

Priority 2B

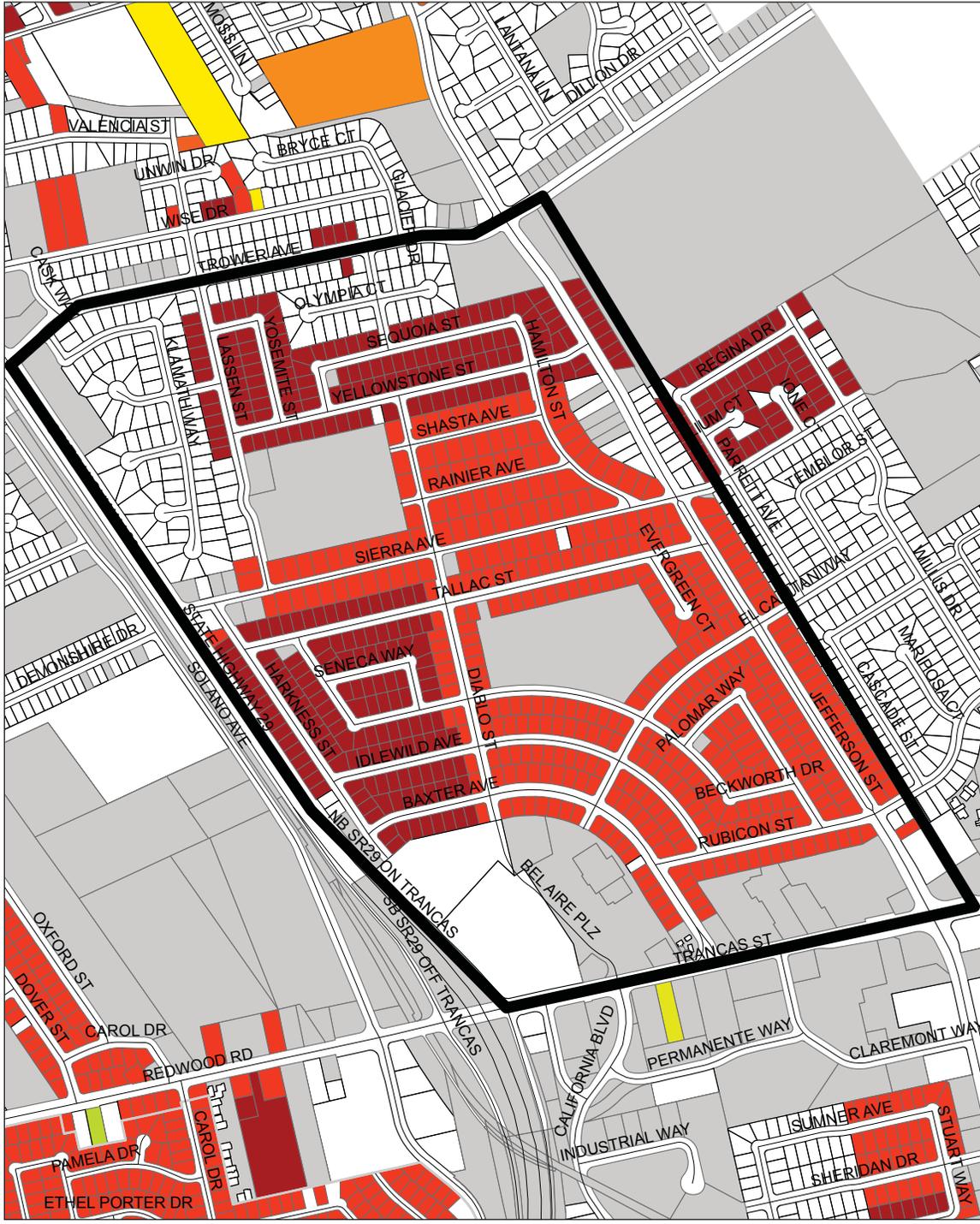


Priority 2B – Indicates a good sub-area for study. A Priority 2B sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains a fair number of resources with apparent significance and integrity, but may exhibit a smaller ratio of such properties or those with a greater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

Priority 2B sub-areas include:

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

BEL AIRE (MAP 13)



