

**SECTION 106 TECHNICAL REPORT FOR**  
HERITAGE HOUSE & VALLE VERDE HOUSING PROJECT AT  
3700-3720 VALLE VERDE DRIVE  
NAPA, CALIFORNIA  
[18000]

PREPARED FOR:  
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**DRAFT**

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## I. INTRODUCTION

Pursuant to 36 Code of Federal Regulations (CFR) Part 800 and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended through 2016 (Section 106), the City of Napa on behalf of United States Department of Housing and Urban Development (HUD) is assessing the effects of the proposed Heritage House & Valle Verde Housing Project in Napa, California, henceforth referred to as “the Undertaking.”

The Gasser Foundation, in partnership with Burbank Housing Development Corporation (BHDC), is receiving funds for construction of the proposed Undertaking from HUD. The issuance of HUD funds is considered equivalent to a Federal Action. As a Federal Action, the Project is a Federal Undertaking as defined in 36 CFR Part 800.16(y), thereby requiring compliance with Section 106, which requires federal agencies to take into account the effects of their activities and programs on historic properties. As the lead federal agency, HUD is responsible for this compliance and has authorized the City of Napa to initiate the Section 106 process and consultation. The Undertaking would be covered by the City of Napa’s existing Programmatic Agreement with the Advisory Council on Historic Preservation and the California State Historic Preservation Officer (SHPO) for historic properties affected by use of Community Development Block Grant monies for rehabilitation (City Agreement No. 6630).

On October 29, 2018, Erin Morris, Planning Manager for the City of Napa, submitted a letter on behalf of HUD to initiate consultation with the California Office of Historic Preservation pursuant to 36 CFR Part 800.3(c)(3) and to request concurrence with HUD’s delineation of the proposed Area of Potential Effects (APE) as defined in 36 CFR Part 800.16(d) for the Undertaking. On November 27, 2018, Lucinda Woodward (Supervisor) for Julianne Polanco, SHPO, wrote a letter in response to the initiation letter and did not object to the APE. The City of Napa received the response letter from SHPO via email on January 14, 2019. SHPO also commented on the identification of historic properties, particularly related to archaeological properties. Holman & Associates have produced the “Archaeological Survey Report for Proposed Heritage House and Valle Verde Housing 3700, 3710, and 3720 Valle Verde Drive City and County of Napa, California,” which addresses SHPO’s comments regarding proposed ground disturbance and communication with Indian tribes, and considers archaeological properties with regard to the Undertaking. The Archaeological APE identified in the Holman & Associates report includes only the immediate location of proposed Undertaking activities, and therefore differs from the SHPO-approved APE.

### PURPOSE

The purpose of this document is to provide necessary information for Section 106 consultation and the identification of historic properties within the APE, pursuant to 36 CFR Part 800.4.

### METHODOLOGY

This report provides a description of the Undertaking; a description of the APE; a brief historic context of the City of Napa and the area surrounding the proposed Undertaking; identification of historic properties within the APE; and conclusion with findings. Appendices A through D include maps of the proposed Undertaking (location and APE); Undertaking site plan; State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms for properties within the APE that are 50 years or older; and an inventory with photographs of non-age-eligible properties within the APE.

Page & Turnbull prepared this report using research collected at various local repositories, including the City of Napa Community Development Department, City of Napa Public Works Department, Napa County Flood Control & Water Conservation District, Napa County Assessor’s Office, Napa

County Library Main Branch, and Napa County Historical Society. Key primary sources consulted and cited in this report and its appendices include historic maps, building permit applications, city and county directories, deeds, and historic newspapers. Online sources including HistoricAerials by NETROnline, UC Santa Barbara Library's FrameFinder, Library of Congress, Ancestry.com, California Digital Newspaper Collection, and Newspapers.com were also consulted. Information on the Undertaking was provided to Page & Turnbull by David J. Powers & Associates, Inc.

On August 28, 2018, Holman & Associates completed a records search at the Northwest Information Center of the California Historical Resources Information System (CHRIS) located at Sonoma State University (file number 18-423). The search included all previously recorded cultural resources mapped within one half mile of the Undertaking and all studies mapped within an eighth of a mile of the Undertaking. Page & Turnbull also reviewed CHRIS's Directory of Properties in the Historic Property Data File for Napa County as of 2012 and Napa County's various historic resources inventories.

On January 28, 2019, Page & Turnbull conducted a site visit and a pedestrian reconnaissance field survey of the APE; a total of 30 parcels were surveyed and inventoried from roads and trails in the public right of way or from the site of the Undertaking. The APE contains a variety of buildings, structures, and landscape features constructed between 1954 and 2016. All photographs in this report were taken by Page & Turnbull on January 28, 2019, unless otherwise noted.

## SUMMARY OF FINDINGS

As no above-ground historic properties were identified within the APE, the result of the current identification and evaluation for the proposed Undertaking is a finding of "No Historic Properties Affected," pursuant to 36 CFR Part 800.4(d)(1) and 800.11(d).

## II. THE UNDERTAKING

### DESCRIPTION & LOCATION

The following description and location information for the Undertaking is based on the “Heritage House and Valle Verde Project Description” dated April 30, 2018 and provided to Page & Turnbull by David J. Powers & Associates, Inc.

The proposed Undertaking consists of the renovation of an existing three-story building with a triangular footprint and center courtyard on the 1.62-acre parcel at 3700 Valle Verde Drive (APN 038-170-042). The building was constructed in 1990 and previously occupied by the Sunrise Napa Assisted Living Facility from 1997 to 2005. It is proposed to be converted into 66 single room occupancy (SRO) units of permanent supportive housing for low-income persons with on-site supportive services and property management. The building will be re-named Heritage House. A redesigned outdoor courtyard and seating area with a view of Salvador Creek to the east will be provided for Heritage House residents.

In addition, the Undertaking includes the construction of a new three-story building called Valle Verde Apartments on the combined 1.29-acre parcels at 3710-3720 Valle Verde Drive, located immediately north of Heritage House (previously 2119 Big Ranch Road; APNs 038-170-043 and 038-170-046). The parcels are currently vacant except for a private access bridge (built ca. 1958) at 3720 Valle Verde Drive that crosses over Salvador Creek to a private access road leading to Big Ranch Road. The building will consist of 24 new apartment units (12 one-bedroom, six two-bedroom, and six three-bedroom) for low-income families. The Undertaking includes the construction of a dedicated play area and central courtyard area, a half basketball court, barbeque area, and secure resident and visitor bicycle parking for the residents of Valle Verde Apartments.

The Undertaking will include native and drought tolerant landscaping. The Valle Verde Apartments property will also provide an ADA-accessible pedestrian path to Salvador Creek Trail/Park, a City of Napa-owned property that functions as a storm water detention area and open space with trails to the north. The proposed development of the two sites includes a request to the City of Napa to abandon the 0.39-acre piece of public right-of-way known as Valle Verde Drive adjacent to the sites, which is a dead-end.

The site of the proposed Undertaking is located on the east side of Valle Verde Drive. The surrounding area is primarily residential and the site is bordered by a two-story multi-unit condominiums development to the south (built in 1972-1973); a three-story multi-unit condominiums development to the southwest (built in 2010); another three-story multi-unit apartment development to the west (built in 2000); vacant property and Salvador Creek Trail/Park to the north; and Salvador Creek and a riparian area to the east. To the east of the creek are single-family residences (dating to 1954, 2006, and 2015-2016).

Please refer to **Appendix A** for **Map A-1**, which illustrates the location of the Undertaking, and **Appendix B** for the proposed site plan of the Undertaking.

### AREA OF POTENTIAL EFFECTS (APE)

An APE is a defined geographic boundary in which historic properties may be affected by an undertaking, including direct physical effects (such as demolition) and indirect effects (such as visual, atmospheric, or audible changes) that impact the historic character of a property.<sup>1</sup> An undertaking

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<sup>1</sup> Seifert, Donna, *Defining Boundaries for National Register Properties Bulletin*, revised 1997: accessed <http://www.nps.gov/NR/publications/bulletins/boundaries/bound1.htm>

would have an adverse effect on a historic property if it would result in changes to the property's character that diminish its integrity by altering characteristics that contribute to its eligibility for listing in the National Register of Historic Places (National Register). An APE may include historic properties that are well beyond the physical limits of an undertaking.

The approximately 11.5-acre horizontal APE for above-ground historic properties is confined to the site of the Undertaking (direct APE) and the surrounding area in which visual, atmospheric, or audible elements may be introduced to adjacent properties around the site (indirect APE). The direct APE consists of three parcels: 038-170-042, 038-170-043, and 038-170-046. Activities associated with the Undertaking that have been determined to have vertical disturbance include foundation work and utility trenching. The potential effects on historic properties of ground-disturbing work associated with the Undertaking are addressed in a separate report by Holman & Associates. The indirect APE includes all or a portion of the next adjacent parcels on all sides of the direct APE. Five small parcels adjacent to the northeastern boundary of the Undertaking are included in their entirety (038-701-001, 038-170-026, 038-722-001, 038-722-002, 038-722-003). Portions of larger parcels in which visual, atmospheric, or audible effects may be expected are limited to only those portions closest to the Undertaking, and are included in the indirect APE as follows:

- the portion of 038-380-046 adjacent to the Undertaking parcels and encompassing residential condominium units within 038-380-001 through 038-380-005 and 038-380-031 through 038-380-035;
- the portion of 038-710-001 adjacent to Valle Verde Drive and encompassing residential condominium units within parcels 038-710-015 through 038-710-021;
- the portion of 038-616-004 adjacent to Valle Verde Drive and including the first row of multi-family residential apartment buildings to the southwest of the Undertaking parcel;
- the portion of 038-601-013, including Salvador Creek Trail/Park, exclusive of the northwestern part surrounding a spur of the creek bank; and
- the portion of 038-250-012 adjacent to the Undertaking parcels and Salvador Creek Trail/Park and including a section of Salvador Creek.

The APE contains or intersects a total of 30 parcels. Please refer to **Appendix A** for **Map A-2**, which illustrates the site of the Undertaking and the APE, and **Appendices C and D** for photographs of existing conditions within the APE.

### III. HISTORIC CONTEXT

#### CITY OF NAPA

The following brief historic context overview of the physical development of Napa is summarized from the September 2009 “City-Wide Historic Context Statement” by Page & Turnbull, which provides an expanded discussion of each historic period, theme, and property type relative to broad patterns of city development.

