

V. RECOMMENDATIONS

Sub-Area Prioritization

In conjunction with the historic context statement, a windshield-level City-Wide Historic Resources Survey was conducted as part of the Heritage Napa Project. The survey resulted in the identification of 33 neighborhoods, or sub-areas, in Napa that contain notable concentrations of historic properties (built prior to 1964 and thus older than 45 years). The sub-areas were identified to prioritize them for future continued survey and documentation, and to encourage preservation of these historic resources. The sub-areas were defined by historic properties of a particular age, concentration, general integrity, historic context, previous documentation, and known development pressures. This Recommendations section regarding the sub-areas was prepared in consultation with City Staff from the Napa Planning and Redevelopment departments and members of the Napa Cultural Heritage Commission (CHC) to ensure that future survey work and designation of historic resources are in line with the intentions and expectations of local government and preservation organizations.

Please note that the recommendations presented in this section 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.

DEFINITION OF TERMS

The following terms are used throughout the Recommendations section, and are defined here for reference:

Windshield / Sidewalk Survey – A visual or predictive survey of a large area that records the physical attributes of historic properties, but does not include property-specific historic research. Survey work is typically conducted by car or on foot, and only those features visible from the windshield of a car or from the sidewalk are recorded. This type of survey does not include the examination of building interiors and usually precludes detailed investigation of secondary facades, auxiliary buildings, and other elements unless they are visually accessible from the public right-of-way. Deliverables may include a survey report or recommendation memorandum that synthesizes the findings.

Reconnaissance Survey – A basic level of documentation that concerns only the physical attributes of a historic property, with a preliminary evaluation based solely on architectural qualities. For the most part, reconnaissance-level documentation is produced based purely on visual observation and information collected in the field. Some additional information garnered from city data may also be included, but property-specific historic research is not typically included. Deliverables may include a list or database recording the findings, as well as individual inventory forms (DPR 523 A forms in California).

Intensive Level Survey – A detailed study of an area which includes an architectural survey, historic research, and an evaluation of significance for each property. In addition to DPR 523A forms, deliverables can include individual inventory forms and district records (DPR 523 B and D forms) and a historic context statement documenting existing conditions and historical background.

Design Guidelines – Preservation tool put in place to protect the historic character of a neighborhood by regulating height, bulk, and character of alterations and infill development. Design Guidelines could be completed in conjunction with or following an intensive-level survey or some other type of area character appraisal, giving property owners, architects, and city officials guidance on how new construction should complement historic fabric. Currently in Napa, the “Napa Abajo/Fuller Park

Design Guidelines” are applied to all the city’s historic districts, but in the future such guidelines should be tailored to the needs of each individual neighborhood.

Historic District – Defined by the National Park Service as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” Districts must be a definable entity (with distinct boundaries or characteristics), and can contain both contributing and non-contributing elements. A historic district can be designated at the local, state, or national level, depending on the significance and integrity of the resources.

RANKING SYSTEM

A four-tiered ranking system was utilized to indicate the importance of each individual sub-area and prioritize future survey efforts in Napa. “Priority 1” indicated the highest priority for survey and documentation and “Priority 4” indicated the lowest. The higher the priority levels were assigned to sub-areas with exemplary resources or because of eminent risk to the historic fabric of that sub-area. Lower priority levels were assigned to sub-areas with a less critical need for survey, either because the sub-area generally lacked notable historic resources or because prior documentation work was already complete. The following list outlines the five levels of priority and explains why it might be assigned to a particular sub-area.

Priority 1 – Indicates a prime sub-area to be studied. A Priority 1 sub-area has been previously surveyed, but has an exceptional concentration of historic resources that may warrant additional intensive-level survey to ascertain its potential for historic designation. Additional documentation may also need to be completed in order to obtain official designation. Additionally, a Priority 1 sub-area is a prime candidate for design guidelines or other protective measures, regardless of whether it has been officially designated as a historic district at the local, state, or national level.

Priority 2 – Indicates a good sub-area for study. A Priority 2 sub-area can be further categorized as either Priority 2A or Priority 2B, depending on why it was selected as a good candidate for future work and whether or nor it is threatened by imminent development projects:

A Priority 2A sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains many resources with apparent significance and integrity. It may also be a sub-area that has the potential to be affected by proposed projects and therefore warrants high priority for evaluation. While a Priority 2A sub-area is generally suitable for intensive-level survey, please note that some Priority 2A areas have other overriding planning considerations, and thus may not be candidates for survey at this time.

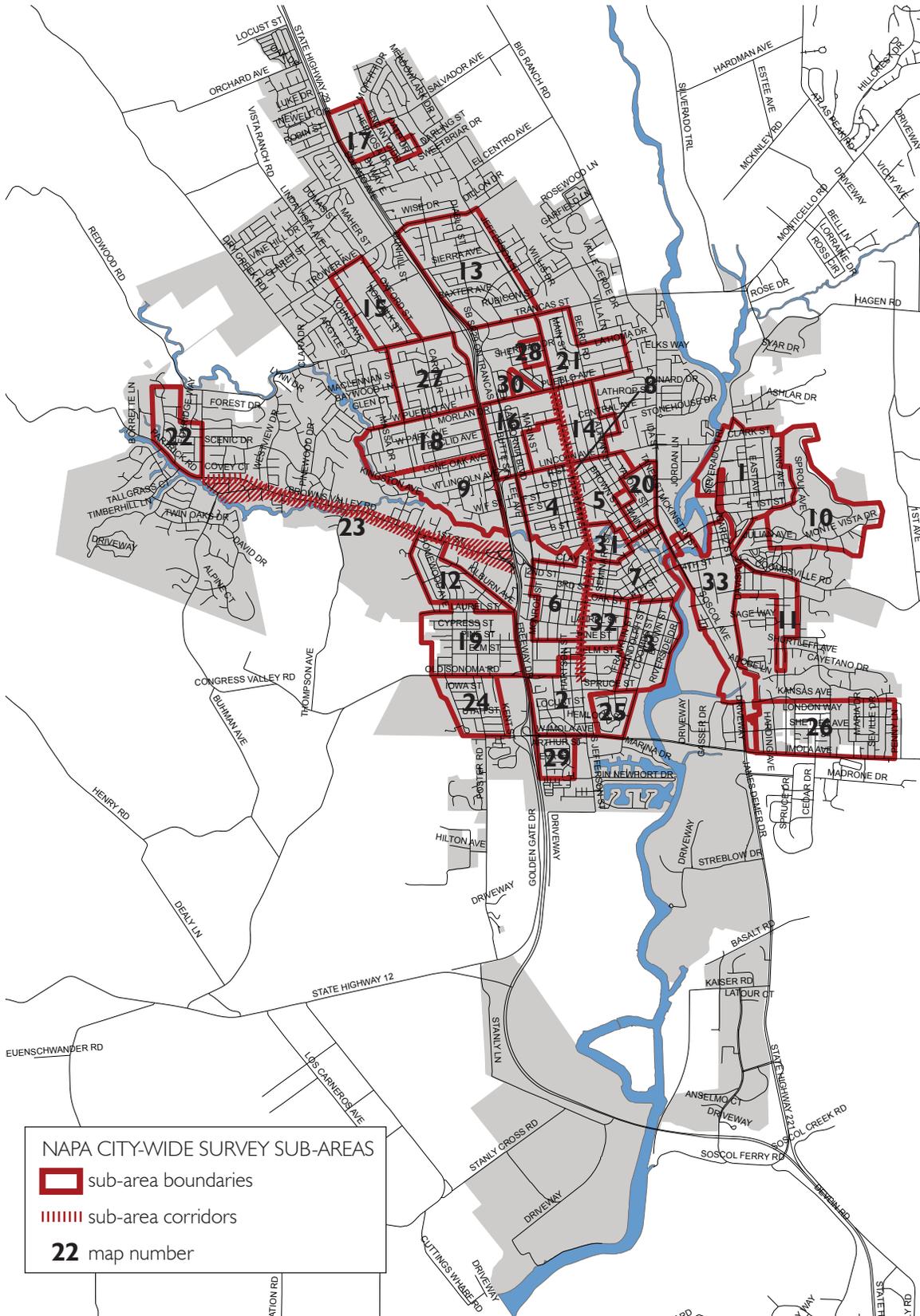
A Priority 2B sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains a fair number of resources with apparent significance and integrity, but may exhibit a smaller ratio of such properties or those with a greater loss of integrity than in a Priority 2A sub-area. 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 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, or 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 do 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 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.

SUB-AREA KEY MAP



SUB-AREAS IDENTIFIED FOR FUTURE SURVEY

The following table and adjacent map summarize the findings of the city-wide survey. The sub-areas are organized alphabetically within each priority level, with the intention that the City of Napa should select sub-areas within each group to survey based on available resources and overall planning priorities. Additional larger maps can be found at the end of this document.

