

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 373 Silverado Trail/488 Soscol Ave.

- B1. Historic name: None
- B2. Common name: None
- B3. Original Use: Residential
- B4. Present use: Residential/commercial; service
- *B5. Architectural Style: World War II-era vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1942. Demolition of commercial building at 488 Soscol Avenue (1973). Construction of current boat dealership building (circa 1973). Gas line installed (1988). Replaced wall furnace (2005). Reroofing (2009).

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

*B8. Related Features: Non-historic boat dealership building at west side of property.

B9a. Architect: Unknown b. Builder: Unknown

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

Deed records indicate that the subject property at 373 Silverado Trail/488 Soscol Avenue was owned by Frank E. Trubody at least as early as 1910. Trubody was in the banking business and resided on Franklin Street in the 1910s, suggesting that he leased out the property at 373 Silverado Trail/488 Soscol Avenue. In 1921, Trubody sold the property to the Juarez Athletic Park. Little is know about this organization and its ownership of the property was brief.

In 1922, Carlo Draghi took possession of the property. Carlo Draghi, also known as Charley, was an Italian immigrant who does not appear to have resided on the property. Draghi was a farmer, and based on the residential density of the East Napa neighborhood where he lived, it is possible that the subject property was used as his farmland. The Draghi family also owned several parcels nearby (140-250 Silverado Trail, across the street from the subject property). By 1938, the property had been transferred to Louis Draghi, Carlo's son, who was employed as a machinist.

In 1942, Roy E. and Evelyn E. Welton purchased the property. The Weltons lived in Wisconsin until 1930, when they moved to Napa, and were likely responsible for the construction of the two-story house, bungalow court, and no-longer-extant commercial building on the property, which appear to date to this era. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 1-3 commercial building

***B12. References:**

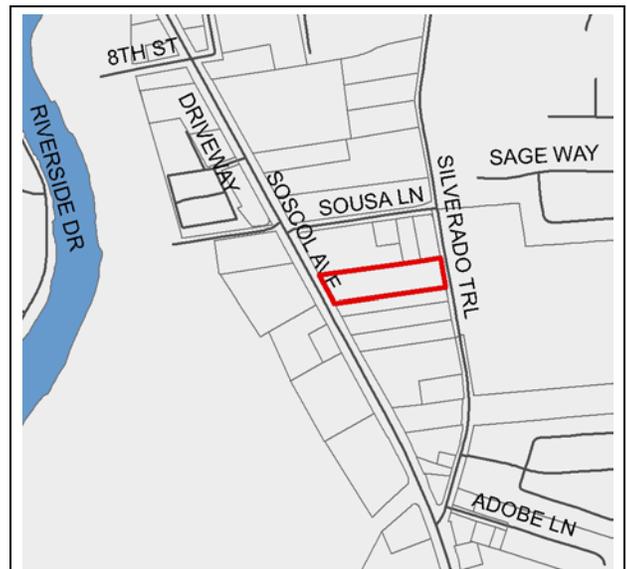
Obituary for Shirley Page, Napanews.com
Aerial photos. Pacific Aerial Surveys – Oakland, CA. 1956-1995.
Ancestry.com: Federal Census records, WWI and WWII draft cards,
Public Records Indexes, etc.
(continued)

B13. Remarks:

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

*Date of Evaluation: 9 November 2009

(This space reserved for official comments.)



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*Recorded by: Page & Turnbull

*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

The Weltons still owned the property in 1953, when the property first appears in city directories (at its original address, 1056 Soscol Avenue). Roy Welton is listed as a deputy sheriff, and the Gala Club Tavern is listed at the address. Also shown residing at the property are the Weltons' daughter and son-in law, Shirley and Joseph Page (also a deputy sheriff); Mrs. Muriel Sickler, a nurse for the county health department; and bartender Stanley VanDeMark and his wife Mildred. In 1957, Monte's Club Gala Tavern was still present, while Roy Welton managed eight apartments located on the property. In 1963, the Gus Saver Steak House took the place of the Club Gala Tavern, and the apartments continued to operate under Welton's ownership.