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group. The Wappo occupation of the area dates back 10,000 years, to about 8000 BC, making Napa Valley one of the longest inhabited regions in California. Its long occupation was due to abundant natural resources that the Wappo relied on for subsistence. The Wappo were primarily a hunter-gatherer society and lived in permanent villages typically located near the Napa River or other water courses; sometimes smaller camps could be found near natural springs, along prominent hunting trails, or near major oak groves, which were the sources of acorns that provided nourishment for the tribe.<sup>2</sup>

By the early 1800s, however, the Native Americans were no longer the sole inhabitants of Napa Valley. In 1821, Mexico gained independence from Spain, and two years later, an expedition led by Ensign Jose Sanchez and accompanied by Jesuit Father Altimura, ventured into Napa Valley. Their purpose was to prepare the region for Mexican settlement and to deter Russian and American parties from claiming the land. The Mexicans brought Christianity to the Sonoma-Napa region. Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823) was located in present-day Sonoma. The missions were self-sufficient communities, and each included a church, residences, and support facilities.<sup>3</sup> After the Mexican government’s secularization act of 1833, most missions were repurposed or dismantled for building materials that went to constructing new buildings. Outside of Mission San Francisco de Solano, society during the Mexican period was dominated by the landowning Vallejo family. General Mariano Vallejo was in control of vast tracts of land in the Napa Valley, which he subsequently awarded to his loyal soldiers and friends. Cattle ranching was the primary industry on these ranchos. One building that remains from this period is the Cayetano Juarez adobe at Soscol Avenue and Silverado Trail.<sup>4</sup>

By 1846, the Mexican government had begun to protest the arrival of many undocumented foreigners, and rumors circulated that non-Mexican immigrants would be driven out of California and Napa Valley. Worried that they would lose their land due to confusing titles, a band of area residents—including John C. Fremont and future Napa City founders John Grigsby and Nathan Coombs—organized as the Bear Flag Party to lead a revolt against Mexican rule in Alta California. In early June 1846, the Bear Flaggers initiated the overthrow of the Mexican government by capturing the town of Sonoma, arresting General Mariano Vallejo, and raising the Bear Flag as a symbol of an independent California.<sup>5</sup> The revolt established the California Republic, which remained independent for only 25 days; it was annexed by the United States as official news of the Mexican-American War (1846-1848) reached California. The following year, in 1847, Napa City was founded by Grigsby and Coombs on a small site at the confluence of the Napa River and Napa Creek. In 1850, California was

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<sup>2</sup> Lin Weber, *Napa*, (Charleston, SC: Arcadia Publishing, 2004), 10.

<sup>3</sup> California State Parks, “Sonoma State Historic Park,” Brochure, 2002, <http://www.parks.ca.gov/pages/479/files/SonomaSHPFinalWebLayout051916.pdf>.

<sup>4</sup> Page & Turnbull, “City-Wide Historic Context Statement” for Napa, 1 September 2009, 26, accessed 21 February 2019, [http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext\\_part1.pdf](http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext_part1.pdf).

<sup>5</sup> *Napa, the Valley of Legends: 150 Years of History* (Napa, CA: unknown, 1997), 7.

admitted to the Union as a free state. In Napa, a new street parallel to First Street was named in honor of Henry Clay, the Kentucky senator whose Omnibus Bill admitted California to the Union.<sup>6</sup>

The discovery of gold in the foothills of the Sierra Nevada in 1848 brought miners and entrepreneurs to California from all over the world, and Napa Valley prospered as a result. The town's population soon expanded as the region's mild climate attracted miners and merchants to Napa for the winter.<sup>7</sup> Early Napa City residents were typically single, working-class men, many of whom lived in hotels or boarding houses. A number of wood-frame commercial buildings were constructed downtown, but many were temporary due to the ad-hoc nature of Napa's growth in the wake of the Gold Rush.<sup>8</sup> Agricultural development was scattered throughout the county, with pioneers such as George Yount and others establishing farms on the outskirts of the city. Major development trends that would shape Napa in later years—such as the importance of the Napa River for transportation and commerce, the development of roads and infrastructure, and the establishment of agriculture as a major economic force—had their beginnings during this era. However, little physical evidence of the early American period remains in Napa, as no buildings which date to the mid-1800s appear to be extant in the city today.

Napa grew steadily throughout the Victorian era as people continued to settle and more businesses were established in the town. Transportation, infrastructure, and social services were greatly improved, and by 1880, Napa had a bustling downtown and a population of approximately 4,000. Napa was officially incorporated on March 23, 1872, as the “Town of Napa City,” and was reincorporated on February 24, 1874, as the “City of Napa.”<sup>9</sup> Around this time, the wine industry grew as the dominant agricultural endeavor, with an increased demand for local wines facilitated partly by the completion of the Napa Valley Railroad in 1868. New vineyards were established throughout the valley, and winery operations ranged from small family businesses to large winery complexes. By the late 1880s, there were more than 20,000 acres of vineyards producing nearly five million gallons of wine per year.<sup>10</sup> The vestiges of small agricultural properties, including barns, tank houses, and other outbuildings can still be found throughout the city and represent rural farmsteads that were gradually enveloped by urban growth.

By the turn of the twentieth century, Napa had grown into a self-sufficient town with successful industries, businesses, and residents. Still tied to its agricultural roots, Napa had a population of 5,500 in 1905.<sup>11</sup> Over the next two decades, the arrival of interurban electric railroads linked Napa to Vallejo, San Francisco, and the rest of the Bay Area, boosting its economy and encouraging residential growth through World War I. In the 1920s and 1930s, Napa was a blue-collar community; most men worked union jobs at the local clothing and other factories or at the nearby Mare Island Naval Shipyard.<sup>12</sup> This era saw steady construction of single-family residences and the establishment of more factories, but Prohibition and the Great Depression greatly curbed economic development in Napa.

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater. For

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<sup>6</sup> Ibid., 7-8.

<sup>7</sup> W.F. Wallace, *History of Napa County* (Oakland, CA: Enquirer Print, 1901), 128.

<sup>8</sup> Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa, CA: Reporter Publishing House, 1873, reprint Fairfield, CA: J. Stevenson, 1993), 23-24.

<sup>9</sup> *Napa, Valley of Legends*, 68. Tom Gregory, *History of Solano & Napa Counties, California* (Los Angeles, CA: Historic Record Co., 1912), 157; Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001).

<sup>10</sup> *Napa, Valley of Legends*, 76, 87-88.

<sup>11</sup> David and Kathleen Kernberger, *Mark Strong's Napa Valley, 1886-1924* (St. Helena: Historic Photos, Pubs., 1978), 1.

<sup>12</sup> Coodley, “A River into Which None Can Step Twice,” *Napa Valley Marketplace* (October 2007).

instance, Contra Costa County alone produced 3.5 percent of all war products manufactured in the entire nation, and the City of Richmond hosted 55 major war industries, including Kaiser's four gigantic shipyards that employed 100,000 workers. Nearly half a million people from all over the country flocked to the Bay Area for employment, and local communities experienced housing shortages and major demographic shifts. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.<sup>13</sup> In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.<sup>14</sup> Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era. Up until that time, the city had grown in an organic piecemeal fashion, but with such a boom in population and physical growth, the first zoning ordinance was instituted in 1945. Since then, zoning regulations have controlled how and where the city expands.

The city continued to grow beyond the postwar era, reaching a population of 37,000 by 1970. However, the decline of manufacturing, redevelopment, and the rebirth of the wine industry were the major forces that impacted modern Napa. The City of Napa is still the Valley's population center, but is a very different place than it was in the nineteenth and early twentieth centuries. Since its initial growth in the Gold Rush and Victorian eras, Napa has been transformed from a blue-collar town into a service-based, majority-crop community. With a population of 80,277 in 2019 and an area of 18.15 square miles, the city's economy today remains keyed to wine and tourism, but many residents are nostalgic for old Napa.<sup>15</sup>

## SURROUNDING AREA & SITE

The site of the proposed Undertaking is located northeast of Downtown Napa, in the City of Napa's Vintage neighborhood, which is roughly bounded by El Centro Avenue to the north, Big Ranch Road to the east, Trancas Street to the south, and Jefferson Street to the west. The area surrounding the site of the Undertaking was historically agricultural with a few scattered farmsteads, as is confirmed in a 1940 aerial photograph.<sup>16</sup> Salvador Creek ran through the vineyards and orchards that appear to have dominated the landscape.

With the city's population increasing and suburbanization on the rise, the surrounding area became populated with new single-family residences in the 1950s. An aerial photograph from 1958 indicates that a few singular houses (not part of a suburban development) were constructed near existing farmsteads, some houses were constructed in small clusters, and other houses were constructed as a part of large suburban developments.<sup>17</sup> Housing clusters included those built in 1954 at 2123 to 2129 Big Ranch Road across Salvador Creek, northeast of the site of the Undertaking. Also noticeable in the aerial photograph is the newly constructed Queen of the Valley Medical Center along Trancas Street, founded in 1958 by the Sisters of St. Joseph of Orange.<sup>18</sup> Farm bridges are visible along Salvador Creek in the 1958 photograph as well, including one on the site of the Undertaking.

Development of the surrounding area continued into the 1960s and 1970s. A single-family residence was built in 1961 on part of the site of the Undertaking and addressed as 2119 Big Ranch Road (now

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<sup>13</sup> City of Napa, "A Residential Context for the Cultural Resources of the City of Napa," (prepared by Anne Bloomfield, January 1996), 9-10.

<sup>14</sup> Lauren Coodley and Paula Amen Schmitt, *Napa: The Transformation of an American Town* (Charleston, SC: Arcadia Publishing, 2007), 128.

<sup>15</sup> "City-Wide Historic Context Statement," 130.

<sup>16</sup> 1940 aerial photograph, unknown, Flight C-and-P, Frame 1-60, collection of UC Santa Barbara Library, accessed 21 February 2019, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

<sup>17</sup> 1958 aerial photograph, Cartwright and Co., Flight CSI-1958, Frame 2V-15, collection of UC Santa Barbara Library, accessed 21 February 2019, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

<sup>18</sup> St. Joseph Health Queen of the Valley, "About Us," accessed 21 February 2019, <https://www.thequeen.org/about-us/>.

addressed 3710-3720 Valle Verde Drive; not extant).<sup>19</sup> Between 1972 and 1973, a two-story multi-unit residential condominiums development called Shelter Creek was constructed south of the Undertaking site.<sup>20</sup> In 1990, the Valle Verde Residential Care for Elderly Facility (also known as Wind Chime of Napa Valley) was constructed at 3700 Valle Verde Drive, the other part of the Undertaking's site.<sup>21</sup> It later became the Sunrise Napa Assisted Living Facility until 2005, when the facility closed and it became vacant.<sup>22</sup> By the late twentieth century, the Queen of the Valley Medical Center expanded, and more commercial centers were built to serve the area's housing growth.<sup>23</sup>

The surrounding area has facilitated various types of residential development in the early twenty-first century. In 2000, the Silverado Creek Apartments, a three-story multi-unit residential development, were built to the west of the Undertaking's site.<sup>24</sup> Just north of the APE is a single-family residential development known as the Silverado Creek Subdivision that was constructed in 2000 as well.<sup>25</sup> The development appears to have involved the construction of a storm water detention area and trails, including a pedestrian bridge, all of which is part of the Salvador Creek Trail/Park.<sup>26</sup> On the other side of Salvador Creek from the Undertaking's site and to the north of the cluster of the 1954 houses, single-family residences were constructed in 2004-2006 for the Christensen Subdivision and also involved the connection of that development with the Salvador Creek Trail/Park through the construction of another pedestrian bridge across Salvador Creek.<sup>27</sup>

The Silverado Villas Subdivision, a three-story multi-unit residential condominium development, was constructed in 2010 to the southwest of the Undertaking's site on land that formerly contained a residence constructed in 1955 (no longer extant).<sup>28</sup> Single-family residences for the Big Ranch Road Subdivision were constructed in 2015-2016 to the south of the cluster of houses built in 1954.<sup>29</sup> In preparation for the Undertaking, the single-family residence at 3710-3720 Valle Verde Drive was demolished in 2017.<sup>30</sup>

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<sup>19</sup> Napa County Assessor, "Assessor Parcel Data," accessed 21 February 2019, <https://www.countyofnapa.org/150/Assessor-Parcel-Data>; City of Napa Community Development Department, Permit# B1703-0154, approved 25 April 2017, accessed 25 February 2019, <https://etrakit.cityofnapa.org/etrakit2/Search.aspx?Group=PERMIT>.