PRIORITY LEVEL	SUB-AREA	MAP NUMBER	PAGE NUMBER
1	Alta Heights	1	10-11
1	Fuller South	2	12-13
1	Napa Abajo	3	14-15
1	Spencer's Addition	4	16-17
1	St. John's	5	18-19
1	West Napa	6	20-21
2A	Downtown	7	24-25
2A	Jefferson Street Corridor	8	26-27
2A	Lone Oak	9	28-29
2A	Montecito	10	30-31
2A	Terrace Road	11	32-33
2A	Westwood	12	34-35
2B	Bel Aire	13	38-39
2B	Central	14	40-41
2B	Linda Vista	15	42-43
2B	Pacific	16	44-45
2B	Salvador Avenue	17	46-47
2B	West Park/Euclid	18	48-49
2B	Westwood South	19	50-51
2B	Yajome	20	52-53
3	Beard Road	21	60-61
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3	Browns Valley Rd Corridor	23	56-57
3	Foster Road	24	58-59
3	Hemlock	25	58-59
3	Imola East	26	62-63
3	Pueblo North	27	56-57
3	Sheridan	28	60-61
3	South Minahan	29	58-59
3	Stadium	30	60-61
4	Calistoga Avenue	31	66-67
4	Fuller Park	32	68-69
4	Soscol Gateway/East Napa	33	70-71

Priority I

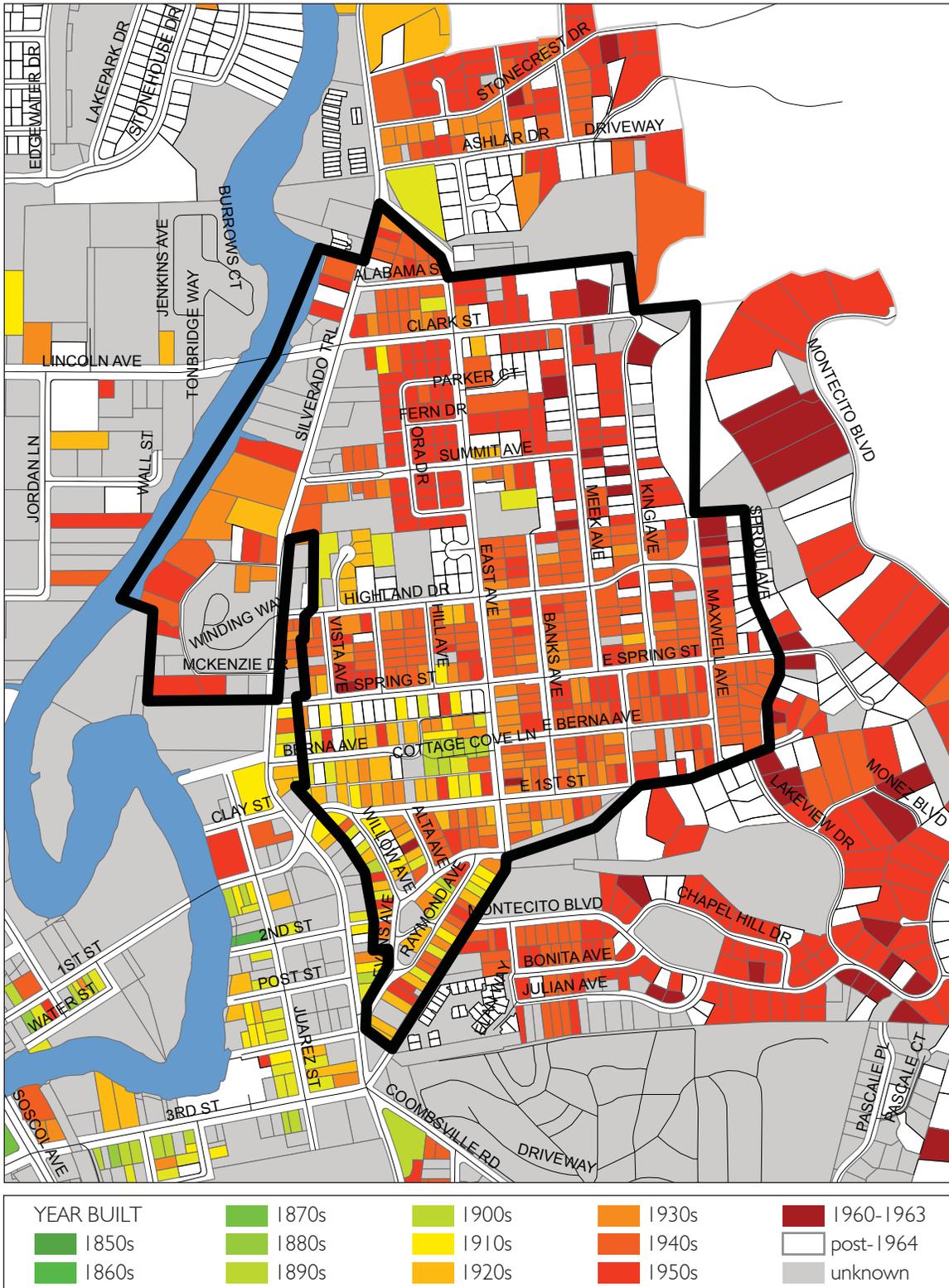


Priority 1 – Indicates a prime sub-area to be studied. A Priority 1 sub-area has been previously surveyed, but has an exceptional concentration of historic resources that may warrant additional intensive-level survey to ascertain its potential for historic designation. Additional documentation may also need to be completed in order to obtain official designation. Additionally, a Priority 1 sub-area is a prime candidate for design guidelines or other protective measures, whether or not it is officially designated as a historic district at the local, state, or national level.

Priority 1 sub-areas include:

- Alta Heights
- Fuller South
- Napa Abajo
- Spencer's Addition
- West Napa

ALTA HEIGHTS (MAP 1)



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ALTA HEIGHTS

DESCRIPTION

Alta Heights is located east of the Napa River, and is roughly bounded by Silverado Trail to the west, Clark Street to the north, King Avenue and Maxwell Avenue to the east, and East Avenue and First Street to the south. The Alta Heights Addition was platted in 1906 and the neighborhood features single-family homes, churches, and schools. It developed later in the city's history because it was across the river and relatively distant from Downtown. The western half of Alta Heights (west of East Street) was developed first, and primarily contains residential resources built between 1890 and 1939. The eastern half was developed later, and contains resources from the 1930s, 1940s, and 1950s. Architectural styles found in Alta Heights include Craftsman, Colonial Revival, Classical Revival, Mediterranean Revival, Tudor Revival, Ranch, and others. The area appears to be primarily associated with themes of residential development from the early twentieth century through the post-war era, and transportation. The western half of Alta Heights was included in both the 1978 and 1995 historic resource surveys, and some of the buildings are listed in the HRI.

RECOMMENDATIONS

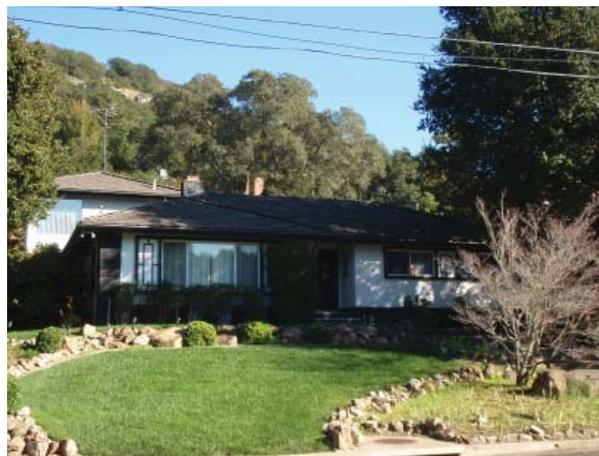
Priority 1: Alta Heights, specifically the eastern half, has been included in previous reconnaissance-level surveys. However, the quality and concentration of its resources may make Alta Heights eligible for historic designation, and indicate that the neighborhood warrants additional survey. In addition to survey work, Alta Heights may also benefit from design guidelines to protect its historic character.