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

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

BEL AIRE

DESCRIPTION

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

RECOMMENDATIONS

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



Typical streetscape in Sierra Avenue neighborhood

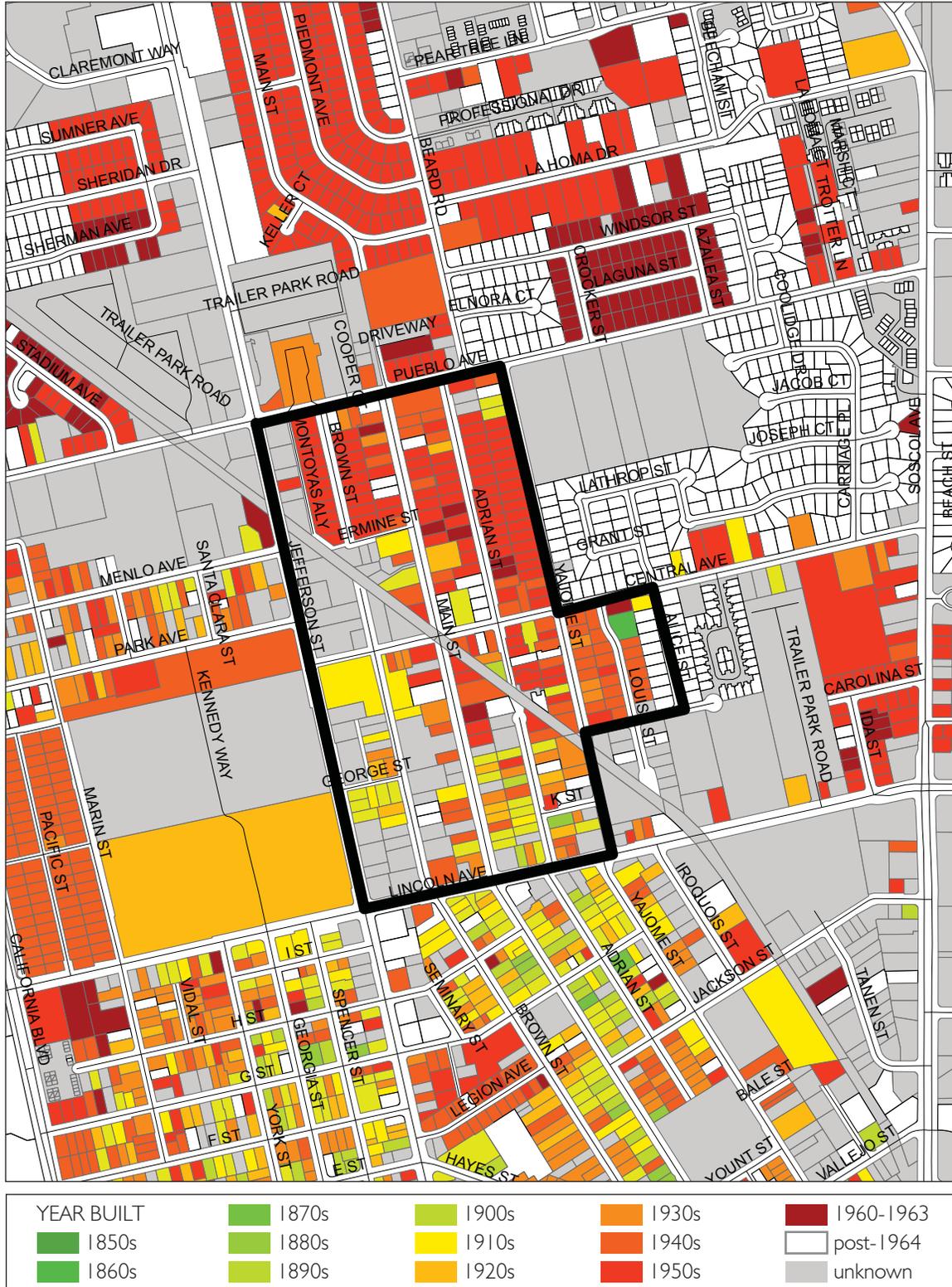


Typical Ranch house (circa 1960), Lassen Street



Typical house (circa 1960), Yellowstone Street

CENTRAL (MAP 14)



