

February 10, 2026

Michael Clark  
PO Box 4050  
Yountville, CA 94599

Subject: Historic Impact Analysis and Parking Exception Request, Proposed “The Jefferson”  
Project, 845 Jefferson St., Napa, Napa County, California.

Dear Michael,

## **I. INTRODUCTION**

The letter report that follows analyzes a proposed project for potential negative impacts to the historic Henry J. Manasse house at 845 Jefferson Street in Napa (the subject property). This study reviews the proposed project’s compatibility with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOI Standards) and describes why a parking exception is needed for conformance. This letter report also provides a detailed description of why a Design Exception is needed for successful implementation of the proposed project. This study has been undertaken at the request of the City of Napa on behalf of the current property owner. The purpose of study is to ensure that the proposed project avoids negative impacts to the historical resource pursuant to the California Environmental Quality Act (CEQA); the property is a contributor to a historic district that is eligible to the National Register of Historic Places (NRHP) and is individually eligible to the NRHP. It thus qualifies as a historical resource. The property is not re-evaluated for historic eligibility in this study.

### **Methodology**

Brunzell Historical personnel carefully reviewed previous documentation of the subject property in order to become familiar with its architectural and historical significance and character-defining features. Documentation reviewed included a Department of Parks and Recreation (DPR) 523 form prepared for the City of Napa in 2010 for the First & Jefferson Streets historic District, which includes the subject property as one of 29 contributing resources. The district was found eligible under NRHP/California Register of Historical Resources (CRHR) Criterion A/1 as an important example of a streetcar suburb and under Criterion C/3 for its concentrated grouping of architecturally significant residential buildings. It is eligible as a Napa Historic Resource Inventory Landmark District under Criteria A, B, C, E, & F. In addition to contributing to the eligible historic district, the subject property was found individually eligible for the NRHP, CRHR, and locally for its distinguished architecture. Additional research was undertaken in an attempt to document the original architecture of the building; research did not reveal any plans, elevations, or photographs created before 1978.

Brunzell Historical Principal Kara Brunzell visited the subject property twice during the second half of 2025. She photographed the exterior and interior of the building as well as the site and setting. Kara met with the property owner/project proponent to develop an understanding of the purpose and details of the proposed project. She reviewed as-built elevations and project plans to assess the current condition and historic integrity of the subject property as well as the need for a Design Exception. The SOI Standards were then utilized to assess whether the proposed project appropriately preserves character-defining features of the historical resource and avoids negative impacts.

### **Summary of Findings**

The Henry J. Manasse house at 845 Jefferson Street is an architecturally significant building that is individually eligible for local, NRHP, and CRHR listing. It is also a contributor to a historically and architecturally significant historic district. The property has not been significantly altered since it was studied in 2010; it retains historic integrity and thus continues to qualify as a historical resource pursuant to CEQA. The proposed project has designed conforms to the SOI Standards will not result in a negative impact to the historical resource. Thus, the proposed project will not result in a negative impact under CEQA.

## **II. REGULATORY FRAMEWORK**

### **California Environmental Quality Act**

Lead agencies (local governments with permit approval) are required by CEQA to carry out environmental impact analysis. Historical resources are considered part of the environment and are subject to review under CEQA. Historical resources are defined by CEQA Guidelines (California Code of Regulations [CCR] Title 14, Chapter 3, 15064.5) as follows:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resource Code [PRC] 5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (CRHR).

### **California Register of Historical Resources**

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The CRHR is the authoritative guide to the state's significant historical and archeological resources.

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA.

The CRHR Criteria for Designation (which are based on the National Register of Historic Places (NRHP) criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will typically be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### **National Register of Historic Places**

A site may be considered eligible to the NRHP if it retains historic integrity and it:

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- D. yields, or may be likely to yield, information important to the prehistory or history of the area/region.

## **III. PROPERTY HISTORY AND CURRENT CONDITIONS**

### **Chronology of Development**

The subject property was designed by Luther M. Turton for Henry J. Manasse and constructed in 1917. Henry John Manasse (1867-1942) was born in San Francisco to German Jewish immigrants

Emmanuel and Anna Manasse. His family moved to Napa in 1871 when his father was hired to manage the Sawyer Tannery (eventually became a co-owner). Henry Manasse was in tannery management for most of his working life; he also operated his own shoe store in Napa for a few years as a young man. He married Isabelle Stumpf in 1893; four of the couple's five children would survive to adulthood. Manasse was a volunteer firefighter and, like most men of his era, was a committed lodge member. He served as vice president of Sawyer Tanning Company until his retirement at the age of 70.