View of homes along Willow Avenue in western half of Alta Heights

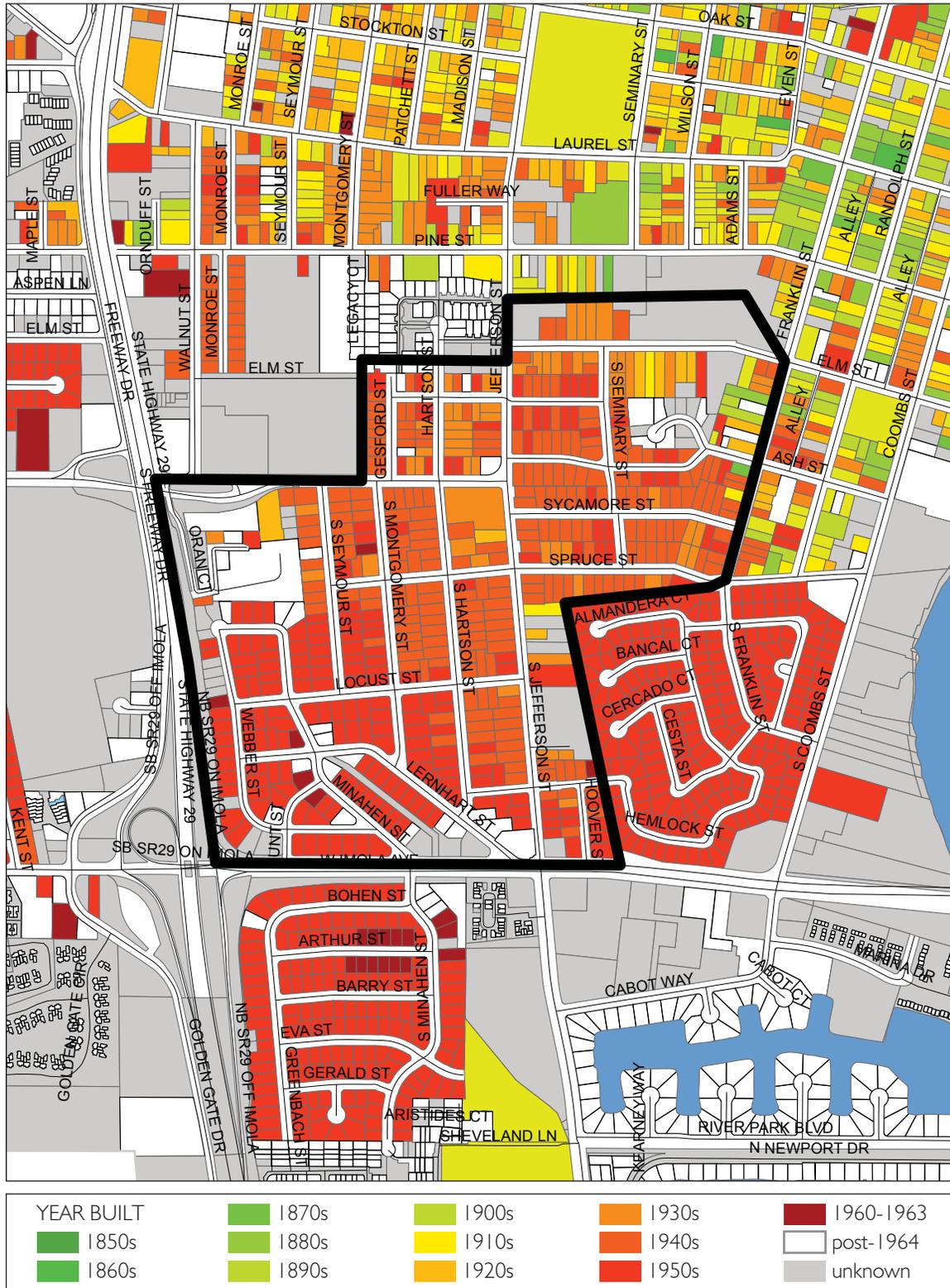


Minimal Traditional cottage in eastern half of Alta Heights (circa 1920s)



Typical Ranch home in eastern half of Alta Heights (circa 1950)

FULLER SOUTH (MAP 2)



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FULLER SOUTH

DESCRIPTION

The Fuller South area is located just south of Fuller Park, and is roughly bounded by Elm Street to the north, Franklin Street to the east, West Imola Avenue to the south, and Highway 29 to the west. The neighborhood primarily contains single-family homes constructed between 1920 and 1959. Architectural styles commonly found in Fuller South include Craftsman, Colonial Revival, Mediterranean Revival, Spanish Colonial Revival, World War II-era cottages, Ranch, and others. The area appears to be primarily associated with themes of Prohibition-era residential development, wartime residential development, and post-war suburban development. The Fuller South area was included in the 1995 historic resource survey, and some of the buildings are listed in the HRI.

RECOMMENDATIONS

Priority 1: Fuller South has been included in previous reconnaissance-level surveys, and was identified as a significant area. The quality and concentration of its resources may make Fuller South potentially eligible for historic designation, and indicate that the neighborhood warrants additional survey. In addition to survey work, Fuller South may also benefit from design guidelines to protect its historic character.



Mediterranean Revival style residence (1930s)

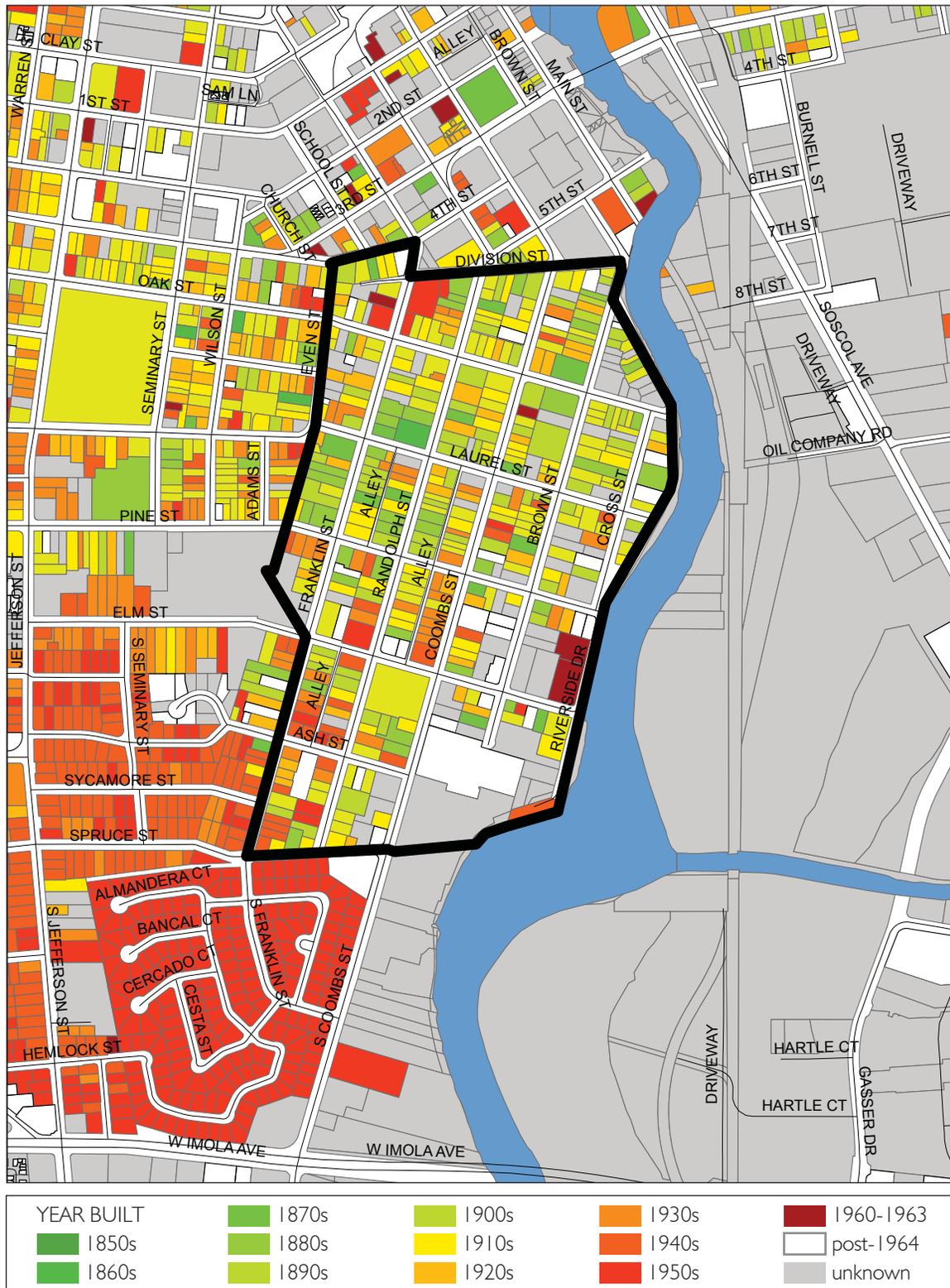


Minimal Traditional style house (1930s), Locust Street



Ranch style house (1950s)

NAPA ABAJO (MAP 3)



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NAPA ABAJO

DESCRIPTION

Napa Abajo is located just south of downtown on the west bank of the Napa River, and is roughly bounded by Division Street to the north, the Napa River to the east, Spruce Street to the south, and Franklin Street to the west. Napa Abajo was platted by Joseph Thompson in 1853, and developed as a popular residential area in the nineteenth century because of its proximity to downtown. The street grid runs at an angle to that of downtown, and the parcels are not uniform in size. Napa Abajo features residential and civic/institutional resources dating largely from 1860 to 1941, and homes from all eras are intermixed throughout the neighborhood. Architectural styles found in Napa Abajo include Italianate, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, Craftsman, Spanish Colonial Revival, Mediterranean Revival, and others. The area appears to be primarily associated with themes of residential development from the Victorian era through Prohibition, and local architects & builders. Napa Abajo was included in both the 1978 and 1995 historic resource surveys, and most of the buildings are listed in the HRI. The northern portion of Napa Abajo was listed in the National Register of Historic Places as the “Napa Abajo/Fuller Park Historic District” in 1997.

RECOMMENDATIONS

Priority 1: Napa Abajo has been included in previous reconnaissance-level surveys, and the northern portion is listed in the National Register as part of the “Napa Abajo/Fuller Park” Historic District. However, while it was not included in the National Register district, the southern portion of Napa Abajo also contains historic resources of a high quality and concentration that may warrant additional survey. The southern portion of Napa Abajo may also benefit from design guidelines to protect its historic character.