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CENTRAL

DESCRIPTION

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

RECOMMENDATIONS

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



Craftsman style house, Main Street

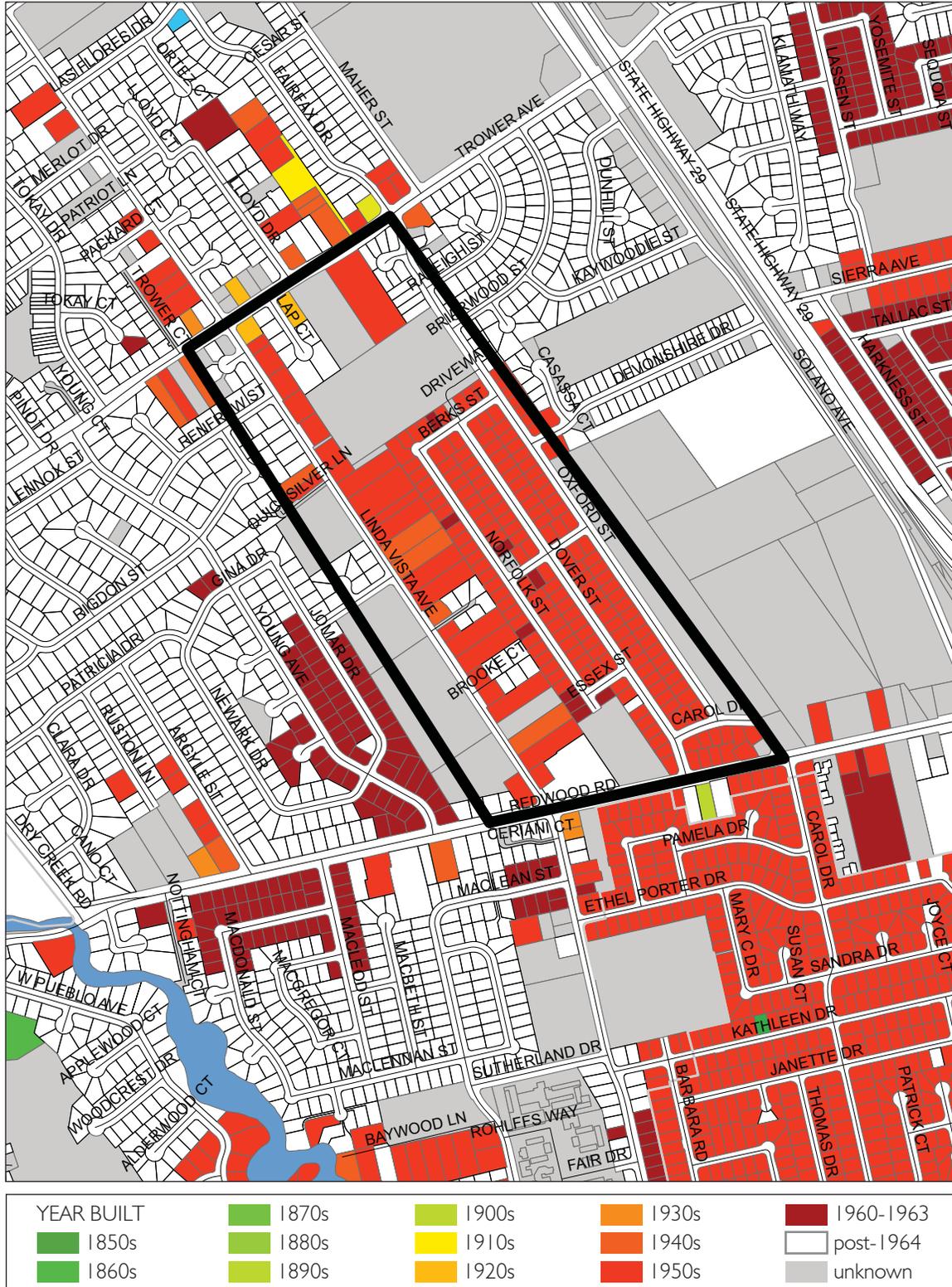


First Bay Region style house, Main Street



Traditional Ranch house (1940s), Adrian Street

LINDA VISTA (MAP 15)



