

## PRIORITY 3 (CONTINUED)

### BEARD ROAD

Located in the northeast quadrant of the city and centered on Beard Road, this neighborhood is roughly bounded by Trancas Street, Beard Road, and La Homa Drive to the north, Beecham Street to the east, Pueblo Avenue to the south, and Main Street to the west. The Beard Road area was developed as several adjacent housing tracts in the 1950s, with another tract added in the southeast corner in the 1960s. Beard Road 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.



*Typical house (1950s), Beard Road*

### SHERIDAN

Located in the northern portion of the city, west of Jefferson Street, the Sheridan sub-area is centered on Sheridan Drive and roughly bounded by Stuart Way on the east, Sherman Avenue on the south, Sumner Avenue on the north, and the midpoint of Sheridan Drive on the west. The neighborhood is characterized by mid-century single-family houses developed as a tract; homes to the west are not age-eligible. It is assigned a Priority 3 ranking because the later development on the western half of Sheridan Drive reduced the area's cohesion.



*Typical Ranch house (1950s), Sheridan Drive*

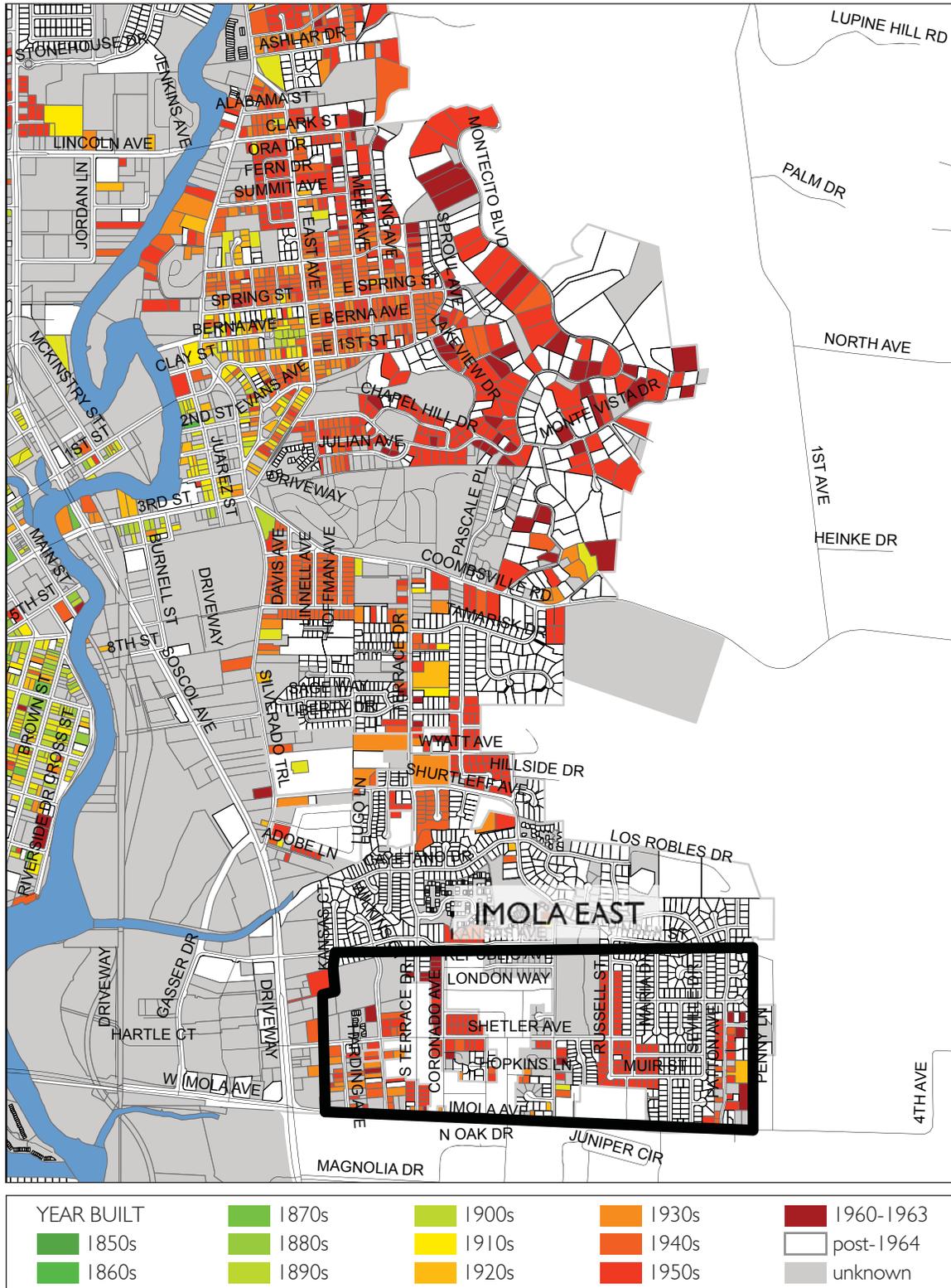
### STADIUM

The Stadium sub-area is located on the west side of the Jefferson Street corridor in the northern portion of the city. It is a housing tract that centers on the southern end of Stadium Avenue, between Pueblo Avenue and a point adjacent to the end of Rita Court cul-de-sac. (Contemporary style houses at the northern end of Stadium Avenue are not age-eligible.) It is assigned a Priority 3 ranking because properties do not appear to have the concentration to warrant survey at this time.



*Typical house (1950s), Stadium Avenue*

PRIORITY 3 (MAP 26)



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.

### PRIORITY 3 (CONTINUED)

#### IMOLA EAST

The Imola East sub-area is located at the southeastern edge of the city and is bounded roughly by Kansas Avenue and Laredo Street on the north, Penny Lane on the east, Imola Avenue on the south, and Soscol Avenue on the west. It is a residential area characterized by houses constructed in the 1940s, 1950s and 1960s, with a few sparsely scattered properties dating to the 1920s and 1930s. Architectural styles include simple bungalows, Craftsman, Minimal traditional, Ranch, Modern, simple vernacular and others. It is assigned a Priority 3 ranking because properties do not appear to have the concentration to warrant survey at this time, and many of the properties are outside the city limits.