Andrew Sampson House on Division Street at Coombs Street (circa 1900)

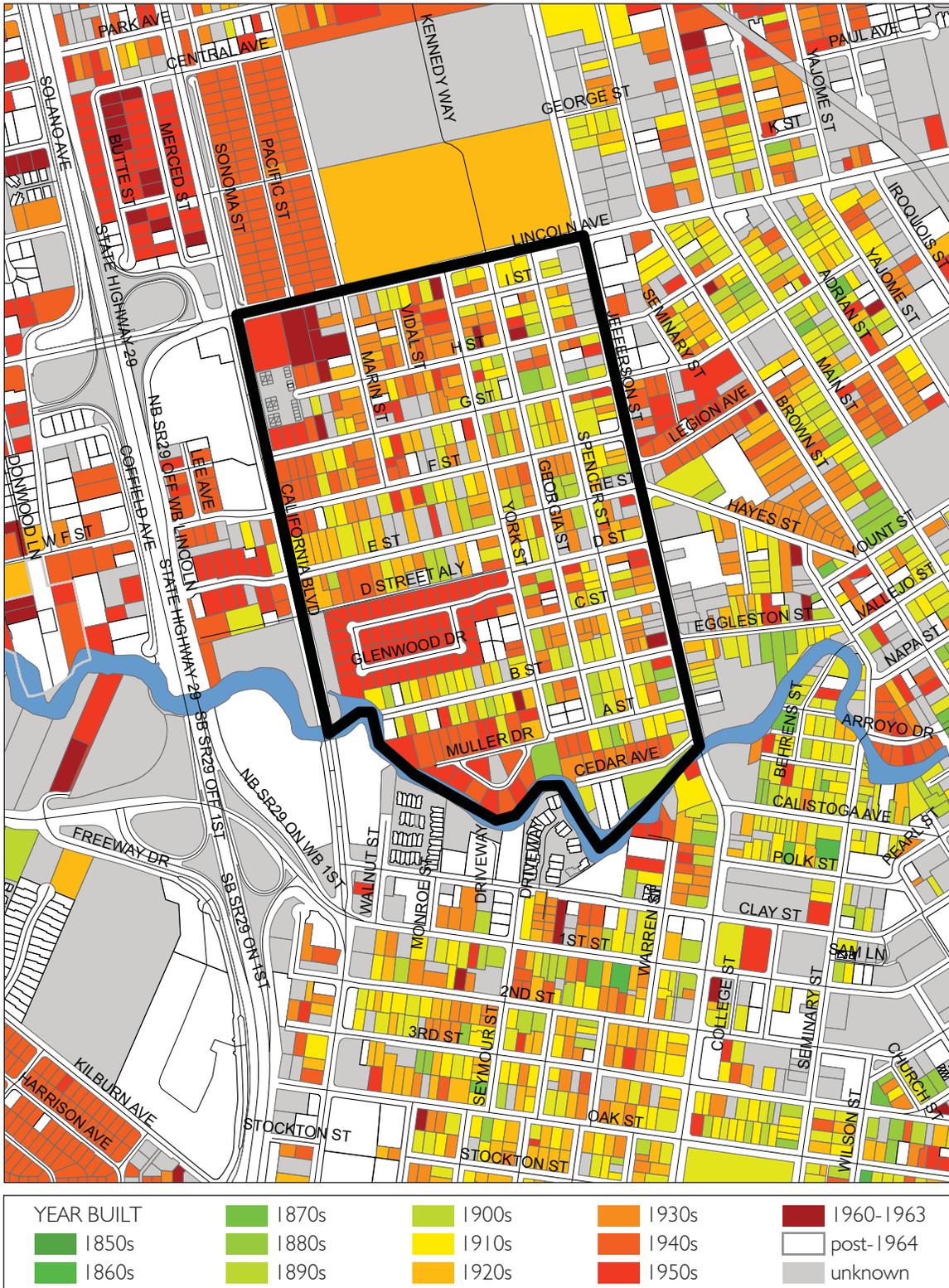


Victorian-era cottages (1890s), Oak Street at Coombs Street



Modest Craftsman style house (1920s) adjacent to large Second Empire style Goodman Mansion (1872)

SPENCER'S ADDITION (MAP 4)



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SPENCER'S ADDITION

DESCRIPTION

Spencer's Addition is located near the center of the city, just south of Napa Union High School, and is roughly bounded by Lincoln Avenue to the north, Jefferson Street to the east, Napa Creek to the south, and California Boulevard to the west. While the neighborhood was added to the city limits in 1872, the development of Spencer's Addition as a residential area was influenced by the construction of the high school and the interurban electric railroad, and most buildings were constructed between 1890 and 1930. Architectural styles commonly found in Spencer's Addition include Queen Anne, Classical Revival, Craftsman, Tudor Revival, Mediterranean Revival, simple vernacular, and others. Additionally, the Glenwood Garden subdivision was developed within Spencer's Addition in 1950, and features Ranch style homes. The area appears to be primarily associated with themes of residential development from the early twentieth century through the post-war era, and transportation. Spencer's Addition was included in both the 1978 and 1995 historic resource surveys, and many of the buildings are listed in the HRI.



Typical Stick/ Eastlake style house (circa 1890s)



Typical Craftsman Bungalow (circa 1920s)

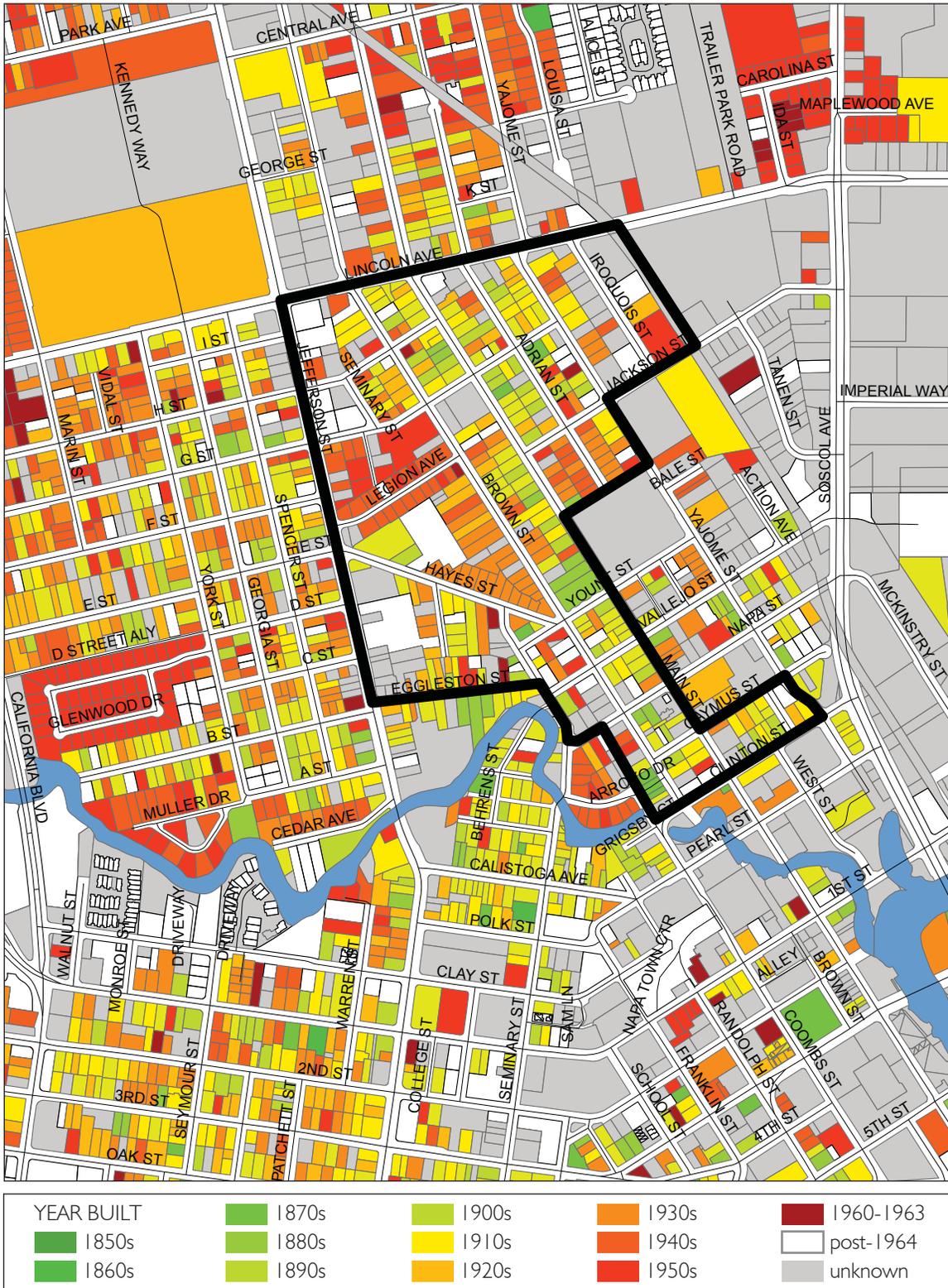
RECOMMENDATIONS

Priority 1: Spencer's Addition has been included in previous reconnaissance-level surveys, and many parcels are listed in the HRI. However, the quality and concentration of its resources make Spencer's Addition appear potentially eligible for historic designation, and thus the neighborhood is assigned a top priority for additional survey and local protection. In addition to survey work, Spencer's Addition may also benefit from design guidelines to protect its historic character.



Typical Craftsman style house (circa 1920s)

ST. JOHN'S (MAP 5)



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ST. JOHN'S

DESCRIPTION

St. John's is located north of downtown, and is roughly bounded by Jefferson and Hayes streets to the west, Lincoln Avenue to the north, Yajome Street to the east, and Clinton Street to the south. St. John's was historically a working-class neighborhood with modest single-family cottages; it also developed as an enclave of Italian immigrants because it was centered on St. John's Catholic Church, and its proximity to industrial uses made it a logical place to construct housing for industrial workers. The neighborhood primarily contains residential and civic/institutional resources constructed between 1880 and 1950. Architectural styles commonly found in St. John's include Italianate, Stick/Eastlake, Queen Anne, Classical Revival, Craftsman, Spanish Colonial Revival, Tudor Revival, Ranch, and others. The area appears to be primarily associated with themes of residential development from the Victorian-era through the post-war era, and ethnic & cultural diversity. St. John's was included in both the 1978 and 1995 historic resource surveys, and many of the buildings are listed in the HRI. An intensive-level survey of St. John's was also completed in 1995 by Don Napoli, which found the neighborhood to be potentially eligible for listing in the National Register as a historic district.