Luther M. Turton was one of Napa's most important architects of the late nineteenth and early twentieth century, and was responsible for landmark commercial, institutional, and residential designs. According to the West Napa Historic Context Statement & Survey Report prepared for the City of Napa by Page & Turnbull in 2010:

Turton was born in Nebraska and moved to Napa with his family at the age of fourteen. After working briefly for G. McDougall & Sons in San Francisco, Turton opened his own office in Napa in 1887. Turton's work was concentrated in the city of Napa, and he designed buildings in all the architectural styles popular in his time—Queen Anne, Classical Revival, Craftsman, Prairie, Shingle, Mission Revival, and Gothic Revival, among others. Since Turton was so versatile and his designs inspired other local contractors and architects, his work is hard to categorize and his buildings are sometimes difficult to identify. Although Turton is not widely known today outside Napa, he was recognized at the time of his death as one of Napa Valley's foremost architects, and would be considered a master under National Register Criterion C.

According to Page & Turnbull's 2009 City-Wide Historic Context Statement, highlights of Turton's long and varied career include the:

- Semorile Building at 975 First Street (1888),
- Winship Building at 948 Main Street (1888),
- Gifford House (1890),
- Noyes-York House at 1005 Jefferson Street (1892),
- Behlow Building (1900, demolished 1977),
- Goodman Library at 1219 First Street (1901),
- Migliavacca Building at 1116 First Street (1904, demolished 1973),
- Squier House at 1801 Oak Street (1905),
- Turton's own residence at 1767 Laurel Street (1915),
- First United Methodist Church at 601 Randolph (1916),
- Henry J. Manasse House at 845 Jefferson Street (1917),
- and nearly a dozen residences along First Street (1890s-1910s).

Although no photographs of the original house have been discovered, historic maps and the existing architecture of the building revealed that few alterations have been performed. In the 1950s, it was converted from a residence to use as a dentist office. The projecting front porch on the north façade as well as a small porch at the northwest corner of the house were probably enclosed at that time. The small windows on the east end of the main façade are also likely to have been installed as part of this project. The original chimney (which was located on the exterior wall between these

windows) was removed after it was damaged in the 2015 earthquake. No other exterior alterations have been documented.



Figure 1: 845 Jefferson Street, August 1977, Diane Christman, Napa County Historic Resources Inventory, (Napa County Historical Society).

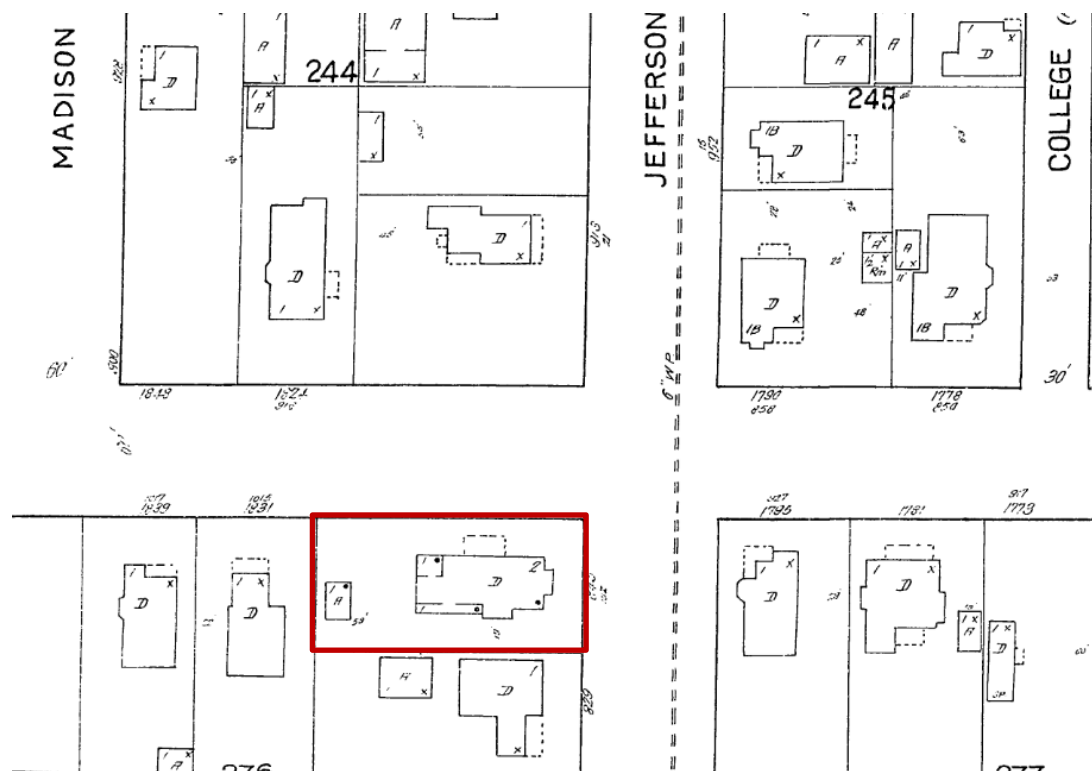


Figure 2: 845 Jefferson Street, 1924 (Sanborn Insurance Maps).

