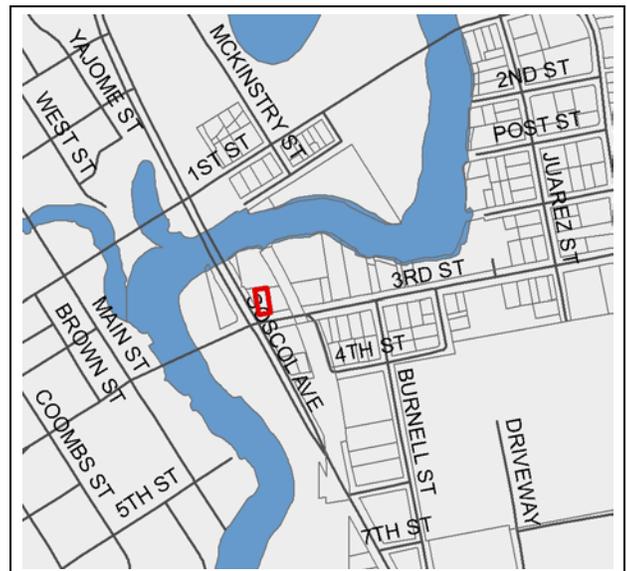
- Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
 - Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.
 - Buell, Sabrina. "A Local History of East Napa." 1998.
 - City of Napa Assessor's Office: deed records.
- (Continued)

B13. Remarks:

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

*Date of Evaluation: 9 November 2009

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

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*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

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

Evaluation:

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

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

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

The property at 820 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

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

820 Third Street is not currently listed on the National or California registers, but is listed in the City of Napa's Historic Resources Inventory (HRI) with a rating of 3. Based on this evaluation, 820 Third Street should be assigned a California Historic Resource Status Code of "5S3," which means that the property appears to be eligible for listing at the local level.

B12. References: (continued)

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgalin, Anthony. *Napa: An Architectural Walking Tour*, San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

Napa City-County Public Library: newspaper index.

The Napa Valley Museum and Lin Weber, *Napa*, San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Timeline of Napa County History. www.napacountygenealogy.com.

Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

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

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

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

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

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

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

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

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

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

***B12. References:**

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

B13. Remarks:

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

*Date of Evaluation: 9 November 2009

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

*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

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

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

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

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

Evaluation:

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

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

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

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

*Recorded by: Page & Turnbull

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Continuation

Update

B10. Significance: (continued)

The property at 920 Third Street was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

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

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



Borreo Building, 1978.
(Kilgallin, 32.)

B12. References: (continued)

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

Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.

Ancestry.com: Federal Census records, WWI and WWII draft cards, Public Records Indexes, etc.

Buell, Sabrina. "A Local History of East Napa." 1998.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

Coodley, Lauren and Paula Amen Schmitt, *Napa: The Transformation of an American Town*. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. *Napa: An Architectural Walking Tour*, San Francisco, CA: Arcadia Publishing, 2001.

Napa city directories.

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Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. *Roots of the Present: Napa Valley 1900 to 1950*. St. Helena, CA: Wine Ventures Publishing, 2001.