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LINDA VISTA

DESCRIPTION

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

RECOMMENDATIONS

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



Ranch style house, Linda Vista Avenue

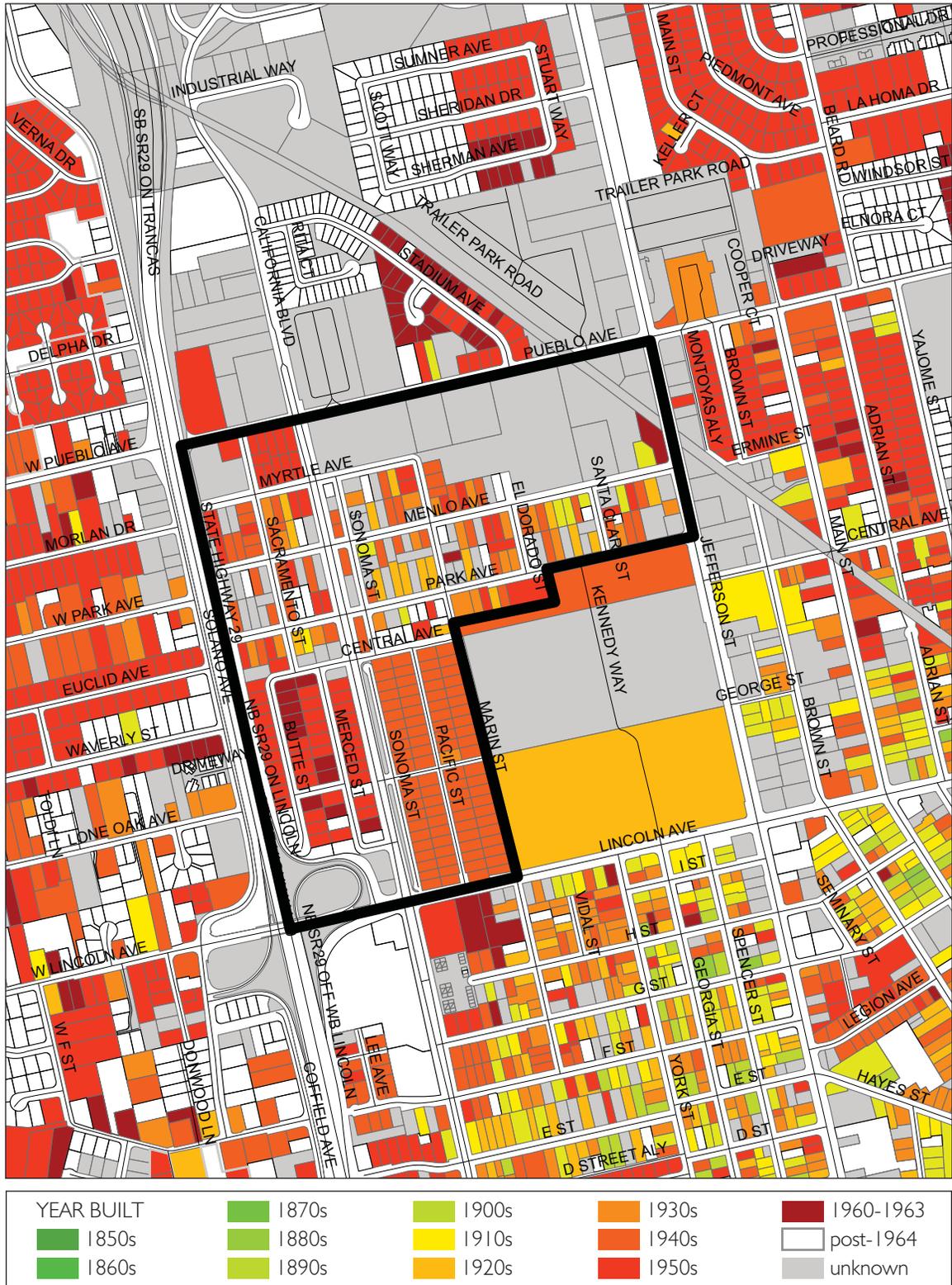


Ranch style house, Linda Vista Avenue



Example of large lot with agricultural ancillary buildings at rear

PACIFIC (MAP 16)