<sup>20</sup> Ibid.; Napa County Assessor, *County Assessor's Parcel Map: 38-38*, (Napa: Napa County Assessor's Office, 1972).

<sup>21</sup> Advertisement, *The San Francisco Examiner*, 14 November 1990, 115; City of Napa, Use Permit Agreement No. 5466, Path: \Real Property Management\115 Agreements, Contracts and Leases - Real Property and Infrastructure\Public\1988\1988\5466\_agmt Ewin Mellema, accessed 21 February 2019, <https://lf.cityofnapa.org/WebLink/DocView.aspx?id=22088&searchid=f590cf9d-fbf0-4af3-9c84-859ce7f6f540&dbid=0&repo=CityOfNapa>.

<sup>22</sup> "3700 Valle Verde Drive," LoopNet, accessed 4 March 2019, <https://www.loopnet.com/Listing/19827972/3700-Valle-Verde-Drive-Napa-CA/>.

<sup>23</sup> 1968 and 1993 aerial photographs, accessed 21 February 2019, <https://www.historicaerials.com/viewer>.

<sup>24</sup> Napa County Assessor, "Assessor Parcel Data."

<sup>25</sup> Ibid. Napa County Assessor, *County Assessor's Parcel Map: 38-60*, (Napa: Napa County Assessor's Office, 2000).

<sup>26</sup> Napa County Assessor, "Assessor Parcel Data;" 1993 aerial photograph, U.S. Geological Survey via Google Earth Pro; 2002 aerial photograph, DigitalGlobe via Google Earth Pro.

<sup>27</sup> Napa County Assessor, "Assessor Parcel Data;" Google Earth, 2005 aerial photograph, Google Earth Pro; USDA Farm Service Agency, 2006 aerial photograph, Google Earth Pro; Riechers Spence & Associates, "Pedestrian Path & Bridge," *Plan and Profile: Christensen Subdivision*, 15 December 2005; Napa County Assessor, *County Assessor's Parcel Map: 38-70*, (Napa: Napa County Assessor's Office, 2014).

<sup>28</sup> Napa County Assessor, "Assessor Parcel Data;" Napa County Assessor, *County Assessor's Parcel Map: 38-71*, (Napa: Napa County Assessor's Office, 2008).

<sup>29</sup> Napa County Assessor, "Assessor Parcel Data;" Napa County Assessor, *County Assessor's Parcel Map: 38-72*, (Napa: Napa County Assessor's Office, 2016).

<sup>30</sup> City of Napa Community Development Department, Permit# B1703-0154, approved 25 April 2017.

## IV. IDENTIFICATION OF HISTORIC PROPERTIES WITHIN THE APE

Historic properties, as defined in 36 CFR Part 800.16(l)(1), include any district, site, building, structure, or object that is included in or eligible for listing in the National Register. As previously noted, a separate report prepared by Holman & Associates considers archaeological properties with regard to the proposed Undertaking.

### PREVIOUSLY RECORDED HISTORIC PROPERTIES

Page & Turnbull discussed the above-ground results of the NWIC records search requested by Holman & Associates (file number 18-423) through David J. Powers & Associates, Inc. According to Holman & Associates, there were no built environment studies noted in the search area and the only non-archaeological property recorded in their search area was the old Trancas Bridge (designated P-28-1589), which is outside of the APE. No previously recorded historic properties are located within the APE.

Page & Turnbull also reviewed the California Historical Resources Information System's Directory of Properties in the Historic Property Data File for Napa County as of 2012 and Napa County's various historic resources inventories, and found no historic properties present within the APE.

A property addressed as 3552 Villa Lane (APN 038-616-003) that contains a single-family residence constructed ca. 1885, a water tank house, and two accessory structures is located outside of the APE approximately 150 feet (one parcel) to the northwest.<sup>31</sup> 3552 Villa Lane does not appear to have been previously surveyed or listed on any local, state, or national registers. The parcel was not included in the APE approved by SHPO as the proposed Undertaking is not expected to be visible from or have any direct or indirect impacts on the property.

### PROPERTIES ELIGIBLE FOR EVALUATION

DPR 523A and 523B forms were completed for 2123 Big Ranch Road and 3720 Valle Verde Drive, two properties in the APE that contain buildings/structures 50 years of age or older according to records held by the Napa County Assessor's Office and historic aerial photographs (**Table 1; Appendix C**). The DPR 523B forms provide evaluations of the properties for eligibility for listing in the National Register, using the following National Register criteria:

*Criterion A (Event):* Properties associated with events that have made a significant contribution to the broad patterns of our history;

*Criterion B (Person):* Properties associated with the lives of persons significant in our past;

*Criterion C (Design/Construction):* Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and

*Criterion D (Information Potential):* Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Evaluation according to the National Register criteria, as presented in the DPR 523B forms, found 2123 Big Ranch Road and 3720 Valle Verde Drive to not be eligible for listing in the National Register. They are therefore not considered historic properties.

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<sup>31</sup> Napa County Assessor, "Assessor Parcel Data."

**Table 1. Properties Eligible for Evaluation within the APE**

APN	Address	Property Type	Year Built	Finding
038-170-026	2123 Big Ranch Road	Single-Family Residential	1954	Not Eligible
038-170-046	3720 Valle Verde Drive / 2119 Big Ranch Road	Vacant Lot with farm bridge	ca. 1958	Not Eligible

### NON-AGE-ELIGIBLE PROPERTIES

The majority of properties within the APE are younger than 50 years of age, and are therefore not age-eligible for evaluation for eligibility for listing in the National Register (**Table 2; Appendix D**). The year built information is based on records held by the Napa County Assessor’s Office and City of Napa Community Development Department. Page & Turnbull surveyed these properties and the observations are consistent with these recorded construction dates. A year built listed as “N/A” indicates there is no building or structure currently extant on the property.

Within the APE, 29 of the 30 parcels contain buildings or structures. Of these, 28 parcels have construction dates indicating that they are younger than 50 years of age.

**Table 2. Non-Age-Eligible Properties within the APE**

APN	Address	Property Type	Year Built
038-380-046	None Listed	Lot for Condominiums	1972
038-380-031	3572 Shelter Creek Drive	Condominium	1972
038-380-032	3574 Shelter Creek Drive	Condominium	1972
038-380-034	3578 Shelter Creek Drive	Condominium	1972
038-380-035	3580 Shelter Creek Drive	Condominium	1972
038-380-001	3640 Shelter Creek Drive	Condominium	1973
038-380-002	3638 Shelter Creek Drive	Condominium	1973
038-380-003	3636 Shelter Creek Drive	Condominium	1973
038-380-004	3634 Shelter Creek Drive	Condominium	1973
038-380-005	3632 Shelter Creek Drive	Condominium	1973
038-380-033	3576 Shelter Creek Drive	Condominium	1973
038-170-042	3700 Valle Verde Drive	Commercial/Residential	1990
038-616-004	3550 Villa Lane	Multi-Family Residential	2000
038-701-001	2115 Ranch Court	Single-Family Residential	2006
038-710-001	None Listed	Lot for Condominiums	2010
038-710-015	113 Firefly Lane	Condominium	2010
038-710-016	111 Firefly Lane	Condominium	2010
038-710-017	109 Firefly Lane	Condominium	2010
038-710-018	107 Firefly Lane	Condominium	2010
038-710-019	105 Firefly Lane	Condominium	2010
038-710-020	103 Firefly Lane	Condominium	2010
038-710-021	101 Firefly Lane	Condominium	2010
038-722-002	979 Serendipity Way	Single-Family Residential	2015
038-722-003	971 Serendipity Way	Single-Family Residential	2015
038-722-001	987 Serendipity Way	Single-Family Residential	2016

APN	Address	Property Type	Year Built
038-170-043	3710 Valle Verde Drive / 2119 Big Ranch Road <sup>32</sup>	Vacant Lot	N/A
038-601-013	None Listed	Vacant Lot / Salvador Creek Trail/Park with pedestrian bridge	ca. 2000
038-250-012	None Listed	Vacant Lot / Salvador Creek Trail/Park with pedestrian bridge	ca. 2006

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<sup>32</sup> At the time of the site visit, the property contained two concrete masonry unit columns and a small shed with a water heater, all of which has since been demolished as they were previously determined to not be historic resources and demolition was already approved. City of Napa Community Development Department, Permit# B1703-0154, approved 25 April 2017.

## V. CONCLUSION

The proposed Undertaking, the Heritage House & Valle Verde Housing Project in the City of Napa's Vintage neighborhood, will involve the use of HUD funds and therefore requires compliance with Section 106.

Page & Turnbull conducted a pedestrian reconnaissance field survey of the APE, completed research at various repositories and online, and learned the above-ground results of the CHRIS records search by Holman & Associates. No properties within the APE appeared to contain previously recorded historic properties. The APE contains or intersects a total of 30 parcels, 29 of which contain buildings or structures. Of these, 28 parcels have recorded construction dates indicating that they are younger than 50 years of age. One parcel addressed as 2123 Big Ranch Road contains a building that is 65 years old and another parcel addressed as 3720 Valle Verde Drive contains a farm bridge that is approximately 61 years old. These two parcels were therefore surveyed and evaluated for National Register eligibility in DPR 523A and 523B forms. The DPR 523B forms found 2123 Big Ranch Road and 3720 Valle Verde Drive to not be eligible for listing in the National Register.