*Typical house (1930s), Imola East*



## Priority 4

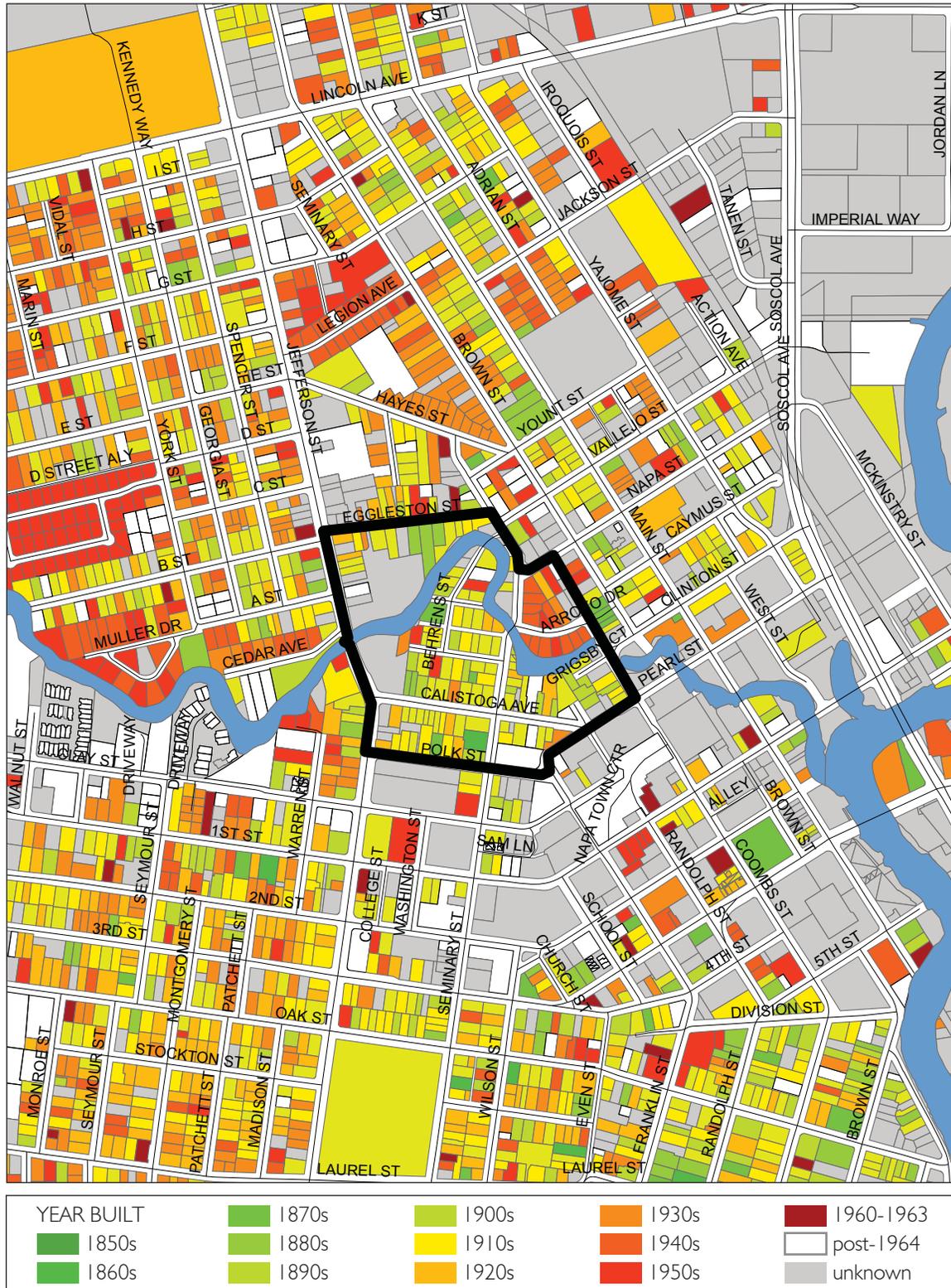


*Priority 4* – Indicates a sub-area that has been previously surveyed at the intensive level and/or designated as a historic district. There should be no need to address the area further, except in cases where future opportunities to update existing surveys may arise.

Priority 4 sub-areas include:

- Calistoga Avenue
- Fuller Park
- Soscol Gateway/East Napa

CALISTOGA (MAP 31)



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## CALISTOGA

### DESCRIPTION

The Calistoga Avenue neighborhood is located northwest of downtown Napa, and is roughly bounded by Clay Street to the south, Jefferson Street to the west, Hayes and Brown streets to the north, and Clinton, Pearl, and Franklin streets to the east. The neighborhood was historically settled by middle-class residents, and development was likely spurred by the county road that ran along Calistoga Avenue itself. The area was largely built out with small one-story cottages by the 1890s, although some construction continued into the first decades of the twentieth century. A few larger homes are located near the intersection of Seminary Street and Calistoga Avenue, and along Jefferson Street. Architectural styles found in the Calistoga Avenue neighborhood include Italianate, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, and Craftsman. The area appears to be primarily associated with themes of Victorian-era residential development and early twentieth century residential development. The area was included in both the 1978 and 1995 historic resource surveys and was designated as a local historic district. Many of the buildings are also listed in the HRI.