RECOMMENDATIONS

Priority 1: St. John's has been included in previous reconnaissance-level and intensive level surveys. However, the quality and concentration of its resources make St. John's appear potentially eligible for historic designation, and thus the neighborhood may warrant additional study in advance of such a designation. St. John's would also benefit from design guidelines to protect its historic character, especially in the interim while official historic designation is being pursued.



Typical streetscape, St. John's neighborhood

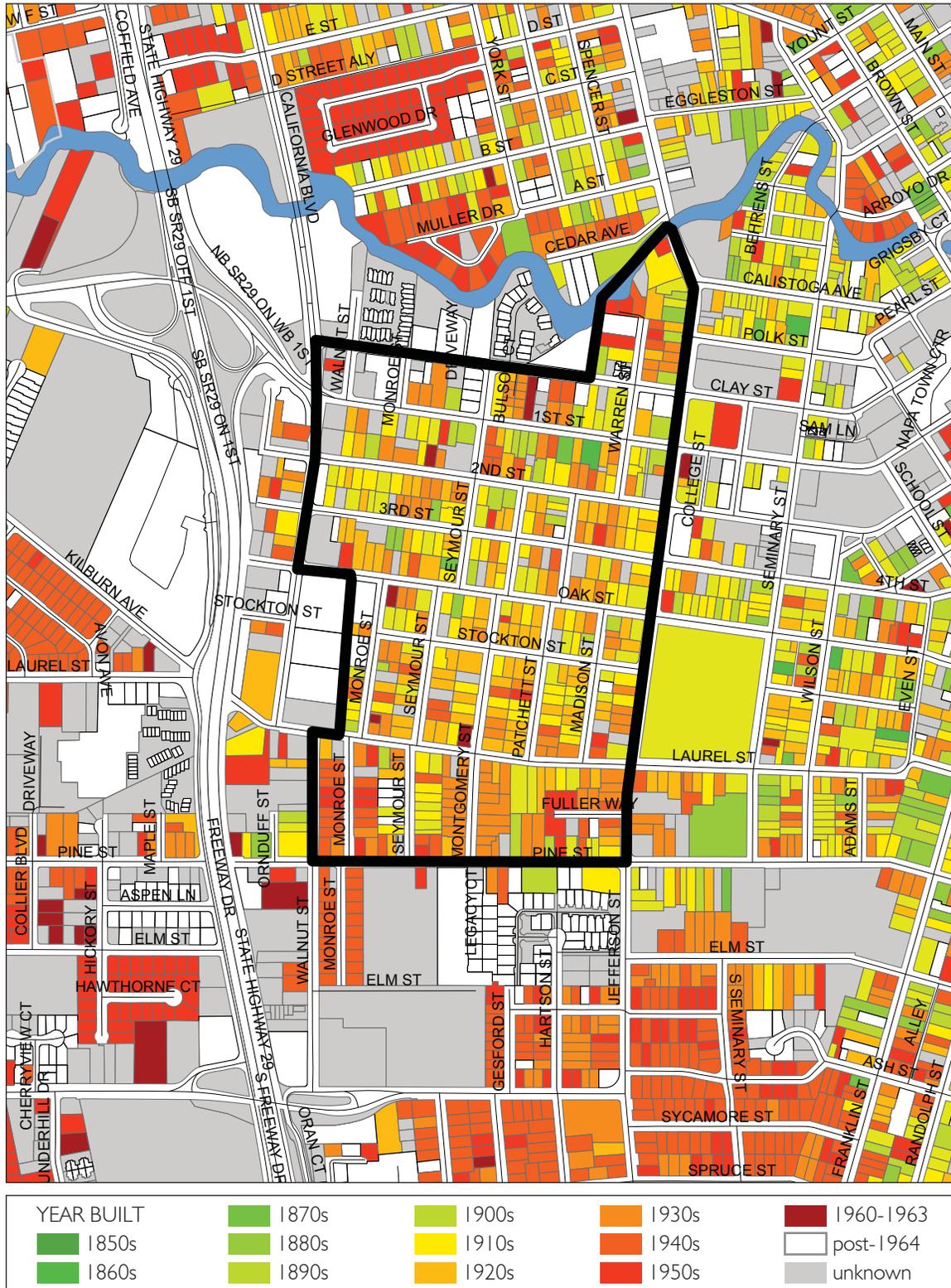


Row of cottages (early 1900s), Main Street



Italianate house (1890s), Vallejo Street

WEST NAPA (MAP 6)



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WEST NAPA

DESCRIPTION

West Napa is located just west of downtown, and is roughly bounded by Jefferson Street to the east, Pine Street to the south, California Boulevard to the west, and Napa Creek and Clay Street to the north. Originally the westernmost neighborhood within the city limits, development in West Napa accelerated around the turn of the century as a result of population growth and the introduction of the interurban electric railroad. Wealthy merchants and professionals established homes along First Street and Jefferson Street, while more modest middle-class residences were constructed throughout the rest of the neighborhood. West Napa contains single-family homes and civic/institutional resources from a variety of eras, with most constructed between 1890 and 1941. Architectural styles found in West Napa primarily include Queen Anne, Colonial Revival, Classical Revival, Craftsman, Tudor Revival, Mediterranean Revival, and Spanish Colonial Revival. The area appears to be primarily associated with themes of Victorian-era residential development, early twentieth century residential development, Prohibition-era residential development, transportation, and local architects & builders. West Napa was included in both the 1978 and 1995 historic resource surveys, and many of the buildings are listed in the HRI.

RECOMMENDATIONS

Priority 1: West Napa has been included in previous reconnaissance-level surveys, and many parcels are listed in the HRI. However, the quality and concentration of its resources make West Napa appear potentially eligible for historic designation, and thus the neighborhood is a top priority for additional survey and local protection. West Napa would also benefit from design guidelines to protect its historic character.

1 September 2009



Typical houses (1890s), Second Street



Tudor Revival style house (1930s), Oak Street



Craftsman style house (1920s), Montgomery Street

Priority 2A

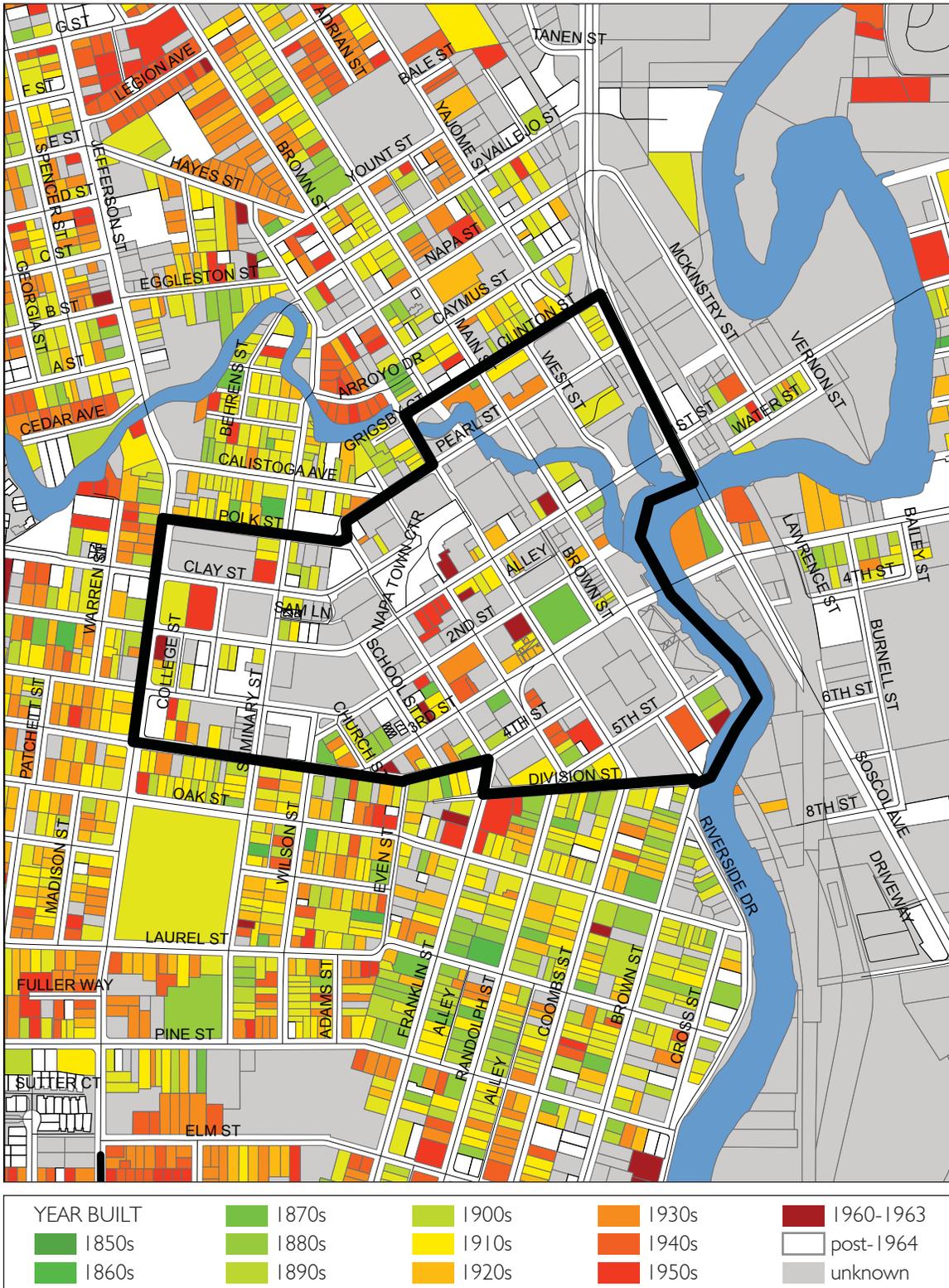


Priority 2A – Indicates a good sub-area for study. A Priority 2A sub-area has not been previously surveyed (or has not been comprehensively surveyed) and contains many resources with apparent significance and integrity. It may also be a sub-area that has the potential to be affected by proposed projects and therefore warrants high priority for evaluation. While a Priority 2A sub-area is generally suitable for intensive-level survey, please note that some Priority 2A areas have other overriding planning considerations, and thus may not be candidates for survey at this time.