As no above-ground historic properties were identified within the APE, the result of the current identification and evaluation for the proposed Undertaking is a finding of "No Historic Properties Affected," pursuant to 36 CFR Part 800.4(d)(1) and 800.11(d).

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Google Earth. 2016 aerial photograph. Google Earth Pro.

Google Earth. 2018 aerial photograph. Google Earth Pro.

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## **APPENDICES**

**APPENDIX A: UNDERTAKING MAPS**

**APPENDIX B: UNDERTAKING SITE PLAN**

**APPENDIX C: DPR 523A & 523B FORMS**

**APPENDIX D: INVENTORY OF NON-AGE-ELIGIBLE PROPERTIES**

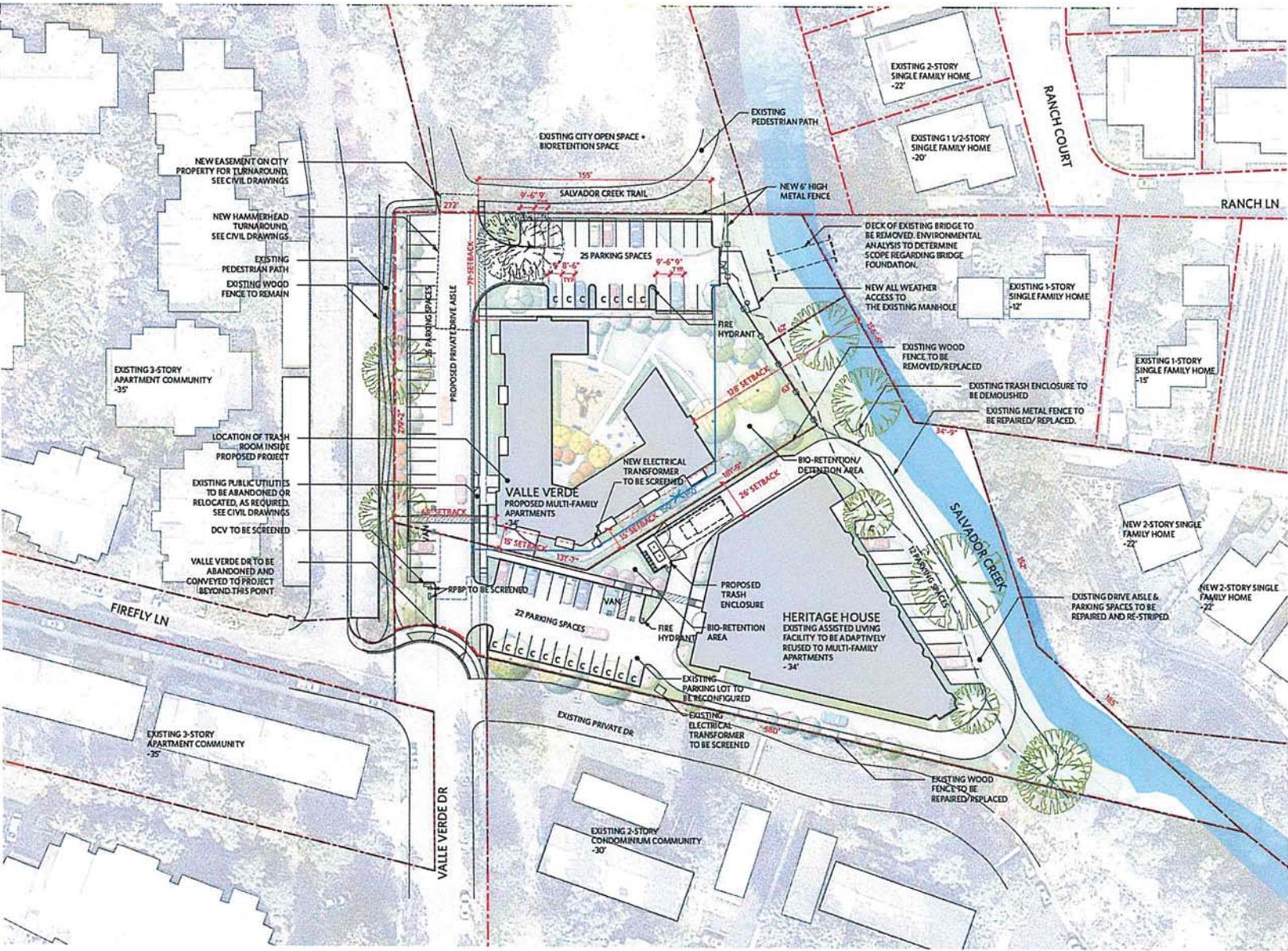




Map A-2: Area of Potential Effects, which takes into account possible direct and indirect effects of above-ground cultural resources by including all properties that have a view to the site of the Undertaking. Source: Created by Page & Turnbull using ArcMap (2018), Google Earth (2018), and data acquired from Napa County's GIS Data Catalog.

## **Appendix B: Undertaking Site Plan**

Please see the attached site plan containing information on the Undertaking.



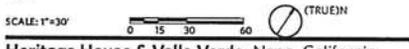
**LEGEND**

- PROPERTY LINE
- SETBACK
- WOOD FENCE
- METAL FENCE
- FIRE HOSE PULL DIMENSION
- EXISTING PROTECTED TREE TO REMAIN
- EXISTING PROTECTED TREE TO BE REMOVED

**NOTES**

1. SEE DEVELOPMENT SUMMARY TABLE ON SHEET AD-01 FOR ALL PLANNING + ZONING INFORMATION.
2. SEE ARCHITECTURAL FLOOR PLANS FOR BUILDING AND UNIT INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL GRADING, UTILITY, LOT LINE ADJUSTMENT, STORM WATER CONTROL PLAN INFORMATION.
4. SEE LANDSCAPE PLANS FOR PRESERVATION + REMOVAL OF EXISTING TREES, AS WELL AS LANDSCAPE SITE + LIGHTING PLAN.
5. STANDARD PARKING SPACE SIZE: 9 BY 19 FEET. COMPACT PARKING SPACE SIZE: 8.5 BY 16 FEET PLUS 0.5 FEET WIDTH FOR SPACES ADJACENT TO LANDSCAPE AREA.

SITE PLAN



**PLANNING & EIR SUBMITTAL**

04/26/2018

**A1.02 - SITE PLAN**

Heritage House & Valle Verde, Napa, California



### **Appendix C: DPR 523A & 523B Forms**

Please see the attached State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms completed for the two properties in the APE that are 50 years of age or older.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 9 Resource name(s) or number (assigned by recorder) 2123 Big Ranch Road

**P1. Other Identifier:** N/A  
**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County** Napa  
**b. USGS 7.5' Quad** Napa, CA **Date** 2018  
**c. Address** 2123 Big Ranch Road **City** Napa **Zip** 94558 **d. UTM:** \_\_\_\_\_  
**e. Other Locational Data:** Assessor's Parcel Number 038-170-026

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property contains a one-story single-family residence with attached garage and a detached one-story shed building. The half-acre property is located along a service road off of Big Ranch Road, in the City of Napa's Vintage Neighborhood northeast of downtown. The subject property is roughly bounded by a service road and a single-family residential development to the northwest, single-family residences to the northeast, a single-family residential development with public trails to the southeast, and Salvador Creek to the southwest. The property has an axial orientation and is located on a small hill that slopes down to the southwest. It appears to be primarily grassy with several trees and a large rear yard, all of which is bound by a high fence.

The residence was designed in the Ranch architectural style and has an L-shaped plan. It has a hipped and side-gabled roof clad in composition shingles, exterior walls clad in stucco (except for the garage portion clad in rustic vee wood siding), and a board-formed concrete foundation. The roof has overhanging eaves. Typical windows consist of rectangular one-over-one double-hung vinyl sash windows bordered by wood trim and sills. The primary (northwest) and southwest façades are partially recessed due to the building's L shape. The primary façade's recessed portion contains a vinyl garage door for the attached garage as well as the main entrance door with sidelite. The other portion features two corner windows (shared with the northeast and southwest façades) and a central window, all typical. The southwest façade's recessed portion contains a typical window and the shared corner window; the other portion contains a vent below the gable peak and a typical window. The northeast façade features an exterior brick chimney as well as several openings, though most of the façade and the southeast façade are not visible from the public right-of-way due to the fence.

The shed has a square plan, a front-gabled roof clad in composition shingles, vertical wood board siding, and a board-formed concrete foundation. Typical windows consist of rectangular aluminum-frame sliding windows bordered by wood trim and sills. The primary (northwest façade) features a paneled wood door with sidelite, a typical window, and a vent below the gable peak. The southwest façade only has one typical window, and the other facades are not visible from the public right-of-way due to the fence.

**\*P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property; HP4. Ancillary buildings  
**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other



**P5a. Photo**  
**P5b. Photo:** (view and date)  
Primary (northwest) and southwest façades of single-family residence and detached shed. January 28, 2019.  
**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1954. Napa County Assessor, "Assessor Parcel Data," accessed 21 February 2019, <https://www.countyofnapa.org/150/Assessor-Parcel-Data>.  
**\*P7. Owner and Address:**  
Paula C. Duncan  
2123 Big Ranch Road  
Napa, CA 94558  
**\*P8. Recorded by:**  
Page & Turnbull, Inc.  
417 Montgomery Street, 8<sup>th</sup> Floor  
San Francisco, CA 94104  
**\*P9. Date Recorded:** January 28, 2019  
**\*P10. Survey Type:** Intensive  
**\*P11. Report Citation:** (Cite survey report

and other sources, or enter "none") Page & Turnbull. "Draft Section 106 Technical Report for Heritage House & Valle Verde Housing Project at 3700-3720 Valle Verde Drive in Napa, California." March 2019.