In 1972, the property was sold to Emile J. and Lola M. Leonardo, who are the current owners. A 1973 building permit suggests that the commercial building where the steak house was located was torn down; it is likely that the construction of the modern boat dealership building that now stands on the west side of the property, fronting on Soscol Avenue, was completed shortly thereafter.

Evaluation:

373 Silverado Trail/488 Soscol Avenue was built circa 1942 for use as a commercial establishment and multiple family residence. As a residential property, it is somewhat incongruous with other development along Silverado Trail, which is generally lined by open lots used for storage and parking purposes. The non-historic commercial establishment fronting on Soscol Avenue conforms more to common uses that shaped the area. However, the current commercial building and business are not the same as the historic building or business. For these reasons, the property does not appear to be a major contributor to any important development themes in the Soscol Gateway area. Though it was initially built during the World War II era, it is a single property not connected with any war-era tract developments found elsewhere in the city. Lack of connection to important events as well as deviation from historic development trends means that 373 Silverado Trail/488 Soscol Avenue does not appear to be significant under Criterion A/1 (Events) for association with important historic events.

None of the owners or occupants of 373 Silverado Trail/488 Soscol Avenue appear to have contributed significantly to Napa's history. The Weltons, Leonardos, and the business and apartment occupants do not appear to have been prominent citizens significantly associated with the development of the city. The subject property is therefore not significant under Criterion B/2 (Persons).

The residential buildings at 373 Silverado Trail/488 Soscol Avenue were designed in a vernacular war-era style and consist of a two story house and a complex of small one-story cottages, commonly referred to as a bungalow court. The bungalow court form is unusual in the area, with only one other similar grouping of houses located nearby, at 1003-1013 Shetler Avenue. However, the bungalow court at 373 Silverado Trail/488 Soscol Avenue does not demonstrate the symmetry of placement or cohesive forms typical in prime examples of bungalow courts. On the whole, the property does not represent a notable example of a type, period, or method of construction. The architect and builder are not known. Therefore, 373 Silverado Trail/488 Soscol Avenue is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 373 Silverado Trail/488 Soscol Avenue was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

373 Silverado Trail/488 Soscol Avenue has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed stretch of Silverado Trail, with a commercial use fronting on Soscol Avenue. The property generally retains integrity of association with its original function, as it continues to have both a commercial and a residential use. However, the commercial building and the business it houses are not historic. The house and bungalow court have integrity of design, materials and workmanship from their original construction, as alterations were minor and the original design intent remains intact. Overall, the residential portion of the property retains integrity of feeling as a bungalow court, and retains its ability to convey the aesthetic and historic sense of the era in which it was constructed. However, the modern boat dealership building that was constructed around 1973 on Soscol Avenue diminishes the level of physical integrity of the property as a whole.

373 Silverado Trail/488 Soscol Avenue is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 373 Silverado Trail/488 Soscol Avenue should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

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*Date 9 November 2009 Continuation Update

B12. References: (continued)

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

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

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

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

Napa city directories.

Napa City-County Public Library: newspaper index.

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

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

Timeline of Napa County History. www.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

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*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 511 Silverado Trail

___ B1. Historic name: None
 ___ B2. Common name: Napa Septic Tank Service
 ___ B3. Original Use: Residential
 ___ B4. Present use: Residential/commercial; service
 ___ *B5. Architectural Style: World War II-era split-level

*B6. Construction History: (Construction date, alterations, and date of alterations
 Secondary residence and detached garage constructed circa 1935. Primary residence constructed circa 1945. Possible two-story addition to south side of primary house, circa 1970. (No building permits available.)

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

*B8. Related Features: Secondary residential building and detached garage to rear (west) of primary residence.