Priority 2A sub-areas include:

- Downtown
- Jefferson Street Corridor
- Lone Oak
- Montecito
- Terrace Road
- Westwood

DOWNTOWN (MAP 7)



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DOWNTOWN

DESCRIPTION

Napa's Downtown is located at the city center on the west bank of the Napa River. Downtown is roughly bounded by the Napa River to the east, Division and Third streets to the south, Jefferson Street to the west, and Clay, Pearl, and Clinton streets to the north. This area has developed since the Gold Rush as the commercial center of Napa, and features brick, stone and wood-frame commercial buildings from the 1880s to the 1920s, with infill construction dating from the 1970s to the present. Residential resources are located west of where the numbered streets curve at School Street. Architectural styles found in the Downtown include Italianate, Stick/Eastlake, Twentieth Century Commercial, Renaissance Revival, Art Deco, and others. The area appears to be primarily associated with themes of commercial development in the Victorian era and early twentieth century. Downtown Napa was included in both the 1978 and 1995 historic resource surveys, and some of the buildings are listed in the HRI.

RECOMMENDATIONS

Priority 2A: Napa's Downtown has some of the city's highest-quality historic resources, although infill development over the years has somewhat diminished the area's integrity. While some Downtown resources have been evaluated and listed in the HRI, the neighborhood as a whole has not been previously surveyed at the intensive level. Downtown also has great potential to be affected by proposed development projects, and therefore warrants high priority for evaluation. However, the City of Napa is currently sponsoring a Downtown Specific Plan to map out development priorities in this area, and a windshield survey of Downtown is underway as part of this effort. The Downtown Specific Plan and windshield survey should be completed before additional surveys in this area are considered.



Winship Building (1888), corner of First and Main streets

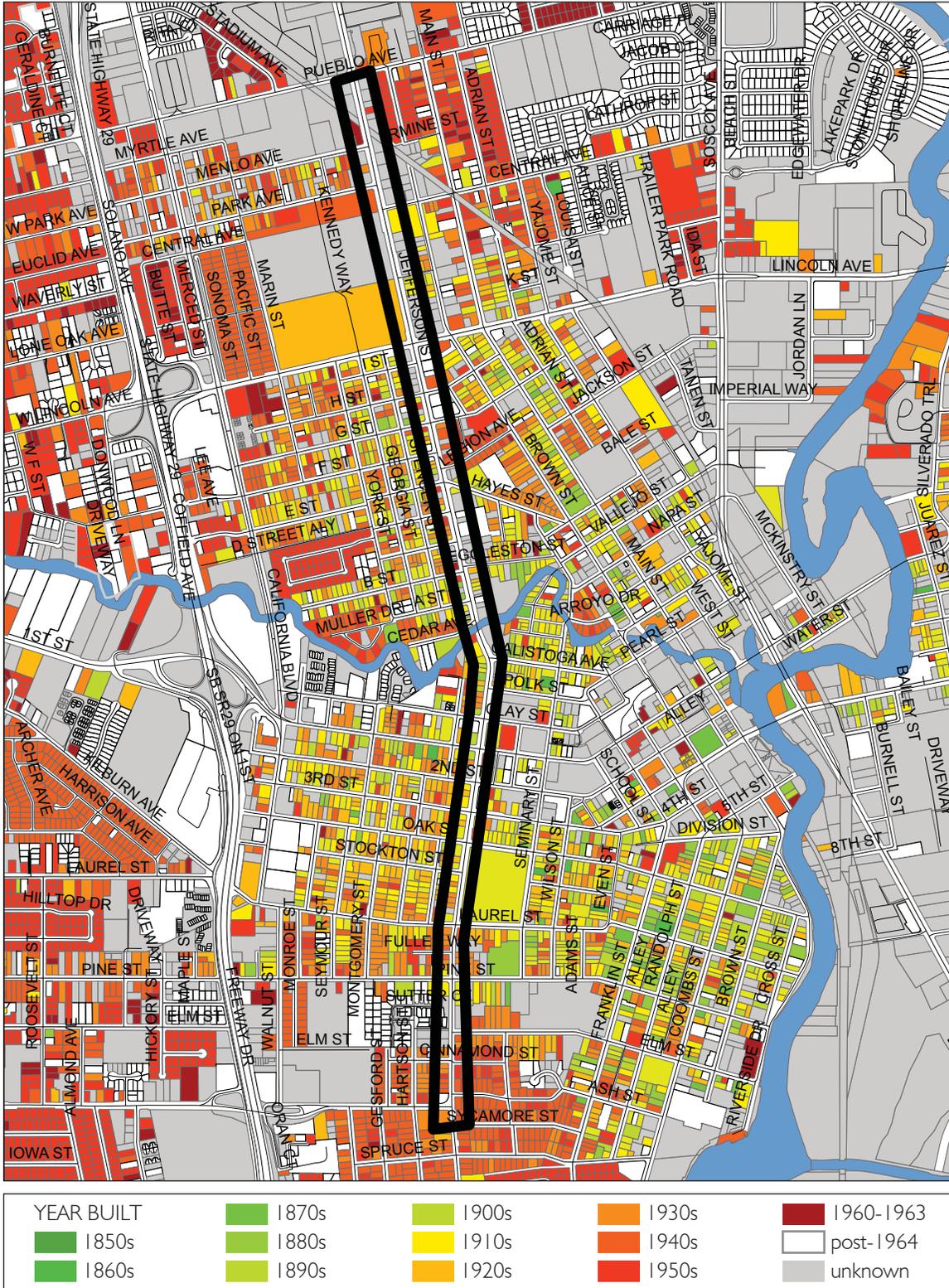


Commercial building (circa 1909), Main Street at Third Street



Kyser-Lui Williams Block (1886), Main Street at Pearl Street

JEFFERSON STREET CORRIDOR (MAP 8)



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JEFFERSON STREET CORRIDOR

DESCRIPTION

The Jefferson Street Corridor is one of the main commercial corridors in Napa, and runs north to south through the center of the city. For the purposes of this survey, the Jefferson Street Corridor is defined as the area between Pueblo Avenue and Old Sonoma Road, as this section of Jefferson Street has the highest concentration of historic resources and commercial use. Development along Jefferson Street (originally named Calistoga Avenue) has historically been focused around transportation, as the steam railroad and interurban electric railroad routes ran along it. The area contains a combination of residential and commercial resources built between 1890 and 1950. A combination of freestanding commercial buildings and strip malls abounds, although residential buildings converted to commercial use are also common on Jefferson Street. Architectural styles typically found along Jefferson Street include Craftsman, Art Deco, Streamline Moderne, and others. The area appears to be primarily associated with themes of residential development from the early twentieth century through Prohibition, automotive-related commercial development, and transportation. Some properties on Jefferson Street are listed in the HRI.

RECOMMENDATIONS

Priority 2A: As one of the city's main commercial corridors, Jefferson Street has an interesting combination of resources from a variety of eras, although infill development over the years has somewhat diminished the area's integrity. While some resources on Jefferson Street have been evaluated and listed in the HRI, the corridor as a whole has not yet been studied. The Jefferson Street Corridor also has some potential to be affected by proposed development projects, and therefore warrants high priority for evaluation.