**\*Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_

Page 2 of 9

\*NRHP Status Code 6Y

\*Resource Name or # 2123 Big Ranch Road

- B1. Historic name: N/A
- B2. Common name: 2123 Big Ranch Road
- B3. Original Use: Single-family residential
- B4. Present use: Single-family residential
- \*B5. Architectural Style: Ranch
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

The single-family residence was constructed in 1954 according to the Napa County Assessor.<sup>1</sup> The shed was likely built in the late 1960s, based on the form, style, and finishes and a 1965 aerial photograph that does not show the shed (**Figure 7**).<sup>2</sup> Although the City of Napa Community Development Department does not have an original building permit application on file for the property, there is a building permit for a kitchen remodel in 2014 and a plumbing permit for adding a new water line from the meter to the residence in 2015.<sup>3</sup> Other changes to the residence visible from the public right-of-way include replacing the windows for the current vinyl windows. Alterations to the shed are unknown, but likely limited. Based on aerial photographs, there used to be a small structure in the rear yard that was removed in 2015 (**Figure 8 to Figure 12**).<sup>4</sup>

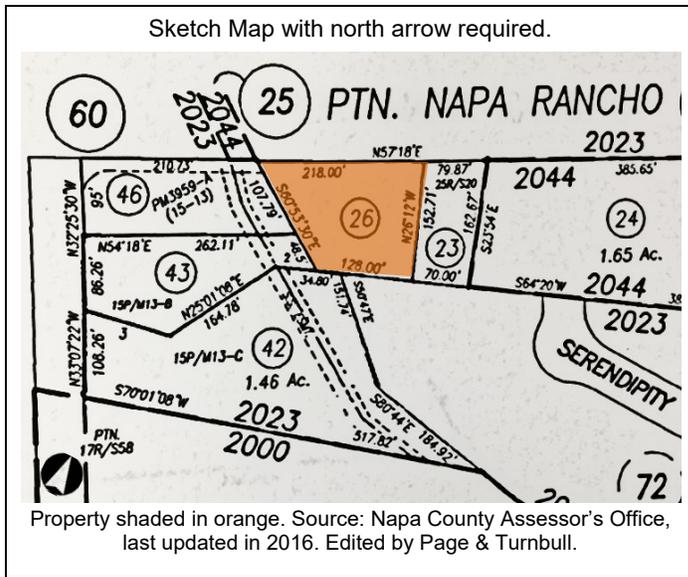
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: Shed and high fence.
- \*B9a. Architect: Unknown b. Builder: Unknown, possibly carpenter Myron Standley
- \*B10. Significance: Theme World War II & Post-War Era: Suburban Development Area Napa  
 Period of Significance 1940-1965 Property Type Single-family 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 "City-Wide Historic Context Statement" for Napa (September 2009 by Page & Turnbull), available on the State of California Office of Historic Preservation's website, was consulted to evaluate the significance of 2123 Big Ranch Road, specifically within the period/theme of World War II & Post-War Era (1940-1965) and Suburban Development.<sup>5</sup> Additionally, summarized historic contexts for the City of Napa and the subject property's surrounding area are located in the "Draft Section 106 Technical Report for Heritage House & Valle Verde Housing Project at 3700-3720 Valle Verde Drive in Napa, California" by Page & Turnbull in March 2019. Property-specific research was completed and included herein to supplement the historic contexts. (See Continuation Sheet, page 3.)

B11. Additional Resource Attributes: (List attributes and codes)  
HP46. Walls/gates/fences

- \*B12. References: See Footnotes and Bibliography, Continuation Sheet, page 8.
- B13. Remarks: None.
- \*B14. Evaluator: Maggie Smith, Page & Turnbull, Inc.  
 \*Date of Evaluation: March 29, 2019

(This space reserved for official comments.)



<sup>1</sup> Napa County Assessor, "Assessor Parcel Data," accessed 21 February 2019, <https://www.countyofnapa.org/150/Assessor-Parcel-Data>.  
<sup>2</sup> Cartwright Aerial Surveys, 1965 aerial photograph, Flight CAS-65-130, Frame 61-98, collection of UC Santa Barbara Library, accessed 29 March 2019, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/).  
<sup>3</sup> Permits on file with the City of Napa Community Development Department: Permit# B1404-0041 finalized 4 August 2014 and Permit# P1509-0022 finalized 24 September 2015, accessed 25 February 2019, <https://etrakit.cityofnapa.org/etrakit2/Search.aspx?Group=PERMIT>.  
<sup>4</sup> U.S. Geological Survey, 1993 aerial photograph, Google Earth Pro; DigitalGlobe, 2002 aerial photograph, Google Earth Pro; DigitalGlobe, 2015 aerial photograph, Google Earth Pro; Google Earth, 2016 aerial photograph, Google Earth Pro; Google Earth, 2018 aerial photograph, Google Earth Pro.  
<sup>5</sup> Page & Turnbull, "City-Wide Historic Context Statement" for Napa, 1 September 2009, 108-118, accessed 21 February 2019, [http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext\\_part1.pdf](http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext_part1.pdf).

**\*B10. Significance (continued):**

2123 Big Ranch Road

Before the mid-twentieth century and construction of the current residence, the subject property was part of a larger 15-acre parcel that was used for agricultural purposes and does not seem to have contained a building according to U.S. Geological Survey maps (**Figure 1 to Figure 5**). According to deed records on file at the Napa County Assessor's Office, the larger parcel appears to have been subdivided in 1953 by Diedrich and Ella Fruchtenicht and Myron and Margaret P. Standley. The Standleys subsequently owned 2123 Big Ranch Road and likely had the single-family residence constructed. The architect and/or builder of the Ranch-style residence are unknown, though Myron Standley, a carpenter, could have led or assisted with the construction.<sup>6</sup> Neighboring properties at 2125, 2127, and 2129 Big Ranch Road were also constructed in 1954, though appear to have been altered over time. The Standleys moved to 2119 Big Ranch Road and sold the subject property to Lowall W. and Nina M. Holmes in 1960, who then sold the property shortly thereafter in 1963 to Richard L. and Bethel C. Lackey. According to city directories, the Lackeys previously lived next door at 2127 Big Ranch Road, the location of their business, Lackey's Nursery (extant though no longer Lackey's Nursery). The Lackey family owned 2123 Big Ranch Road until it was sold to current owner Paula C. Duncan in 1999. "Planning Commission Meeting Minutes for April 19, 2012" indicate that Duncan used the rear yard with high fence as a pen for farm animals.<sup>7</sup> Originally part of the County of Napa, the subject property as well as other adjacent properties were annexed to the City of Napa ca. 2008.<sup>8</sup>



Figure 1: 1895 Official Map of the County of Napa, California, Compiled from the Official Records and Latest Surveys by O.H. Buckman and Punnett Brothers Publishers, orange arrow points to approximate future location of subject property. Source: Library of Congress. Edited by Page & Turnbull.



Figure 2: 1902 U.S. Geological Survey Map for Napa, orange arrow points to approximate future location of subject property. Source: TopoView. Edited by Page & Turnbull.

<sup>6</sup> Myron Standley also could have been involved with the development of their next single-family residence constructed in 1961 at 2119 Big Ranch Road.

<sup>7</sup> City of Napa, "Planning Commission Meeting Minutes for April 19, 2012," 5, Path: \Legislative\087 Public Meetings of Legislative Bodies\Boards, Commissions & Committees\Minutes\Planning Commission\2012-04-19, accessed 27 February 2019, <https://lf.cityofnapa.org/WebLink/DocView.aspx?id=18350&page=5&searchid=a8cb748c-805c-404f-aa1d-7beecbf161db>.

<sup>8</sup> City of Napa, "City of Napa City Council Agenda Report," 21 October 2008, Path: \Legislative\087 Public Meetings of Legislative Bodies\City Council\Agenda Summary Reports\2005-2009\2008/10/21\_City Council\_Agenda Summary Report (16), accessed 27 February 2019, <https://lf.cityofnapa.org/WebLink/DocView.aspx?id=11543&dbid=0&repo=CityOfNapa>; City of Napa, "Planning Commission Meeting Minutes for October 21, 2008," 4, Path: \Legislative\087 Public Meetings of Legislative Bodies\City Council\Minutes\2006-2011\2008/10/21\_City Council\_Minutes, accessed 27 February 2019, <https://lf.cityofnapa.org/WebLink/DocView.aspx?id=14787&dbid=0&repo=CityOfNapa>.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 4 of 9

Resource Name or # (Assigned by recorder) 2123 Big Ranch Road

\*Recorded by Page & Turnbull, Inc.

\*Date March 29, 2019  Continuation  Update



Figure 3: 1915 Official Map of the County of Napa, California, Compiled from the Official Records and Latest Surveys by O.H. Buckman and W.B. Walkup Map Publisher, orange arrow points to approximate future location of subject property. Source: Napa County Assessor's Office. Edited by Page & Turnbull.



Figure 4: 1940 aerial photograph, orange arrow points to approximate future location of subject property. Source: Unknown, Flight C-and-P, Frame 1-60, collection of UC Santa Barbara Library. Edited by Page & Turnbull.



Figure 5: 1942 U.S. Army Corps of Engineers Map for Sonoma, orange arrow points to approximate future location of subject property. Source: TopoView. Edited by Page & Turnbull.



Figure 6: 1958 aerial photograph, subject property outlined in orange. Source: Cartwright and Co., Flight CSI-1958, Frame 2V-15, collection of UC Santa Barbara Library. Edited by Page & Turnbull.



Figure 7: 1965 aerial photograph, subject property outlined in orange. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 61-98, collection of UC Santa Barbara Library. Edited by Page & Turnbull.



Figure 8: 1993 aerial photograph, subject property outlined in orange. Source: U.S. Geological Survey via Google Earth Pro. Edited by Page & Turnbull.



Figure 9: 2002 aerial photograph, subject property outlined in orange. Source: DigitalGlobe via Google Earth Pro. Edited by Page & Turnbull.



Figure 10: 2015 aerial photograph, subject property outlined in orange. Source: DigitalGlobe via Google Earth Pro. Edited by Page & Turnbull.



Figure 11: 2016 aerial photograph, subject property outlined in orange. Source: Google Earth via Google Earth Pro. Edited by Page & Turnbull.

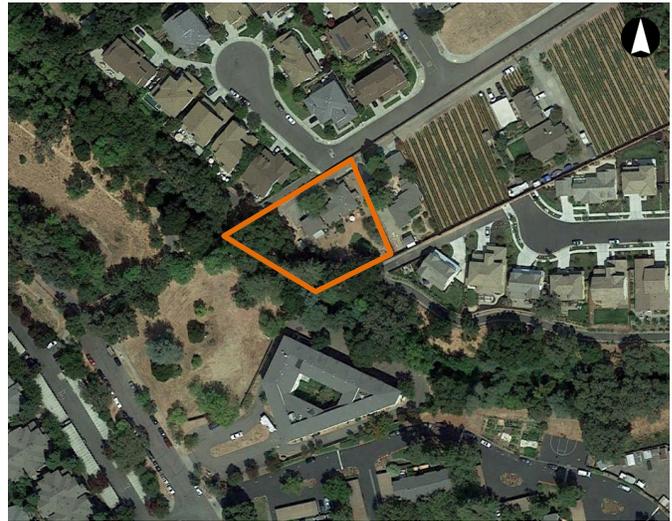


Figure 12: 2018 aerial photograph, subject property outlined in orange. Source: Google Earth via Google Earth Pro. Edited by Page & Turnbull.

Owner and Occupant History

The following table provides the known ownership and occupancy history of 2123 Big Ranch Road according to deed records and sales ledgers held at the Napa County Assessor's Office, permit applications, city directories, Ancestry.com, U.S. Federal Census records, and articles from historic newspapers. Dates listed below are confirmed, though periods of ownership or occupancy may extend beyond these ranges in some cases.