## Property Description

The subject property is located in the heart of Napa, just west of Downtown and the NRHP-listed Napa Abajo-Fuller Park Historic District. The neighborhood was subdivided for residential development in the late nineteenth century and was then known as West Napa; prominent local residents began commissioning substantial architect-designed houses in the vicinity in 1890s. When the subject property was constructed in 1917, the neighborhood was strongly residential in character, even though both Second Street and Jefferson Street were already major thoroughfares. As traffic increased during the second half of the twentieth century, many houses in the neighborhood (including the subject property) were converted into professional offices or other commercial uses. Many of the larger and more elaborate mansions were converted to use as inns beginning in the 1990s, and over time, hospitality uses have become as common as commercial uses. However, although uses have changed, most historic-era houses in the neighborhood have been preserved, and it retains a strongly residential character. Although some back yards have been converted into parking, front lawns and mature street trees remain ubiquitous. The two houses south of the subject property are used as offices and most of their parcels are paved. The property to the west (1831 Second Street) is used as a residence, as are most of the other buildings on the block that face Second Street and Third Street.

The subject parcel is at the southwest corner of the intersection of Second Street and Jefferson Street. The two-story house is set back only about 12 feet from both Second Street and Jefferson Street sidewalks, with a single-car garage adjacent to the western property boundary. A small front yard in front of the street-facing (north and east) façades features one mature palm. There is a narrow driveway that leads to the garage, and the area between the driveway and house is paved. The paved area adjacent to the sidewalk is separated from the back yard by a low wooden fence. Tall board fences enclose the back yard. There are tall overgrown privets in the small back yard, most of which is hardscape.

The house is a strong example of Prairie architecture, a style developed by Frank Lloyd Wright. It has a flat roof with wide eaves at the first and second floor; the second floor is slightly smaller than the ground floor. Wide eaves at both levels of the house feature decorative geometric patterns and dentil molding. The building is clad in wood shingles painted brown. Primary fenestration consists of double-hung wood sash with multi-light upper sashes and single-light lower sashes. A large single-story porch projects from the center of the primary (north) façade. Its flat roof replicates the decorative features found on the roof of the house and also serves as a second-floor veranda, which is accessed via a French door. The porch is supported by heavy columns and has been enclosed with multiple-light fixed wood windows, which are not original to the house. A wide set of steps leads to a fully glazed contemporary wood frame door; the original partially glazed wood entrance door is within the porch. The house originally had a large chimney adjacent to the porch entrance on the main façade. It was removed after the 2015 earthquake. Original porches at the west end of the house have been fully enclosed and incorporated into the house.

The small garage is set back about 25 feet from Second Street. It has a flat roof and is clad in the same brown shingles as the house. Its north-facing vehicle opening is fitted with a contemporary metal roll-up door.

### Character-Defining Features

The Henry J. Manasse house is eligible for listing on the NRHP, CRHR, and the local HRI for its architecture. It is a rare local example of Prairie architecture and one of the last works of preeminent Napa architect Luther Turton. The period of significance for the Henry J. Manasse house as an individually eligible historical resource is 1917, the year of its construction. The West Napa Historic District is also significant for its architecture and eligible to the NRHP, CRHR, and the local HRI. Its period of significance is 1875-1925. The character-defining features of the subject property include:

- Prominent location at the intersection of two major streets,
- Spatial arrangement of the site with the house near the intersection and the garage set back from the street near the property line,
- Two-story massing of the house,
- Flat roof with wide decorative eaves and dentil moldings,
- Wood shingle cladding,
- Multiple-light wood sash windows,
- Large projecting main façade porch with flat roof and heavy columns,
- Original wood entrance door.

### IV. PROJECT DESCRIPTION

The current project proposes to repurpose the existing building (which is currently vacant) for use as an inn. The project proposes to preserve all character-defining exterior architectural features as well as the decorative interior features that are original to the building. No substantial alterations are proposed to the building exterior. The current project proposes to:

- Reconstruct the chimney that was removed after earthquake damage,
- Restore the front porch to original condition by removing non-original windows,
- Restore original exterior trim and decorative features,
- Replace non-original windows with windows that are compatible with the original architecture of the house,
- Install railing atop porch roof to restore second-floor veranda use,
- Reconfigure interior spaces to create guest suites,
- Restore interior character-defining decorative features,
- Create a new landscape plan with attractive plantings and vegetation screening along property lines,
- Repair and restore original garage,

- Rehabilitate the original driveway and adjacent paved area to create a total of five on-site parking spaces.

### Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties provides guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purposes of the current project are to rehabilitate original character-defining of the residence and to convert the building to use as an inn.

The Secretary of Interior's Standards for Rehabilitation state:

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The property was originally used as a house and later as office space. Its new use as an inn is more compatible with the original use as a residence and with its historic architecture. The new use will require no alterations to its distinctive materials, features, spaces, or spatial relationships.

Therefore, the proposed project conforms to Standard 1.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The current project will not have a negative impact on the historic character of the property. The property's character-defining features, including its plan, form, massing, style, materials, decorative features, and spatial relationships will be preserved.

Therefore, the proposed project conforms to Standard 2.

*3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project will not substantially impact the existing building. Conjectural features such as historicist architectural details and conjectural features from other buildings will not be utilized in new construction in order to avoid creating a false sense of historical development.

Therefore, the proposed project conforms to Standard 3.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There are no changes to the property that have acquired historic significance in their own right; therefore Standard 4 does not apply to the proposed project.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building as described in detail above will be preserved; no historic fabric will be removed from the exterior façades.

Therefore, the proposed project conforms to Standard 5.

*6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Most historic features of the building appear to be in good condition. The chimney has been lost and will be replaced by a brick chimney of the same height and dimensions as the original chimney. The project does not propose replacement of other distinctive features.

Therefore, the proposed project conforms to Standard 6.

*7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical treatments will be utilized. If physical treatments (such as cleaning of exterior surfaces) are required, the gentlest means possible will be used. No sandblasting or other treatments that cause damage to historic materials will be used.

Therefore, the proposed project conforms to Standard 7.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The project does not include excavation of previously undisturbed areas. If archaeological resources are encountered during excavation, appropriate mitigation measures will be developed.

Therefore, the proposed project conforms to Standard 8.

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project does not propose additions or exterior alterations; therefore Standard 9 does not apply to the proposed project.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Reversal of the proposed project will not impair the essential form and integrity of the historic property.

Therefore, the proposed project conforms to Standard 10.

Overall, the project will benefit the historical resource. It will provide a new use for the vacant property, allowing the owner to restore historic features and improve the aesthetics of a property in a visible location at the heart of Napa. Utilization of the property as an inn will provide a financial incentive for its ongoing maintenance, repair, and restoration. Restoration of the house will also contribute to the ongoing integrity of the eligible historic district to which it is a contributor. The project therefore conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## **V. DESIGN EXCEPTION REQUEST**

The project as described above would require a Design Exception from the City of Napa Public Works Department. The maximum allowable driveway width is 20 feet; the existing legal nonconforming driveway is 26 feet wide. The proposed project would widen the curb cut to 40 feet, which is the only practical solution that would achieve project objectives while preserving the historical resource and maintaining neighborhood character. The widened curb cut would allow five cars to be parked on site (including one car inside the garage) without losing any existing landscaped areas. It would maintain the setback of the house behind the landscaped lawn at the corner near the prominent intersection, preserving the long-standing residential character of the neighborhood. It would allow the inn to seamlessly integrate guest traffic into a busy residential/commercial neighborhood without impacting limited street parking. The Design Exception would also allow preservation of the original single-car garage. The house was constructed in 1917, when cars were becoming popular among the type of prosperous Napa citizens who could afford to hire an architect to design a new home. A map from 1920 shows that the small garage was part of the original design of the property. Removal of the garage would alter the original site layout and spatial relationships of the property and destroy a feature that represents the development of the subject property at a time when the personal automobile was becoming increasingly popular as a status symbol.

In addition to degrading historic integrity of the property, removal of the garage would have a negative effect on the quality of life for the neighbors immediately to the west of 845 Jefferson Street. 1831 Second Street is used as a full-time residence. This house is separated from the subject property garage only by a 12-foot-wide driveway. The house has windows that face the garage and an entrance roughly 15 feet from the garage. Its removal would destroy a valuable sound barrier and privacy screen between the private residence and the proposed inn.

For these reasons, the Design Exception allowing a wider curb cut would preserve the historic integrity of the subject property and allow the project proponent to integrate a hospitality business into the neighborhood with minimal disruption to quality of life.

## **VI. PREPARER QUALIFICATIONS**

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and National Register nominations, historic context statements, and Historic American Engineering Record recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and

a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or email at [kara.brunzell@brunzellhistorical.com](mailto:kara.brunzell@brunzellhistorical.com) with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.  
Brunzell Historical