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PACIFIC

DESCRIPTION

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

RECOMMENDATIONS

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



Typical Minimal Traditional cottage (1920s), Park Avenue

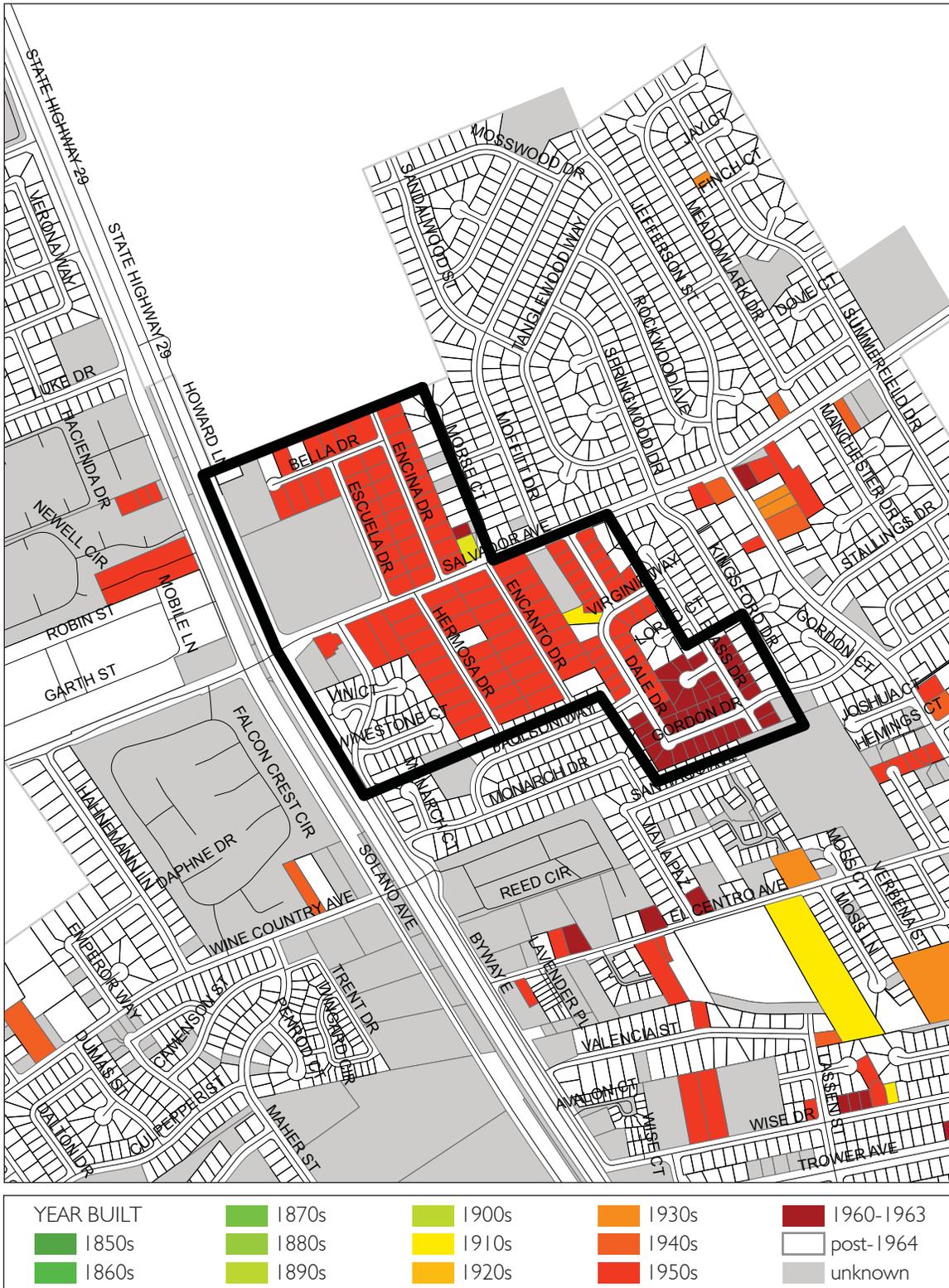


Typical Ranch house (1950s), Butte Street



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

SALVADOR AVENUE (MAP 17)