Dates	Owner-Occupant(s)	Occupation(s)
12/07/1954 to 10/03/1960	Myron & Margaret P. Standley	Farmer, Flour Packer, Carpenter & Unknown
10/03/1960 to 07/15/1963	Lowall W. & Nina M. Holmes	Machinist at Mare Island Naval Shipyard & Unknown
07/15/1963 to 04/14/1988	Richard L. & Bethel C. Lackey	Owners of Lackey's Nursery at 2127 Big Ranch Road
04/14/1988 to 09/09/1999	Bethel C. Lackey (& Estate of Bethel C. Lackey)	See above
09/09/1999 to Present	Paula C. Duncan (& Paula C. Duncan Trust)	Teacher, Principal

Ranch Architectural Style

The Ranch architectural style is a uniquely American residential building type that originated in California in the mid-1930s. The style gained popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of "rambling" Ranch houses was made possible by the country's increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots.<sup>9</sup> The style was loosely based on the Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman and Prairie styles of the early twentieth century. A typical Ranch style house featured an asymmetrical one-story mass that included a built-in garage capped with a low-pitched roof that was either hipped, cross-gabled or side-gabled. A moderate or wide eave overhang was a common design element. Wood and brick cladding were common, and were frequently used in combination. Fenestration was simple, and frequently included ribbon windows and large picture windows in living areas. Modest amounts of traditional detailing loosely based on Spanish or English Colonial precedents were included. Decorative elements traditionally included iron or wood porch supports and decorative shutters.<sup>10</sup>

<sup>9</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2002), 479.

<sup>10</sup> *Ibid.*

### Evaluation of Historic Significance and Integrity

2123 Big Ranch Road is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The subject property does not appear in the California Historical Resources Information System's Directory of Properties in the Historic Property Data File for Napa County as of 2012, indicating that no record of a previous survey or evaluation is on file with the Northwest Information Center, affiliated with the State of California Office of Historic Preservation (OHP). It does not appear to be included on Napa's Historic Resource Inventory, and therefore is not listed locally as a previously evaluated historic resource. The following evaluation is for eligibility for listing in the National Register, based on the research results described above.

#### National Register of Historic Places

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

- *Criterion A (Event)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person)*: Properties associated with the lives of persons significant in our past;
- *Criterion C (Design/Construction)*: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and
- *Criterion D (Information Potential)*: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture. The following evaluation was conducted using the "City-Wide Historic Context Statement" for Napa (September 2009 by Page & Turnbull), available on the State of California Office of Historic Preservation's website.<sup>11</sup>

#### *Criterion A (Event)*

2123 Big Ranch Road does not appear eligible for individual listing under Criterion A for association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. The subject residence was constructed in 1954, during the World War II & Post-War Era (1940-1965) discussed in Napa's "City-Wide Historic Context Statement," in an area that was primarily agricultural at the time but has since become suburbanized, as was common during that period. 2123 Big Ranch Road does not appear to bear an individually distinct association within this World War II & Post-War Era context, nor does it appear to be part of a potentially eligible historic district. Although the subject property and three of its neighboring properties appear to have been constructed in 1954 during the postwar era they do not appear significant as a strong representation of suburban development patterns in Napa and therefore do not appear eligible as a district under Criterion A, based on preliminary evaluation and guidance in Napa's "City-Wide Historic Context Statement." Additionally, the subject property does not appear to be a defense cottage as it was constructed after World War II ended.

#### *Criterion B (Person)*

2123 Big Ranch Road does not appear eligible for individual listing under Criterion B for association with the lives of persons important to local, state, or national history. The owners and occupants of the subject property do not appear to have made any noteworthy impacts on history based upon available scholarship. Original owners Myron and Margaret P. Standley do not appear to have been influential in local, state, or national history. Lowell W. Holmes was a machinist at Mare Island Naval Shipyard, which relates to the World War II & Post-War Era context, but he does not appear to be a prominent figure within this context and he and wife Nina Holmes owned the property after the war and only for three years. Despite being long-term residents of the subject property and owners of the local Lackey's Nursery, Richard L. & Bethel C. Lackey were not important or influential in local, state, or national history in a manner associated with the residence at 2123 Big Ranch Road.

<sup>11</sup> Page & Turnbull, "City-Wide Historic Context Statement" for Napa, 1 September 2009, 114-118, accessed 21 February 2019, [http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext\\_part1.pdf](http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext_part1.pdf).

*Criterion C (Design/Construction)*

2123 Big Ranch Road does not appear eligible under Criterion C as a resource that embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. The architect and/or builder are unknown, though it is possible that original owner and carpenter Myron Standley led or assisted with the construction. The residence was designed in the Ranch architectural style, though does not appear to individually exemplify this style or building type or possess high artistic style. While the subject property and three of its neighboring properties appear to have been constructed at the same time during the postwar era, they do not appear significant within the theme of suburban development as they are not exemplary of homogenous housing tracts; therefore, they do not appear eligible as a district under Criterion C or represent a significant distinguishable entity whose components lack individual distinction, based on preliminary evaluation and guidance in Napa's "City-Wide Historic Context Statement."

*Criterion D (Information Potential)*

2123 Big Ranch Road does not appear to be individually eligible under Criterion D as a building that has the potential to provide information important to the prehistory or history of the City or County of Napa, the state, or the nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."<sup>12</sup> Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, design, setting, materials, workmanship, feeling and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.<sup>13</sup>

As the subject property does not appear to be significant under any criteria for the National Registers, an analysis of its historic integrity was not conducted.

Conclusion

2123 Big Ranch Road does not appear to be eligible for individual listing in the National Register of Historic Places. The subject residence was constructed in 1954 by an unidentified architect and/or builder, likely for Myron and Margaret P. Standley – it is possible that Myron Standley, a carpenter, led or assisted with the construction. 2123 Big Ranch Road does not represent the work of a master or embody a type, period, or method of construction to the degree necessary for historic designation. Additionally, the property does not appear to be individually representative of significant patterns of events or cultural history, or significant in association with persons important to local, state, or national history. Based on preliminary evaluation and guidance in Napa's "City-Wide Historic Context Statement," the subject property does not appear to contribute to a potential historic district. As such, the California Historical Resource Status Code (CHRSC) of "6Y," has been assigned to 2123 Big Ranch Road, meaning that it has been determined ineligible for the National Register by consensus through the Section 106 process – it was not evaluated for the California Register or local listing.<sup>14</sup>

**\*B12. References (continued):**

Publications

California State Office of Historic Preservation. "Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources." Sacramento: California Department of Parks and Recreation, 4 September 2001.

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National Park Service. "National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: National Park Service, revised 2002.

<sup>12</sup> California State Office of Historic Preservation, "Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources," (Sacramento: California Department of Parks and Recreation, 4 September 2001) 11.

<sup>13</sup> National Park Service, "National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation," (Washington, D.C.: National Park Service, revised 2002).

<sup>14</sup> California State Office of Historic Preservation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory," (Sacramento: California Department of Parks and Recreation, November 2004).

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder) 2123 Big Ranch Road

\*Recorded by Page & Turnbull, Inc.

\*Date March 29, 2019  Continuation  Update

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<https://lf.cityofnapa.org/WebLink/DocView.aspx?id=14787&dbid=0&repo=CityOfNapa>.

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<https://etrakit.cityofnapa.org/etrakit2/Search.aspx?Group=PERMIT>.

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Napa County Assessor. "Assessor Parcel Data." Accessed 21 February 2019. <https://www.countyofnapa.org/150/Assessor-Parcel-Data>.

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Office of Historic Preservation. California Historical Resources Information System's Directory of Properties in the Historic Property Data File for Napa County. 5 April 2012.

U.S. Federal Census. [www.ancestry.com](http://www.ancestry.com).

U.S. Social Security Death Index. [www.ancestry.com](http://www.ancestry.com).

Maps & Aerial Photographs

Buckman, O.H. *Official Map of the County of Napa, California, Compiled from the Official Records and Latest Surveys*. San Francisco: Punnett Brothers Publishers, 1895. Library of Congress. Accessed 21 February 2019.  
<https://www.loc.gov/item/2004629041/>.

Buckman, O.H. *Official Map of the County of Napa, California, Compiled from the Official Records and Latest Surveys*. San Francisco: W.B. Walkup Map Publisher, 1915. Napa County Assessor's Office.

Cartwright Aerial Surveys. 1965 aerial photograph. Flight CAS-65-130. Frame 61-98. Collection of UC Santa Barbara Library. Accessed 29 March 2019. [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

Cartwright and Co. 1958 aerial photograph. Flight CSI-1958. Frame 2V-15. Collection of UC Santa Barbara Library. Accessed 21 February 2019. [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

DigitalGlobe. 2002 aerial photograph. Google Earth Pro.

DigitalGlobe. 2015 aerial photograph. Google Earth Pro.

Google Earth. 2016 aerial photograph. Google Earth Pro.

Google Earth. 2018 aerial photograph. Google Earth Pro.

Napa County Assessor. *Assessor's Map Bk. 38 Pg. 17 County of Napa, Calif.* Napa: Napa County Assessor's Office, 2016.

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State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8 Resource name(s) or number (assigned by recorder) 2119 Big Ranch Road / 3720 Valle Verde Drive

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted \*a. County Napa  
b. USGS 7.5' Quad Napa, CA Date 2018  
c. Address 2119 Big Ranch Road / 3720 Valle Verde Drive City Napa Zip 94558 d. UTM: \_\_\_\_\_  
e. Other Locational Data: Assessor's Parcel Number 038-170-046

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property contains a reinforced concrete beam bridge that spans Salvador Creek, linking the bulk of the parcel that is situated southwest of the creek with its northeastern extent across the creek. The present bridge is situated on footings that appear to be the remains of an earlier bridge, including a stone retaining wall on the northeast side of the creek under the bridge and two similar stone pilings in the creek bed.

The concrete slab bridge deck is supported by three transverse concrete beams and each beam is supported by two reinforced cylindrical concrete piers. The end piers are located within the embankment on either side of the creek, behind the stone retaining walls. The mid-span piers are splayed out and supported on two stone pilings in the creek bed. W-beam steel guardrails line both sides of the bridge.

On its northeast side, the bridge leads to a short, overgrown driveway that connects to a private asphalt vehicular road. The southwest side of the bridge leads to the grassy vacant lot that is part of the same parcel as the bridge.

\*P3b. Resource Attributes: (list attributes and codes) HP19. Bridge

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5a. Photo

P5b. Photo: (view and date)  
View of the bridge and supports, looking north. January 28, 2019.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
ca. 1958. Cartwright and Co., 1958 aerial photograph, Flight CSI-1958, Frame 2V-15, collection of UC Santa Barbara Library, accessed 21 February 2019, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

\*P7. Owner and Address:  
Peter A. & Vernice H. Gasser Foundation  
Attention Joseph Peatman  
433 Soscol Avenue, Suite A-120  
Napa, CA 94559

\*P8. Recorded by:  
Page & Turnbull, Inc.  
417 Montgomery Street, 8<sup>th</sup> Floor  
San Francisco, CA 94104

\*P9. Date Recorded: January 28, 2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Page & Turnbull. "Draft Section 106 Technical Report for Heritage House & Valle Verde Housing Project at 3700-3720 Valle Verde Drive in Napa, California." March 2019.