### RECOMMENDATIONS

*Priority 4:* The Calistoga Avenue Historic District is the only locally-designated historic district in the City of Napa; it was surveyed and registered as a local landmark district. Therefore, there should be no need to address the Calistoga Avenue area further, unless future opportunities to update the existing survey arise.



*View of Stick /Eastlake style cottages along Calistoga Avenue*



*Typical Victorian-era cottage (1890s), Center Street*



*Stick/Eastlake style mansion (1890s), Seminary Street*



## FULLER PARK

### DESCRIPTION

Fuller Park is located south of downtown, and is roughly bounded by Jefferson Street to the west, Third Street to the north, Even Street to the east, and Pine Street to the south. The neighborhood is centered on Fuller Park (purchased by the City of Napa in 1905), and developed as a residential area for the city's merchants and professionals beginning in the Victorian era. The neighborhood primarily contains residential resources built between 1870 and 1920, most of which are wood-frame, single-family homes of various sizes. Architectural styles commonly found in Fuller Park include Italianate, Second Empire, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, Craftsman, and others. The area appears to be primarily associated with themes of Victorian-era residential development and early twentieth century residential development. Fuller Park was included in both the 1978 and 1995 historic resource surveys, and most of the buildings are listed in the HRI. An intensive-level survey of Fuller Park was completed in 1994, and it was listed in the National Register of Historic Places as the "Napa Abajo/Fuller Park Historic District" in 1997.