Food City complex (1935), Jefferson Street at Old Sonoma Road

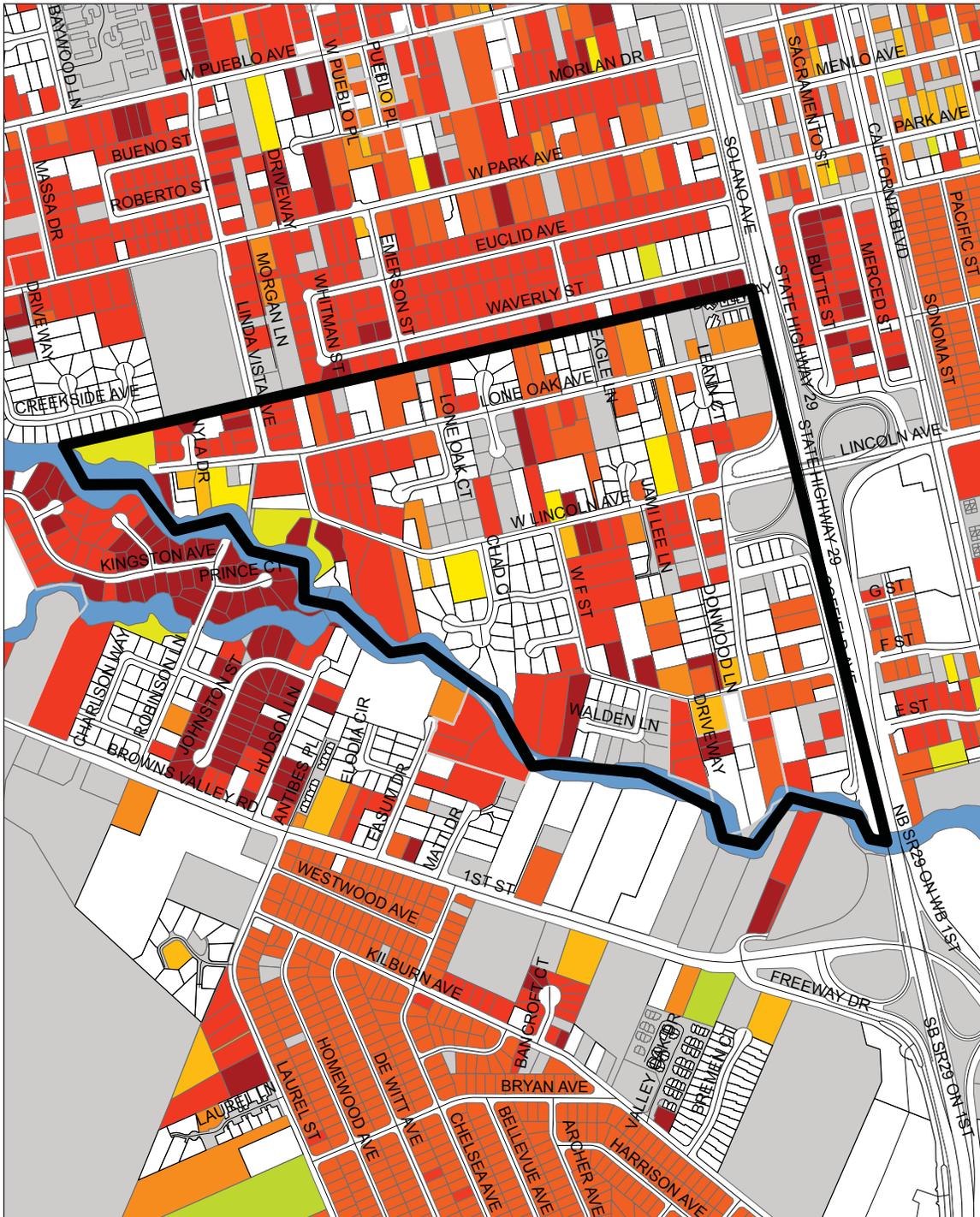


Napa Builders Supply, a long-standing Jefferson Street business



Typical residential building converted to commercial use

LONE OAK (MAP 9)



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

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LONE OAK

DESCRIPTION

Located north of Napa Creek, this neighborhood is centered on Lone Oak Avenue, and is roughly bounded by Napa Creek to the southwest, Waverly Street to the north, and Highway 29 to the east. The area is characterized by single-family residences rendered in an eclectic mix of architectural styles. Some agricultural building types are also present. Most buildings were constructed between 1900 and 1950. Architectural styles found in the area include Classical Revival, Craftsman, Minimal Traditional, Ranch, simple vernacular, and others. The area appears to be primarily associated with themes of early twentieth century residential development, Prohibition-era residential development, wartime residential development, and post-war suburban development, and agriculture. The Lone Oak Avenue area was within the boundaries of the 1995 historic resource survey, and several buildings are listed in the HRI.

RECOMMENDATIONS

Priority 2A: The Lone Oak Avenue sub-area contains a unique assortment of resources, and has not been previously 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 Lone Oak Avenue area therefore warrants high priority for evaluation. 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 residence (1930s), Lone Oak Avenue

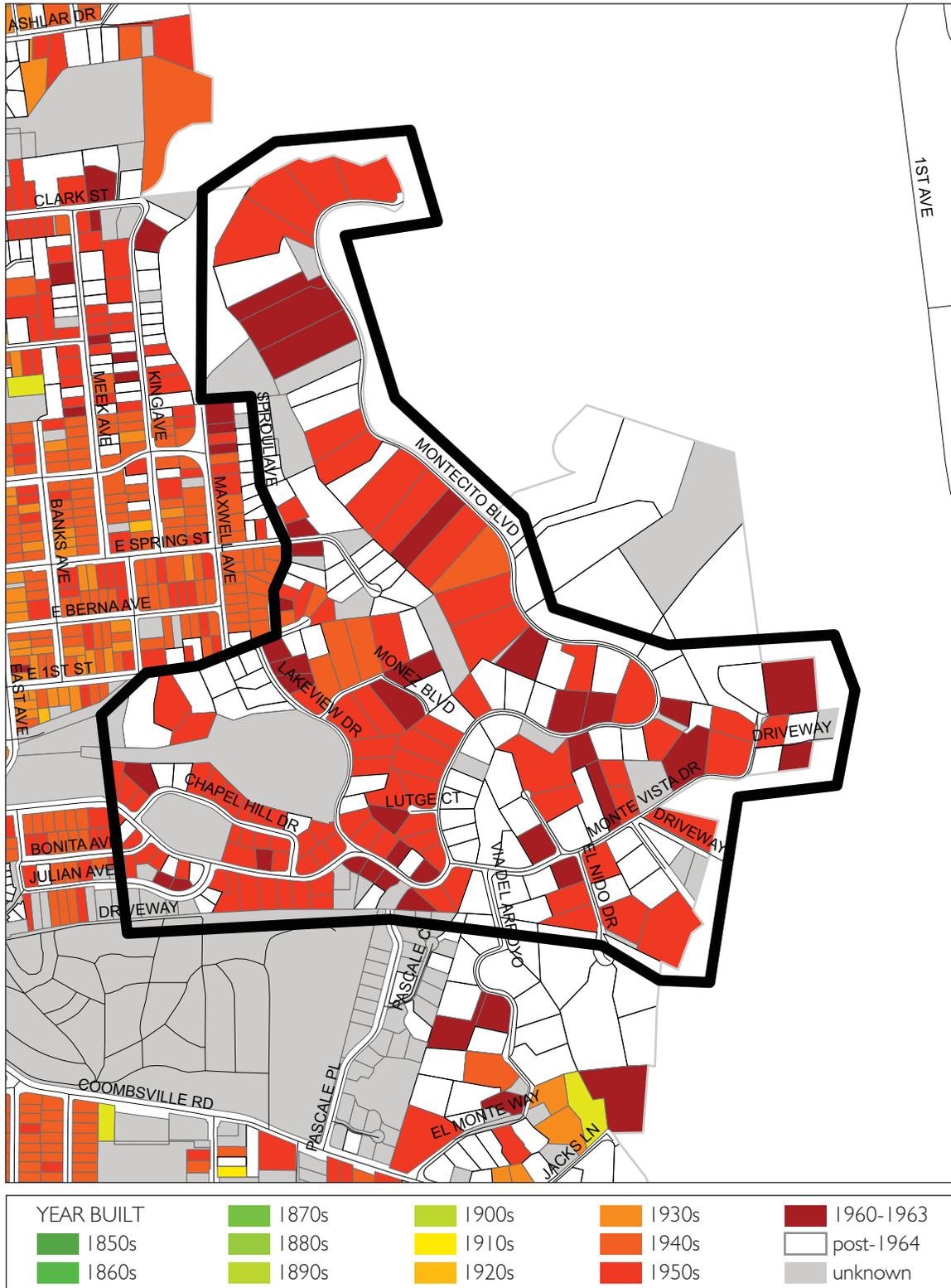


Typical cottage (circa 1900), Lone Oak Avenue



Water tower, West F Street

MONTECITO (MAP 10)



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MONTECITO

DESCRIPTION

Located on the extreme eastern edge of the city, east of Alta Heights, the Montecito sub-area is situated in hilly terrain and has steep, winding streets. Properties are mainly located along Montecito Boulevard, Monte Vista Drive, and Lakeview Drive. Due to distance from the city center and difficult building sites, this area was not developed until later in Napa's history and most properties date to the 1950s and 1960s. They are characterized by Modern and Contemporary styles on large lots, often designed with forms that conform to the topography. The area appears to be associated with the theme of post-war suburban development, although it does not appear to be developed as a tract.

RECOMMENDATIONS

Priority 2A: The Montecito 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 Montecito area has potential to be affected by proposed development projects, as many demolition permit applications have already been filed for homes in the Montecito area. The area therefore warrants high priority for evaluation, and an intensive-level survey could be completed to inventory the area's historic resources. As an alternative to survey work, the Montecito area may also benefit from design guidelines to protect its historic character, as resources in the neighborhood are susceptible to inappropriate renovations, demolition, and infill construction.