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_

Page 2 of 8

\*NRHP Status Code 6Y

\*Resource Name or # 2119 Big Ranch Road / 3720 Valle Verde Drive

- B1. Historic name: N/A
- B2. Common name: 2119 Big Ranch Road / 3720 Valle Verde Drive
- B3. Original Use: Vehicular farm bridge
- B4. Present use: Abandoned
- \*B5. Architectural Style: Beam Bridge
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

The City of Napa Community Development Department, City of Napa Public Works Department, and Napa County Flood Control & Water Conservation District do not have building permit applications on file that pertain to the subject bridge, its construction, or its maintenance. While a bridge is not visible in a 1940 aerial photograph, a bridge appears in its present location in a 1958 aerial photograph (Figure 2 and Figure 4). As the aerial photographs, nearby development, and construction methods indicate, the subject bridge was likely erected ca. 1958 by an unknown engineer and/or builder, though original owner Myron Standley, a carpenter, could have led or assisted with the construction. The subject bridge was likely constructed to replace a previous, decrepit bridge that was associated with the extant stone retaining wall remnants. A 1965 aerial photograph also shows the bridge in place, immediately adjacent to a new single-family residence on the creek's southwest bank (Figure 5). The residence was built in 1961 and was originally part of the same property; it was addressed as 2119 Big Ranch Road, but was demolished in 2017 and its land is now addressed 3710 Valle Verde Drive.<sup>1</sup> Additional aerial photographs from the 1990s and early 2000s continue to show the bridge in its present location (Figure 6 to Figure 8).

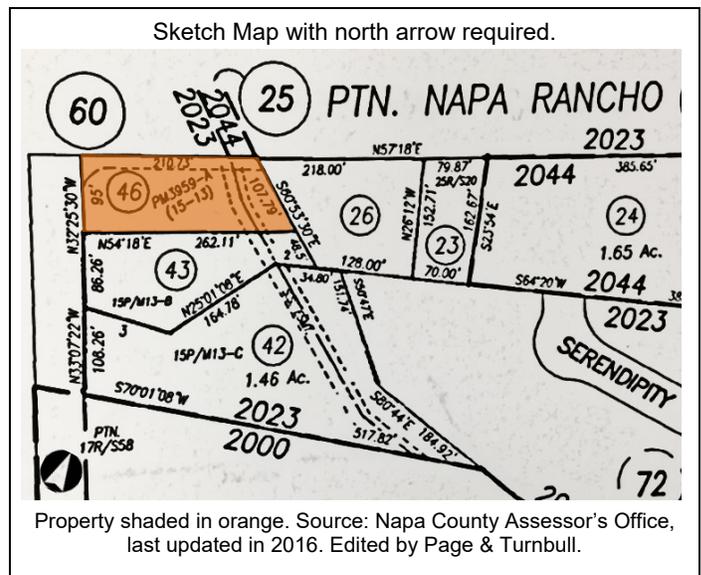
- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: None.
- B9a. Architect: Unknown b. Builder: Unknown, possibly carpenter Myron Standley
- \*B10. Significance: Theme World War II & Post-War Era: Suburban Development Area Napa  
 Period of Significance 1940-1965 Property Type Bridge 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 "City-Wide Historic Context Statement" for Napa (September 2009 by Page & Turnbull), available on the State of California Office of Historic Preservation's website, was consulted to evaluate the significance of 2110 Big Ranch Road / 3720 Valle Verde Drive, specifically within the period/theme of World War II & Post-War Era (1940-1965) and Suburban Development.<sup>2</sup> Additionally, summarized historic contexts for the City of Napa and the subject property's surrounding area are located in the "Draft Section 106 Technical Report for Heritage House & Valle Verde Housing Project at 3700-3720 Valle Verde Drive in Napa, California" by Page & Turnbull in March 2019. Property-specific research was completed and included herein to supplement the historic contexts. (See Continuation Sheet, page 3.)

B11. Additional Resource Attributes: (List attributes and codes)  
N/A

- \*B12. References: See Footnotes and Bibliography, Continuation Sheet, page 7.
- B13. Remarks: None.
- \*B14. Evaluator: Maggie Smith, Page & Turnbull, Inc.  
 \*Date of Evaluation: March 29, 2019

(This space reserved for official comments.)



<sup>1</sup> Napa County, "Assessor Parcel Data," accessed 21 February 2019, <https://www.countyofnapa.org/150/Assessor-Parcel-Data>; City of Napa Community Development Department, Permit# B1703-0154, approved 25 April 2017, accessed 25 February 2019, <https://etrakit.cityofnapa.org/etrakit2/Search.aspx?Group=PERMIT>.  
<sup>2</sup> Page & Turnbull, "City-Wide Historic Context Statement" for Napa, 1 September 2009, 108-118, accessed 21 February 2019, [http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext\\_part1.pdf](http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext_part1.pdf).

**\*B10. Significance (continued):**

2119 Big Ranch Road / 3720 Valle Verde Drive

Before the mid-twentieth century, the subject parcel was part of a larger 15-acre parcel that was used for agricultural purposes and does not seem to have contained a bridge according to U.S. Geological Survey maps (**Figure 1 to Figure 3**). According to deed records on file at the Napa County Assessor's Office, the larger parcel appears to have been subdivided in 1953 by Diedrich and Ella Fruchtenicht and Myron and Margaret P. Standley. The Standleys subsequently owned land that included the subject parcel as well as the adjacent property currently addressed as 2123 Big Ranch Road (on the northeast side of Salvador Creek), where they constructed a single-family residence in 1954. It is possible that Myron Standley, a carpenter, then constructed the subject farm bridge ca. 1958 to replace a previous, decrepit bridge that was associated with the remaining stone retaining walls. The subject bridge (and any previous bridge) would have connected both parts of the Standley's property (2123 Big Ranch Road and 2119 Big Ranch Road). A few years later, the Standleys subdivided their land, selling 2123 Big Ranch Road in 1960 and constructing another single-family residence at 2119 Big Ranch Road, completed in 1961.<sup>3</sup> The residence had the same address as the subject parcel since they used to be part of the same property, but have since been subdivided. The residence was located on present-day APN 038-170-043, just south of the subject parcel, and was demolished in 2017.<sup>4</sup> The bridge would have been key for transporting supplies for the construction efforts as there were no connections to roads nearby other than Big Ranch Road.

In 1966, the Standleys sold 2119 Big Ranch Road, including the subject parcel, to Felix A. Zerba, Jr. and Helen F. Zerba, proprietors of the local restaurant, the Napa Valley Inn. Based on sales ledgers held at the Napa County Assessor's Office, it appears that Helen Zerba subdivided the land over time resulting in the three present-day parcels currently addressed 3700 Valle Verde Drive (APN 038-170-042), 3710 Valle Verde Drive (previously 2119 Big Ranch Road; APN 038-170-043), and the subject parcel re-addressed as 3720 Valle Verde Drive (previously 2119 Big Ranch Road; APN 038-170-046). Helen Zerba continued to own the subject parcel until 2010, and it has subsequently been transferred through multiple owners, listed below in a table under the Owner and Occupant History section.



Figure 1: 1915 Official Map of the County of Napa, California, Compiled from the Official Records and Latest Surveys by O.H. Buckman and W.B. Walkup Map Publisher, orange arrow points to approximate future location of subject bridge. Source: Napa County Assessor's Office. Edited by Page & Turnbull.



Figure 2: 1940 aerial photograph, orange arrow points to approximate future location of subject bridge. Source: Unknown, Flight C-and-P, Frame 1-60, collection of UC Santa Barbara Library. Edited by Page & Turnbull.

<sup>3</sup> Napa County, "Assessor Parcel Data," accessed 21 February 2019, <https://www.countyofnapa.org/150/Assessor-Parcel-Data>.

<sup>4</sup> City of Napa Community Development Department, Permit# B1703-0154, approved 25 April 2017.



Figure 3: 1942 U.S. Army Corps of Engineers Map for Sonoma, orange arrow points to approximate future location of subject bridge. Source: TopoView. Edited by Page & Turnbull.



Figure 4: 1958 aerial photograph, subject property outlined in orange. Source: Cartwright and Co., Flight CSI-1958, Frame 2V-15, collection of UC Santa Barbara Library. Edited by Page & Turnbull.



Figure 5: 1965 aerial photograph, subject property outlined in orange. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 61-98, collection of UC Santa Barbara Library. Edited by Page & Turnbull.



Figure 6: 1993 aerial photograph, subject property outlined in orange. Source: U.S. Geological Survey via Google Earth Pro. Edited by Page & Turnbull.



**Figure 7: 2002 aerial photograph, subject property outlined in orange. Source: DigitalGlobe via Google Earth Pro. Edited by Page & Turnbull.**



**Figure 8: 2018 aerial photograph, subject property outlined in orange. Source: Google Earth via Google Earth Pro. Edited by Page & Turnbull.**

Owner and Occupant History

The following table provides the known ownership and occupancy history of 2119 Big Ranch Road / 3720 Valle Verde Drive according to deed records and sales ledgers held at the Napa County Assessor's Office, permit applications, city directories, Ancestry.com, U.S. Federal Census records, and articles from historic newspapers. Dates listed below are confirmed, though periods of ownership or occupancy may extend beyond these ranges in some cases.

Dates	Owner-Occupant(s)	Occupation(s)
12/07/1954 to 02/15/1966	Myron & Margaret P. Standley	Farmer, Flour Packer, Carpenter & Unknown
02/15/1966 to 02/05/2010	Felix A. Zerba, Jr. & Helen F. Zerba	Restaurant Owners
02/05/2010 to 07/28/2014	Charles W. & Felicia G. Shinnamon	Engineer, Realtor, Professor
07/28/2014 to 11/22/2016	Bridge NorCal, LLC	Charitable Organization (affiliate of BRIDGE Housing Corporation)
11/22/2016 to Present	Peter A. & Vernice H. Gasser Foundation	Charitable Organization

Post-1945 Bridge Construction in California

After World War II, suburban expansion, increased car reliance, and new construction technologies led to renewed investment in American transportation infrastructure. Bridge construction provided critical links for the country's improved roads, especially for the developing Interstate Highway System, and while bridges had often previously served as engineering and architectural statements of civic pride, postwar bridges were functional and efficient.<sup>5</sup>

Because road construction and improvement occurred so rapidly across the country, federal and state officials often issued standard bridge plans to enable faster construction and to allow the use of standardized components. Reinforced and prestressed concrete, as well as prefabricated beams and supports revolutionized bridge design and construction practices.<sup>6</sup> However, while imposing highway interchanges and overpasses clearly evoke postwar bridge construction and highway expansion, the substantial majority of bridges constructed in this period in California were concrete slab rural creek crossings.<sup>7</sup> These have sometimes been categorized as farm bridges as they often connect agricultural lands. Construction of concrete rural creek crossings, continues to the present.