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SALVADOR AVENUE

DESCRIPTION

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

RECOMMENDATIONS

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



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

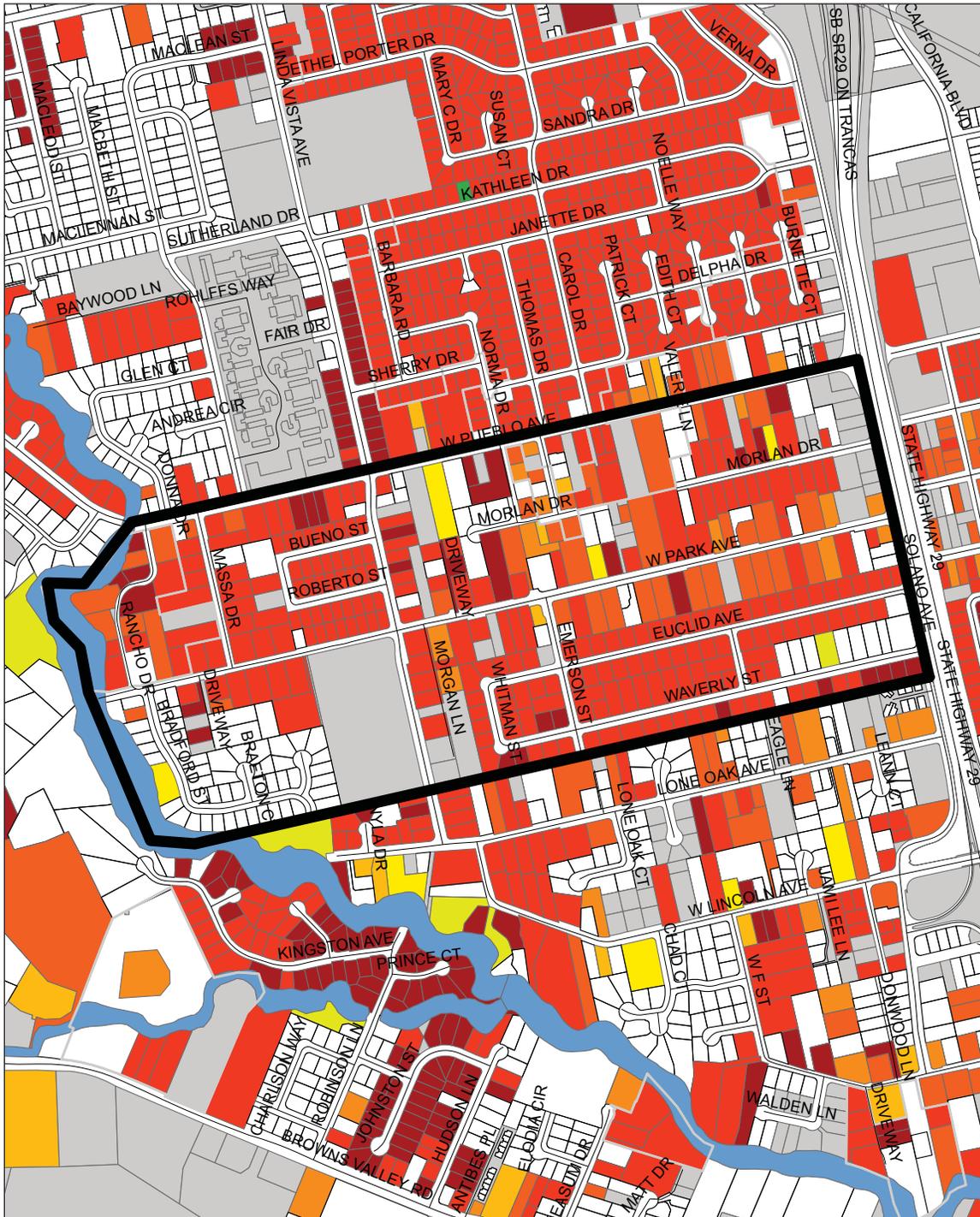


Residence (1950s) at southwest corner of Bella and Encina drives



Salvador Avenue School, Escuela Drive

WEST PARK / EUCLID (MAP 18)



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

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WEST PARK / EUCLID

DESCRIPTION

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

RECOMMENDATIONS

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



Typical Modern house (1950s), Euclid Avenue

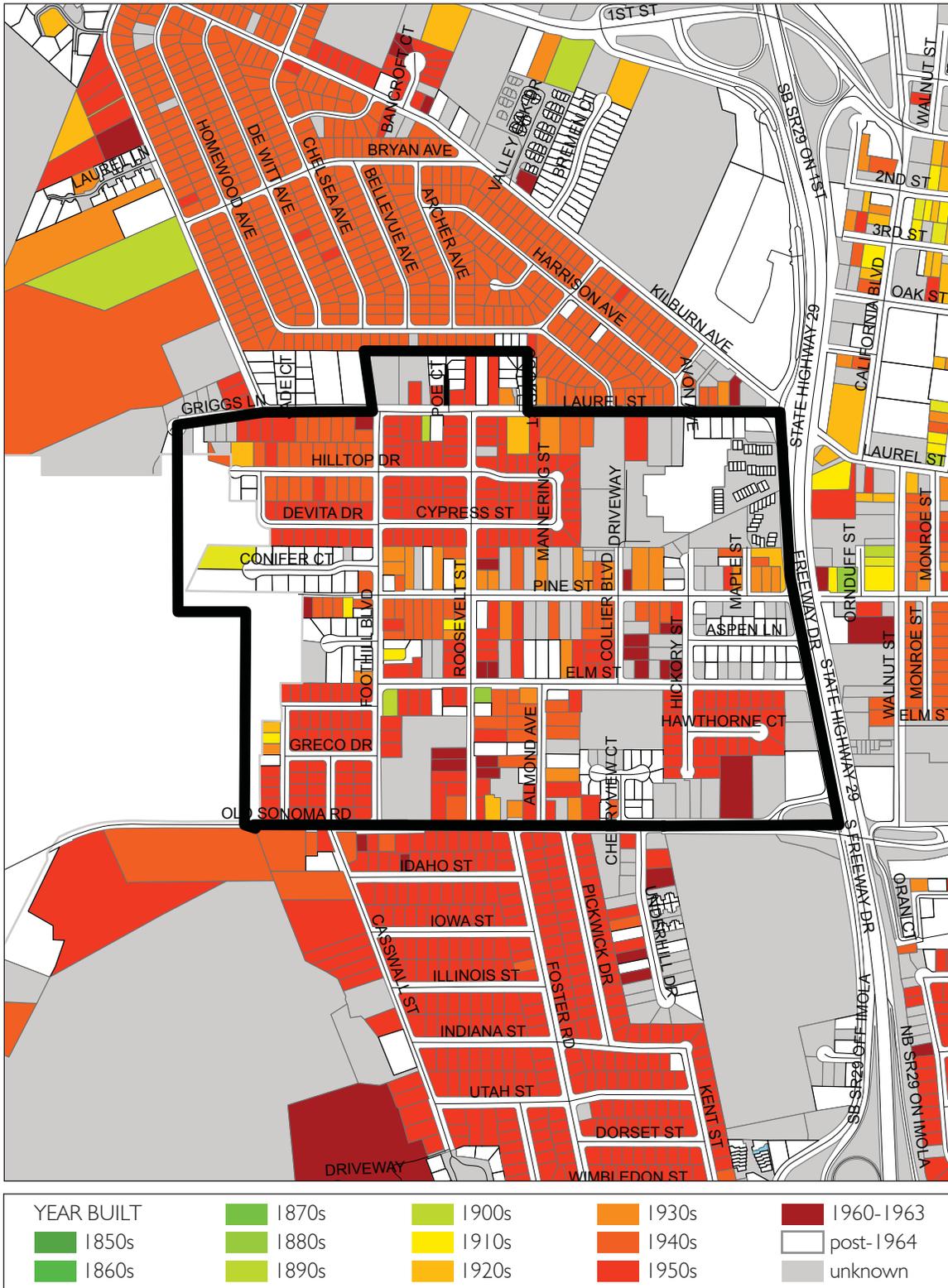


Typical Ranch style house (1950s), Waverly Street



Typical vernacular cottage (1920s), West Park Street

WESTWOOD SOUTH (MAP 19)