### RECOMMENDATIONS

*Priority 4:* Fuller Park is well-documented: it was surveyed in 1994 and listed in the National Register in 1997. Therefore, there should be no need to address the Fuller Park area further, unless future opportunities to update the existing survey arise.



*Eliza G. Yount House (1884), corner of Pine and Seminary streets*

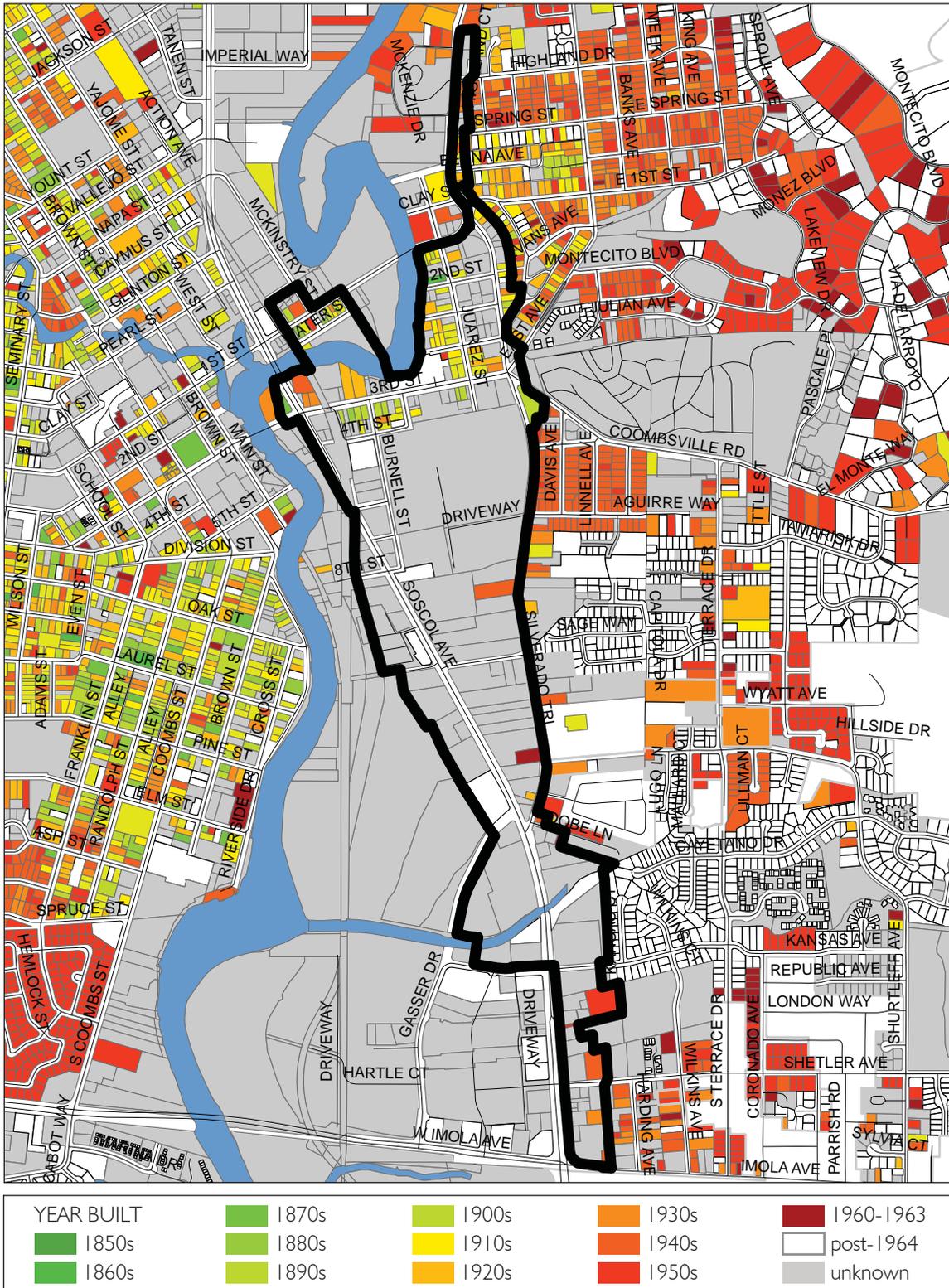


*Stick/Eastlake style home (1890s), corner of Seminary and Third streets*



*Migliavacca House (1880s), corner of Fourth and Even streets (moved from Fifth and Coombs)*

SOSCOL GATEWAY / EAST NAPA (MAP 33)



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.

## SOSCOL GATEWAY / EAST NAPA

### DESCRIPTION

The Soscol Gateway/East Napa sub-area is located across the Napa River to the east of downtown, and is centered on Soscol Avenue and Silverado Trail between Imola Avenue and First Street. The northern portion was known as East Napa, which primarily contains small lots with residential and commercial resources built between the 1880s and 1920s; East Napa also developed as a working-class Italian-American neighborhood around the turn of the century. The Soscol Avenue corridor developed as a major transportation corridor with a high concentration of automotive uses; it currently contains large commercial and industrial properties from the 1930s and later. Architectural styles found in the Soscol Gateway/East Napa sub-area include modest Queen Anne, Craftsman, Mediterranean Revival, Minimal Traditional, and Moderne, as well as various utilitarian and industrial styles. The area appears to be primarily associated with themes of residential & commercial development from the Victorian era through the early twentieth century (East Napa), industry & manufacturing from the Victorian era through the post-war era (Soscol Avenue), automobile-related commercial development, transportation, and ethnic and cultural diversity.