Typical streetscape, Montecito area

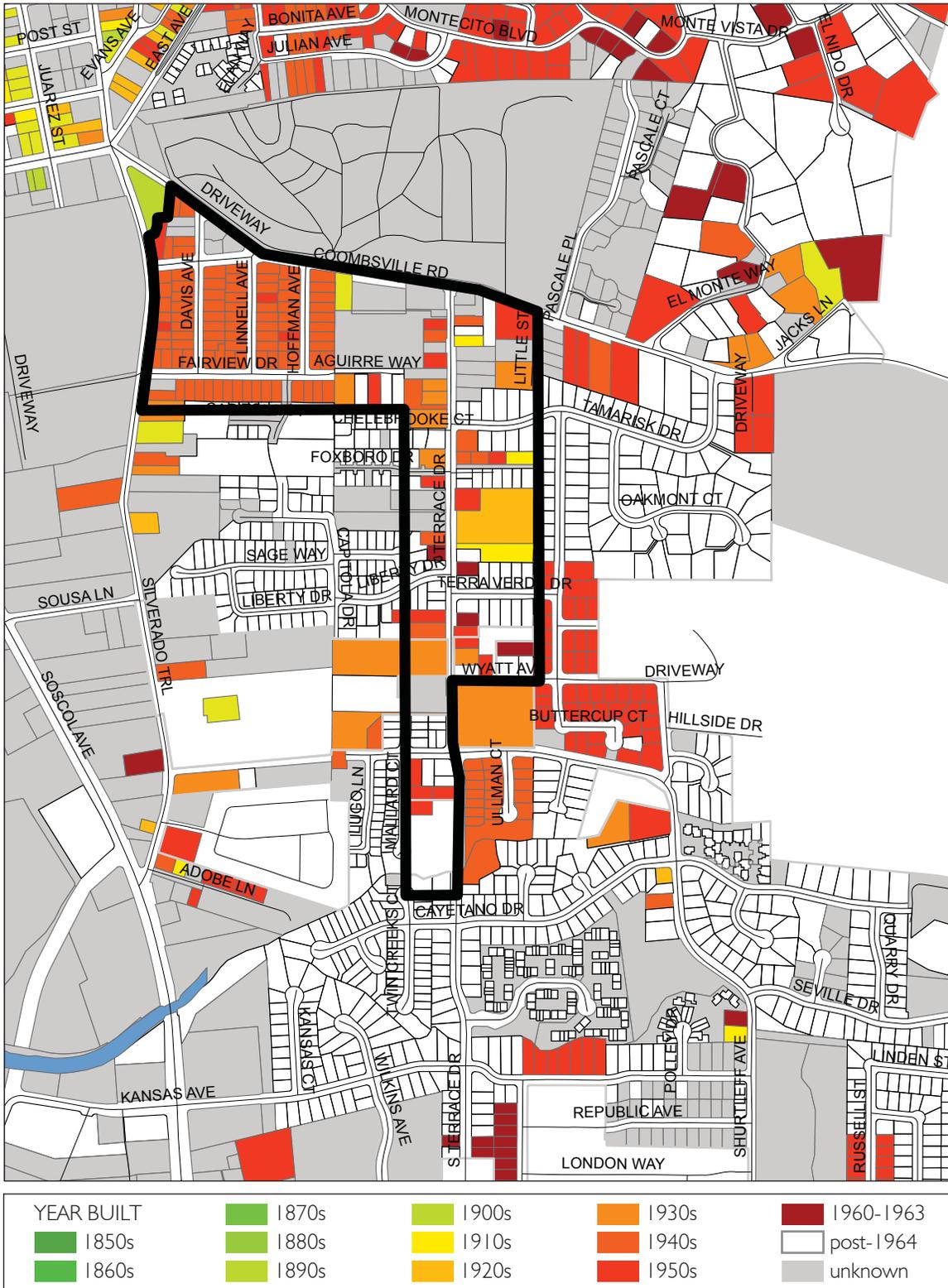


Typical Ranch house (1950s), Montecito Boulevard



Typical Contemporary style house (1960s), Montecito Boulevard

TERRACE ROAD (MAP 11)



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TERRACE ROAD

DESCRIPTION

Located just south of Tulocay Cemetery, this area includes resources along Terrace Road from Coombsville Road to Shurtleff Avenue and Cayetano Drive. Terrace Road features residential and agricultural building types, such as those at the J.R. Birkson/Dewey Anderson farm. The area also includes a mid-century tract development to the east of Terrace Road between Fairview Drive and Coombsville Road. Most buildings appear to date from 1900 to 1949, and are designed in a simple vernacular or Minimal Traditional style. The area appears to be primarily associated with themes of agriculture, wartime residential development, and post-war suburban development. While small, this area contains a rare concentration of agricultural resources and is susceptible to development pressures that could greatly impact its character. No properties in this area appear to be listed in the HRI.

RECOMMENDATIONS

Priority 2A: Terrace Road has a number of resources with unique agricultural character, and is one of the few remnants of this context remaining within the city limits. None of the resources on Terrace Road have been evaluated and listed in the HRI. Terrace Road also has some potential to be affected by proposed development projects—the J.R. Birkson farm, noted above, has already been subdivided for residential tract development—and therefore warrants high priority for evaluation. 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.



Agricultural properties along Terrace Road (1930s)

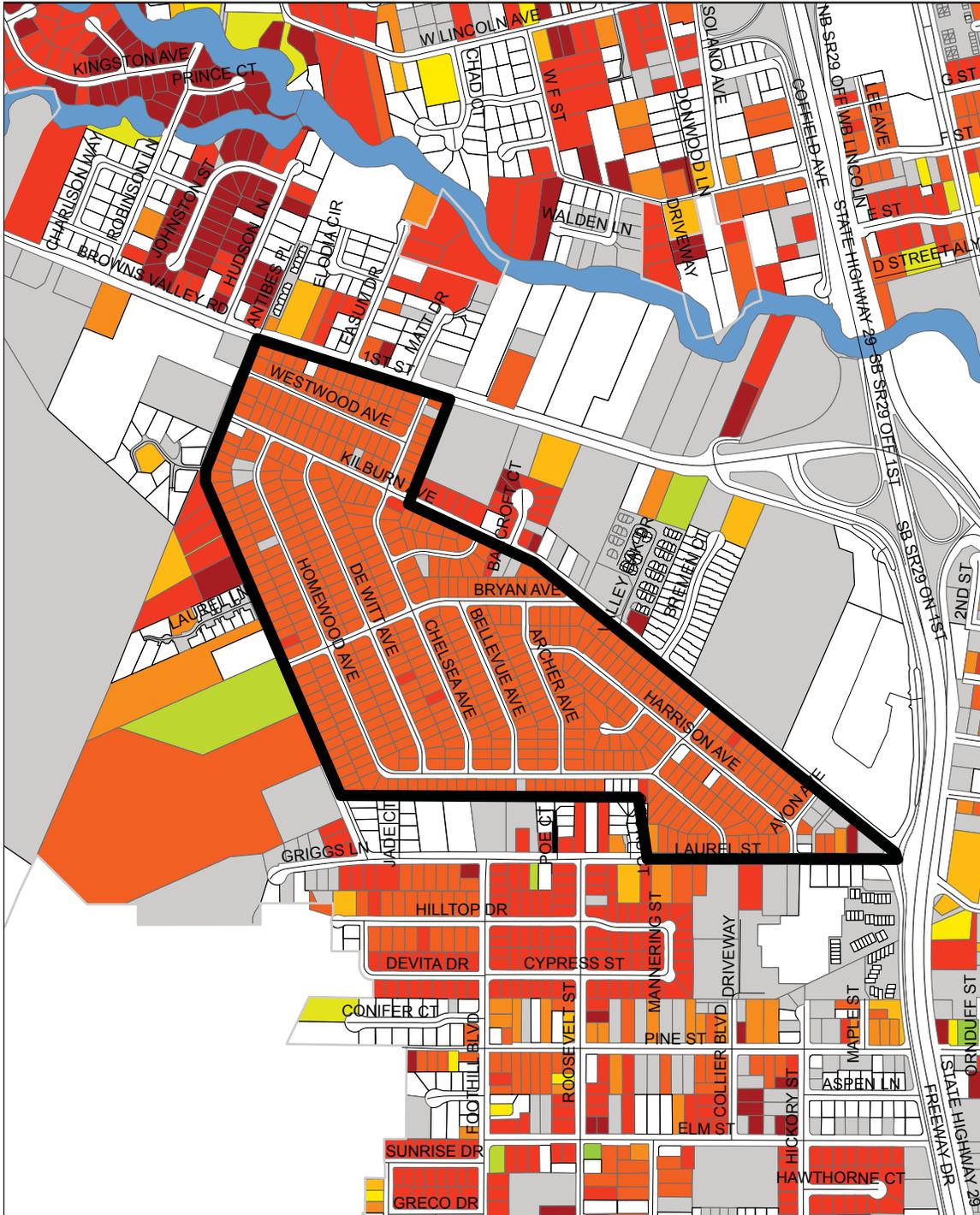


Entrance to J.R. Birkson property (circa 1920s)



Farm worker's cottage on J.R. Birkson property

WESTWOOD (MAP 12)



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

WESTWOOD

DESCRIPTION

Westwood is located at the eastern edge of the city, and is roughly bounded by First Street, Kilburn Avenue, and Laurel Street. Developed circa 1943 in response to a wartime housing shortage for workers at the local Basalt Rock Company and Mare Island Naval Shipyard, Westwood features simple, modest World War II-era cottages and a street grid that runs diagonal to the downtown pattern. The houses each feature one of five or six common layouts, and are designed in either a Minimal Traditional or simple vernacular style. The area appears to be associated with the theme of wartime residential development. Westwood 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 2A: Westwood played an important role in Napa's World War II context, but has not been previously studied. The area contains a high concentration of resources which exemplify housing trends developed for wartime workers, and appears to retain integrity as a World War II-era subdivision. Westwood also has some potential to be affected by proposed development projects, and therefore warrants high priority for evaluation. In addition to survey work, Westwood may also benefit from design guidelines to protect its historic character, as resources in the neighborhood are susceptible to inappropriate renovations.



Typical streetscape in Westwood neighborhood



Westwood residence (1943), one of several typical configurations



Westwood residence (1943), one of several typical configurations