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WESTWOOD SOUTH

DESCRIPTION

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

RECOMMENDATIONS

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



Typical Minimal Traditional house (1950s), Cypress Street

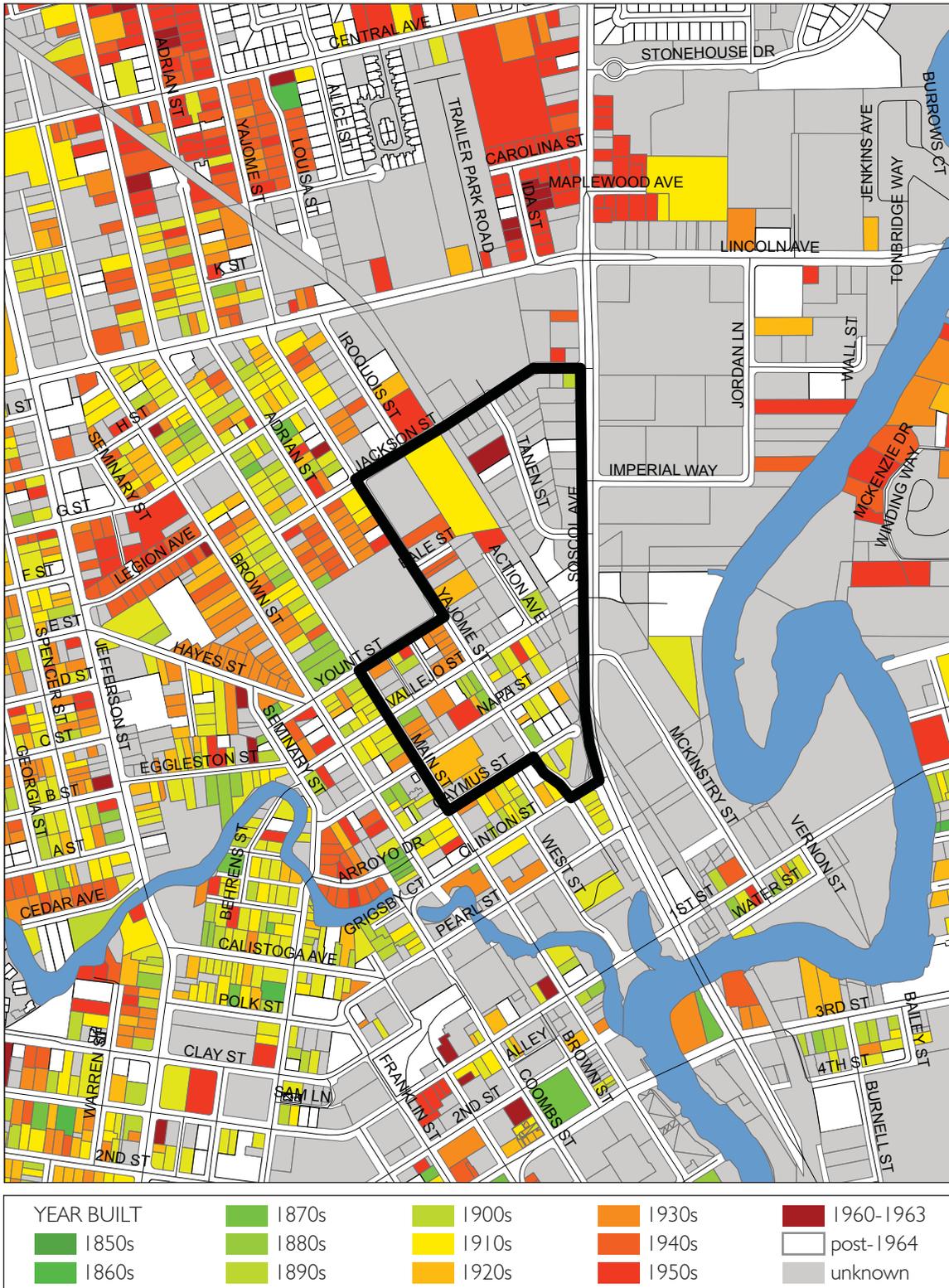


Typical World War II-era cottage (circa 1940s), Pine Street



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

YAJOME (MAP 20)