J.B. Newman House (1868), corner of Juarez and Second streets



Former Brooklyn Hotel, Third Street at Soscol Avenue

### RECOMMENDATIONS

*Priority 4:* Page & Turnbull is currently undertaking an intensive-level study of the Soscol Gateway/East Napa area as part of the Heritage Napa project. As part of this effort, the area and its buildings will be extensively documented and evaluated. Therefore, there should be no need to address the Soscol Gateway/East Napa area further, unless future opportunities to update the existing survey arise. However, priorities for historic resources in this area would have to be coordinated with current planning efforts, as it has also been identified as a redevelopment area with an opportunity for development of higher-density housing.



Typical light industrial building (circa 1930s), Soscol Avenue

## **VI. CONCLUSION**

The historical narrative and property types guide presented in this historic context statement provide a foundation on which future historic resources survey work and documentation can be conducted. Using the information contained herein, it should be possible for city staff, historical consultants, and community parties to connect any historic property or site in the City of Napa to its appropriate social, cultural, commercial or developmental context. A property's historic significance and integrity may also be evaluated to determine the resource's eligibility for designation at the national, state, or local levels. The goal of the guide is to facilitate, standardize and encourage the recognition, continued documentation, and preservation of Napa's unique architectural resources.

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## VIII. APPENDIX

### Maps

#### “Napa Development, 1850-1963.”

Map of city limits, showing overview of construction dates and neighborhood boundaries. The following table provides a key to the neighborhoods as numbered on the map.