<sup>5</sup> U.S. Department of Transportation, Federal Highway Administration, "Post-1945 Highway Bridge Engineering: Fast, Cheap & Easy," Environmental Review Toolkit, Environmental Topics, accessed 7 March 2019, [https://www.environment.fhwa.dot.gov/env\\_topics/historic\\_pres/post1945\\_engineering/fast\\_cheap.aspx](https://www.environment.fhwa.dot.gov/env_topics/historic_pres/post1945_engineering/fast_cheap.aspx).

<sup>6</sup> Ibid.

<sup>7</sup> California Department of Transportation, "Caltrans Statewide Historic Bridge Inventory Update Survey and Evaluation of Common Bridge Types," prepared by Andrew Hope, November 2004, accessed 7 March 2019, <http://www.dot.ca.gov/env/cultural/docs/common-bridge-types-2004.pdf>.

### Evaluation of Historic Significance and Integrity

2119 Big Ranch Road / 3720 Valle Verde Drive is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The subject property does not appear in the California Historical Resources Information System's Directory of Properties in the Historic Property Data File for Napa County as of 2012, indicating that no record of a previous survey or evaluation is on file with the Northwest Information Center, affiliated with the State of California Office of Historic Preservation (OHP). It does not appear to be included on Napa's Historic Resource Inventory, and therefore is not listed locally as a previously evaluated historic resource. The following evaluation is for eligibility for listing in the National Register, based on the research results described above.

#### National Register of Historic Places

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

- *Criterion A (Event)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person)*: Properties associated with the lives of persons significant in our past;
- *Criterion C (Design/Construction)*: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and
- *Criterion D (Information Potential)*: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture. The following evaluation was conducted using the "City-Wide Historic Context Statement" for Napa (September 2009 by Page & Turnbull), available on the State of California Office of Historic Preservation's website.<sup>8</sup>

#### *Criterion A (Event)*

The bridge at 2119 Big Ranch Road / 3720 Valle Verde Drive does not appear eligible for individual listing under Criterion A for association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. The bridge was constructed ca. 1958, during the World War II & Post-War Era discussed in Napa's "City-Wide Historic Context Statement," in an area that was primarily agricultural at the time but has since become suburbanized, as was common during that period. The subject bridge does not appear to bear an individually distinct association within this World War II & Post-War Era context nor within the post-1945 bridge construction context.

#### *Criterion B (Person)*

The bridge at 2119 Big Ranch Road / 3720 Valle Verde Drive does not appear eligible for individual listing under Criterion B for association with the lives of persons important to local, state, or national history. The owners and occupants of the subject property, when it previously contained a single-family residence (demolished in 2017), do not appear to have made any noteworthy impacts on history based upon available scholarship. Original owners Myron and Margaret P. Standley do not appear to have been influential in local, state, or national history. Felix A. and Helen F. Zerba were proprietors of the local Napa restaurant, the Napa Valley Inn, but do not appear to be important or influential in local, state, or national history in a manner associated with the bridge at 2119 Big Ranch Road / 3720 Valle Verde Drive.

#### *Criterion C (Design/Construction)*

The bridge at 2119 Big Ranch Road / 3720 Valle Verde Drive does not appear eligible under Criterion C as a resource that embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. The engineer and/or builder are unknown, though it is possible that original owner and carpenter Myron Standley led or assisted with the construction. The bridge is emblematic of farm bridges and rural creek crossings that were constructed en masse after World War II, but it does not appear to possess engineering or aesthetic distinction as an example of this ubiquitous type.

<sup>8</sup> Page & Turnbull, "City-Wide Historic Context Statement" for Napa, 1 September 2009, 114-118, accessed 21 February 2019, [http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext\\_part1.pdf](http://ohp.parks.ca.gov/pages/1054/files/napacitywidecontext_part1.pdf).

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 8 Resource Name or # (Assigned by recorder) 2119 Big Ranch Road / 3720 Valle Verde Drive  
\*Recorded by Page & Turnbull, Inc. \*Date March 29, 2019  Continuation  Update

*Criterion D (Information Potential)*

The bridge at 2119 Big Ranch Road / 3720 Valle Verde Drive does not appear to be individually eligible under Criterion D as a structure that has the potential to provide information important to the prehistory or history of the City or County of Napa, the state, or the nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."<sup>9</sup> Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, design, setting, materials, workmanship, feeling and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.<sup>10</sup>

As the subject property does not appear to be significant under any criteria for the National Registers, an analysis of its historic integrity was not conducted.

Conclusion

2119 Big Ranch Road / 3720 Valle Verde Drive does not appear to be eligible for individual listing in the National Register of Historic Places. The subject bridge was constructed ca. 1958 by an unidentified engineer and/or builder, likely for Myron and Margaret P. Standley. The bridge does not embody a type, period, or method of construction to the degree necessary for historic designation. Additionally, the bridge does not appear to be individually representative of significant patterns of events or cultural history, or significant in association with person important to local, state, or national history. As such, the California Historical Resource Status Code (CHRSC) of "6Y," has been assigned to 2119 Big Ranch Road / 3720 Valle Verde Drive, meaning that it has been determined ineligible for the National Register by consensus through the Section 106 process – it was not evaluated for the California Register or local listing.<sup>11</sup>

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<sup>9</sup> California State Office of Historic Preservation, "Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources," (Sacramento: California Department of Parks and Recreation, 4 September 2001) 11.

<sup>10</sup> National Park Service, "National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation," (Washington, D.C.: National Park Service, revised 2002).

<sup>11</sup> California State Office of Historic Preservation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory," (Sacramento: California Department of Parks and Recreation, November 2004).

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 8 Resource Name or # (Assigned by recorder) 2119 Big Ranch Road / 3720 Valle Verde Drive  
\*Recorded by Page & Turnbull, Inc. \*Date March 29, 2019  Continuation  Update

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**Appendix D: Inventory of Non-Age-Eligible Properties**

The inventory below provides information and photographs for properties within the APE that are younger than 50 years of age, and are therefore not age-eligible for evaluation for eligibility for listing in the National Register. The property information is based on records held by the Napa County Assessor’s Office and City of Napa Community Development Department. A year built listed as “N/A” indicates there is no building or structure currently extant on the property. Photographs were taken by Page & Turnbull on January 28, 2019.

Non-Age-Eligible Property Information	Photographs
<p><i>APNs:</i> 038-380-046, -031, -032, -034, -035, -001, -002, -003, -004, -005, &amp; -033</p> <p><i>Addresses:</i> None Listed (for the condominium lot), 3572, 3574, 3578, 3580, 3640, 3638, 3636, 3634, 3632, &amp; 3576 Shelter Creek Drive (for the condominiums)</p> <p><i>Property Types:</i> Lot for Condominiums &amp; Condominiums</p> <p><i>Years Built:</i> 1972-1973</p> <p><i>Notes:</i> Shelter Creek Subdivision</p>	

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-170-042</p> <p><i>Address:</i> 3700 Valle Verde Drive</p> <p><i>Property Type:</i> Commercial/Residential</p> <p><i>Year Built:</i> 1990</p> <p><i>Notes:</i> Site of the Undertaking</p>	

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-616-004</p> <p><i>Address:</i> 3550 Villa Lane</p> <p><i>Property Type:</i> Multi-Family Residential</p> <p><i>Year Built:</i> 2000</p> <p><i>Notes:</i> Silverado Creek Apartments</p>	   

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-701-001</p> <p><i>Address:</i> 2115 Ranch Court</p> <p><i>Property Type:</i> Single-Family Residential</p> <p><i>Year Built:</i> 2006</p> <p><i>Notes:</i> Christensen Subdivision</p>	
<p><i>APNs:</i> 038-710-001, -015, -016, -017, -018, -019, -020, &amp; -021</p> <p><i>Addresses:</i> None Listed (for the condominium lot), 113, 111, 109, 107, 105, 103, &amp; 101 Firefly Lane (for the condominiums)</p> <p><i>Property Types:</i> Lot for Condominiums &amp; Condominiums</p> <p><i>Year Built:</i> 2010</p> <p><i>Notes:</i> Silverado Villas Subdivision</p>	 

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-722-002</p> <p><i>Address:</i> 979 Serendipity Way</p> <p><i>Property Type:</i> Single-Family Residential</p> <p><i>Year Built:</i> 2015</p> <p><i>Notes:</i> Big Ranch Road Subdivision</p>	
<p><i>APN:</i> 038-722-003</p> <p><i>Address:</i> 971 Serendipity Way</p> <p><i>Property Type:</i> Single-Family Residential</p> <p><i>Year Built:</i> 2015</p> <p><i>Notes:</i> Big Ranch Road Subdivision</p>	
<p><i>APN:</i> 038-722-001</p> <p><i>Address:</i> 987 Serendipity Way</p> <p><i>Property Type:</i> Single-Family Residential</p> <p><i>Year Built:</i> 2016</p> <p><i>Notes:</i> Big Ranch Road Subdivision</p>	

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-170-043</p> <p><i>Address:</i> 3710 Valle Verde Drive / 2119 Big Ranch Road</p> <p><i>Property Type:</i> Vacant Lot</p> <p><i>Year Built:</i> N/A</p> <p><i>Notes:</i> Site of the Undertaking. At the time of the site visit, the property contained two concrete masonry unit columns and a small shed with a water heater, all of which has since been demolished as they were previously determined to not be historic resources and demolition was already approved. City of Napa, Building Permit #B1703-0154 for 3710 Valle Verde Drive, 25 April 2017.</p>	

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-601-013</p> <p><i>Address:</i> None Listed</p> <p><i>Property Type:</i> Vacant Lot / Salvador Creek Trail/Park with pedestrian bridge</p> <p><i>Year Built:</i> ca. 2000</p> <p><i>Notes:</i> Property contains storm water detention area, trails, and a pedestrian bridge constructed ca. 2000 as a part of the Silverado Creek Subdivision.</p>	  

Non-Age-Eligible Property Information	Photographs
<p><i>APN:</i> 038-250-012</p> <p><i>Address:</i> None Listed</p> <p><i>Property Type:</i> Vacant Lot / Salvador Creek Trail/Park with pedestrian bridge</p> <p><i>Year Built:</i> ca. 2006</p> <p><i>Notes:</i> Property contains a section of Salvador Creek and a pedestrian bridge constructed ca. 2006 as a part of the Christensen Subdivision.</p>	 

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