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YAJOME

DESCRIPTION

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

RECOMMENDATIONS

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



Sunsweet prune drying complex, Jackson Street



Light industrial buildings, Vallejo Street



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

Priority 3

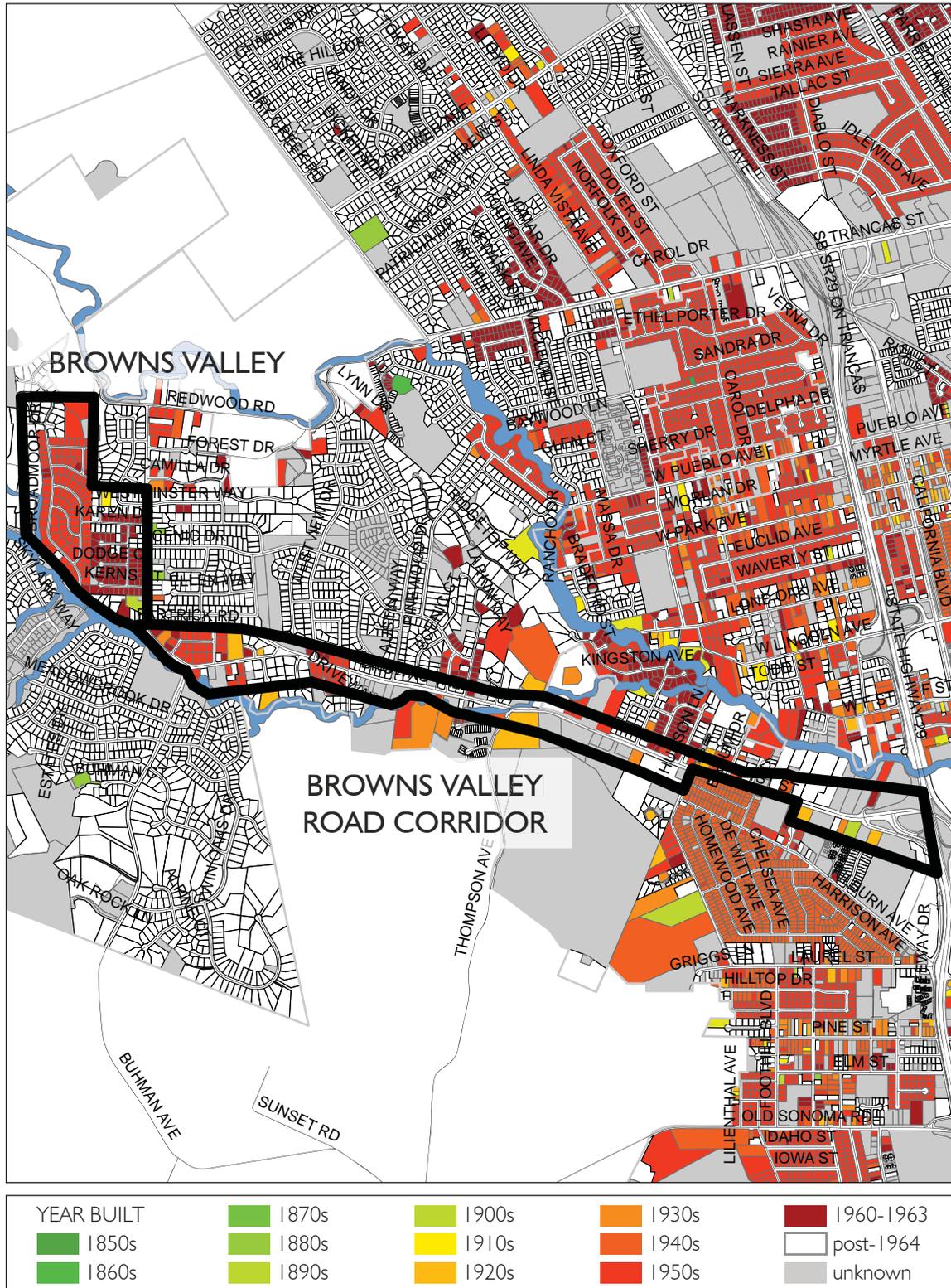


Priority 3 – Indicates a sub-area that has no pressing need to be surveyed. It is either ineligible at this time due to age or may be otherwise unfit for surveying based on lack of concentration, loss of integrity among its resources. Some sub-areas were assigned a Priority 3 ranking—despite containing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

Priority 3 sub-areas include:

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

PRIORITY 3 (MAPS 22, 23)



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PRIORITY 3

BROWNS VALLEY

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

BROWNS VALLEY ROAD

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



Typical Ranch style house (1950s), Browns Valley



Former farmhouse (1880s), Browns Valley Road