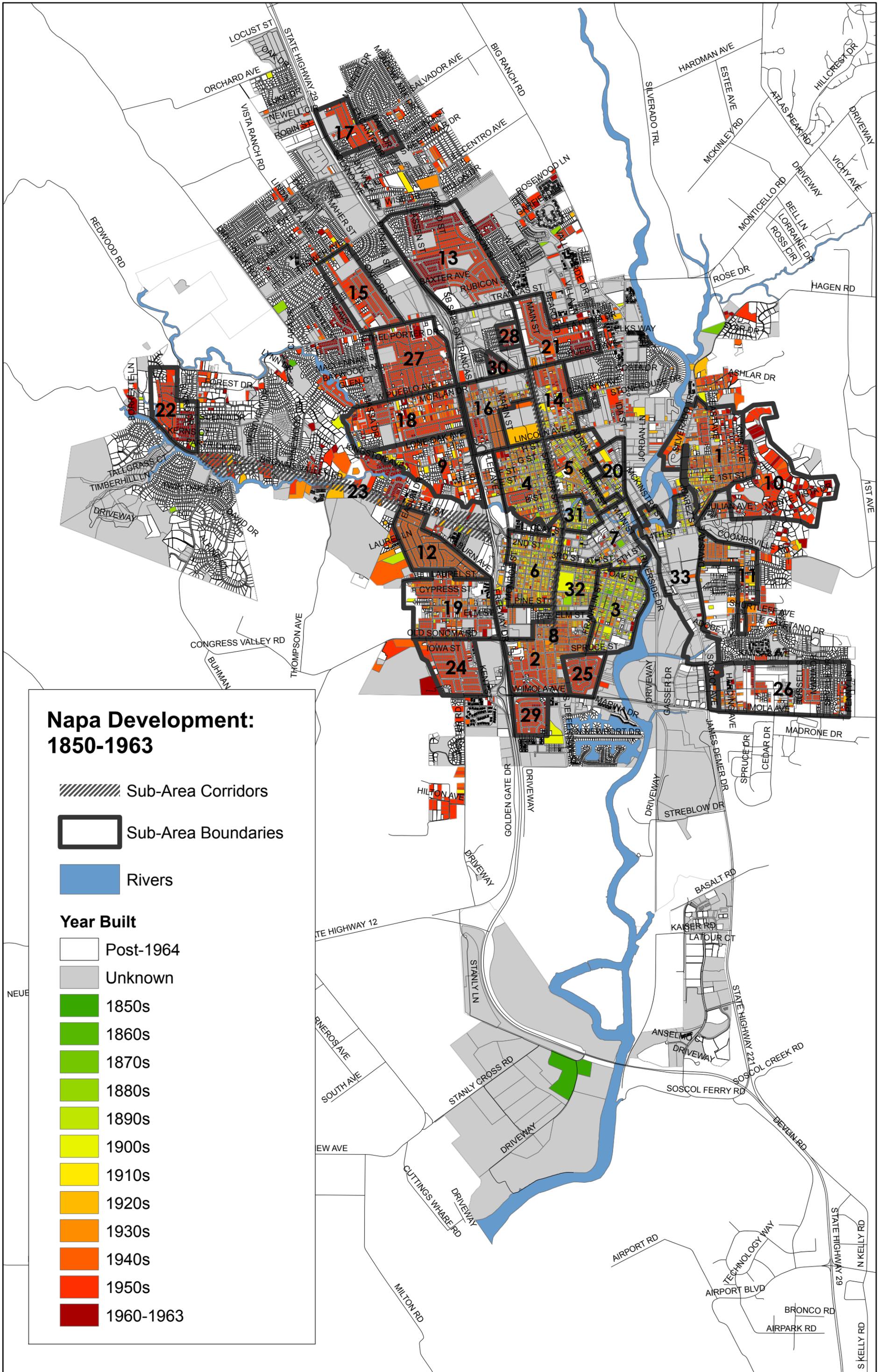
MAP NUMBER	SUB-AREA
1	Alta Heights
2	Fuller South
3	Napa Abajo
4	Spencer's Addition
5	St. John's
6	West Napa
7	Downtown
8	Jefferson Street Corridor
9	Lone Oak
10	Montecito
11	Terrace Road
12	Westwood
13	Bel Aire
14	Central
15	Linda Vista
16	Pacific
17	Salvador Avenue
18	West Park/Euclid
19	Westwood South
20	Yajome
21	Beard Road
22	Browns Valley
23	Browns Valley Rd Corridor
24	Foster Road
25	Hemlock
26	Imola East
27	Pueblo North
28	Sheridan
29	South Minahen
30	Stadium
31	Calistoga Avenue
32	Fuller Park
33	Soscol Gateway/East Napa

## Napa Development: 1850-1963

-  Sub-Area Corridors
-  Sub-Area Boundaries
-  Rivers

### Year Built

-  Post-1964
-  Unknown
-  1850s
-  1860s
-  1870s
-  1880s
-  1890s
-  1900s
-  1910s
-  1920s
-  1930s
-  1940s
-  1950s
-  1960-1963





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