B9a. Architect: Unknown b. Builder: Unknown

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

The first known owners of the property at 511 Silverado Trail were Joseph M. and Josephine N. Hynes. In 1930, the Hynes family had lived in San Francisco, and Joseph was employed as a sheet metal worker. They likely purchased the property sometime after 1930 and may have constructed the small house and detached garage that are located behind the primary residence. The architectural style of these two buildings indicates that they were constructed earlier than the primary residence, although no building permits are available for the property.

In 1946, the Hynes family sold the property to Harry W. and Geneva W. Stover. According to federal census records, Harry Stover was a tire salesman for many years, but lived in Palo Alto until at least 1930. The Stovers may be responsible for the construction of the primary house that now sits on the lot, as at least the northern portion of the building appears to be of mid-century construction.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References:**

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

B13. Remarks:

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

*Date of Evaluation: 9 November 2009

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*Resource Name or # (Assigned by recorder) 511 Silverado Trail

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*Date 9 November 2009 Continuation Update

B10. Significance: (continued)

In 1951, Chester W. and Alice F. Inman purchased the property. The Inmans were in their late 50s when they purchased the property, and appear to have resided in Fresno for most of their lives. Chester Inman had been a tool dresser for an oil company. In 1963, during the Inmans' ownership, city directories show that 511 Silverado Trail was occupied by the Napa Vet Hospital.

In 1967, the Inmans transferred the property to relatives, William C. Inman Jr. and his wife Harriet. The southern, two-story portion of the primary residence appears to have been a later addition that dates to circa 1970.. In 1976, the property was then sold to William H. and Alta M. Kroplin. The Kroplins are listed at the subject address until at least 1993. The property is now owned by the Rawlins family, who operates Napa Septic Tank Service from the property. Napa Septic has been in business since 1947, but does not appear to have been located at 511 Silverado Trail until recently.

Evaluation:

511 Silverado Trail appears to have first been developed for residential use circa 1935. The primary house now located on the lot appears to have been added later, perhaps around 1945. As a residential property, it is somewhat incongruous with other development along Silverado Trail, which is generally lined by open lots used for storage and parking purposes and which front on Soscol Avenue. Because of this, 511 Silverado Trail does not appear to contribute to any important development themes in the Soscol Gateway/East Napa area. Although the primary house was built during the World War II era, it is a single property not connected with any of the major wartime tract developments found elsewhere in the city. Because of its lack of connection to important events as well as deviation from historic development trends, 511 Silverado Trail does not appear to be significant under Criterion A/1 (Events) for association with important historic events.

Though biographical information is sparse, none of the owners of 511 Silverado Trail appears to have contributed significantly to Napa's history or development. The subject property is therefore not significant under Criterion B/2 (Persons).

The primary house at 511 Silverado Trail was designed in a vernacular World War II-era vernacular style and has a split-level configuration. The auxiliary buildings also exhibit simple, vernacular, mid-century design. Alterations, such as window and siding replacement have occurred in some places on the buildings. On the whole, the property does not represent a unique example of a type, period, or method of construction. The architect and builder are unknown. Therefore, 511 Silverado Trail is not significant under Criterion C/3 (Architecture) for architectural merit.

The property at 511 Silverado Trail was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

511 Silverado Trail has never been moved and therefore retains integrity of location. Its integrity of setting is generally intact, as it continues to be located on a sparsely developed stretch of Silverado Trail. The building generally retains integrity of association with its original function, as it continues to have a residential use, though it has had secondary commercial uses since the 1960s... The building has integrity of design, materials and workmanship from its original construction, with alterations being minor and the original design intent intact. Overall, the property retains integrity of feeling as a World War II-era residence, and retains its ability to convey the aesthetic and historic sense of the era in which it was constructed..

511 Silverado Trail is not currently listed on the National or California registers, nor is it listed in the City of Napa's Historic Resources Inventory (HRI). Based on this evaluation, 511 Silverado Trail should be assigned a California Historic Resource Status Code of "6Z," which means that the property has been found ineligible for listing at the local, state or national level.

B12. References: (continued)

City of Napa Building Division: building permits.

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

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

Napa city directories.

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