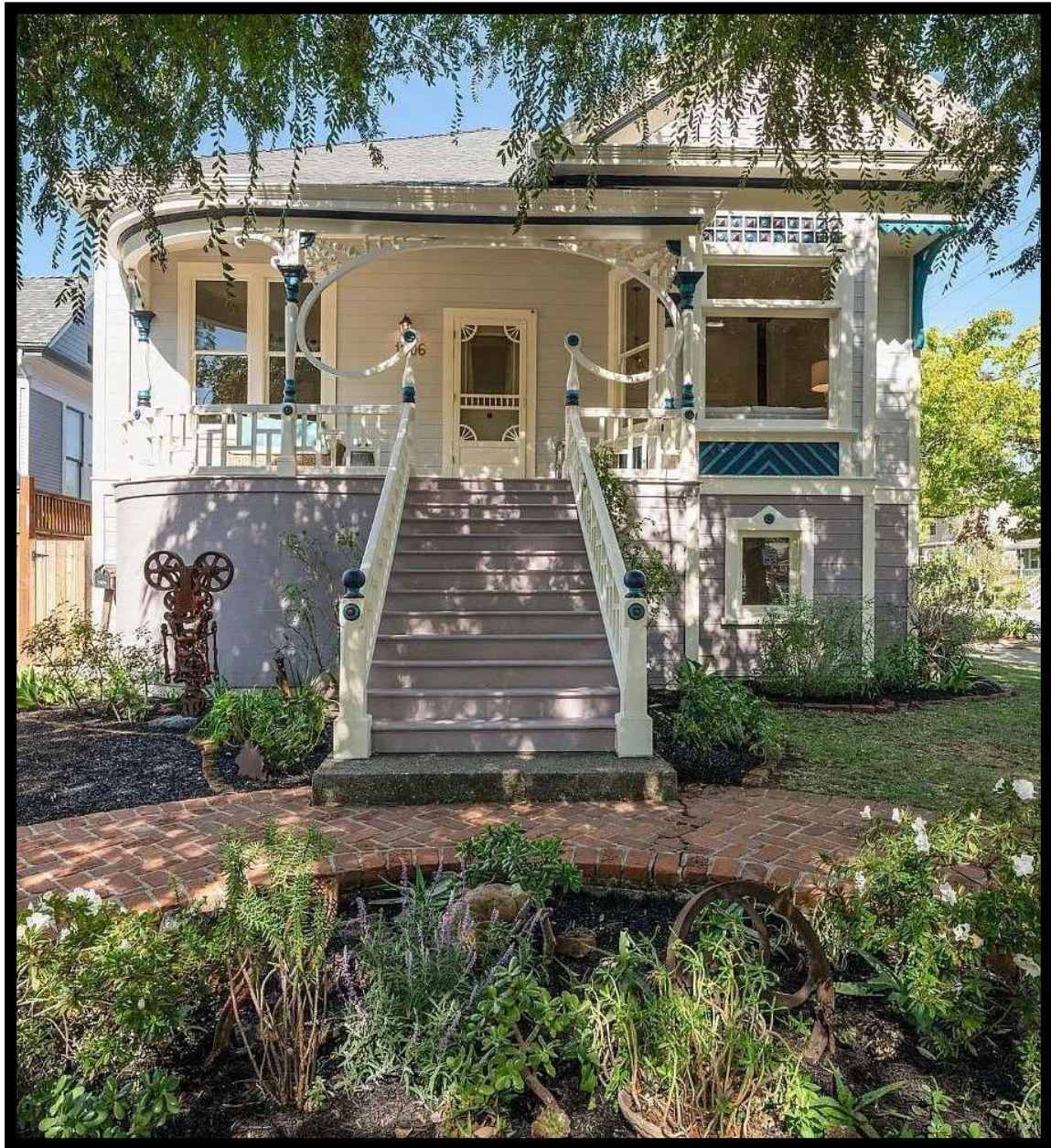


1206 OAK STREET

PROJECT DESCRIPTION AND HISTORICAL BACKGROUND



1206 OAK STREET

PROJECT DESCRIPTION AND HISTORIC BACKGROUND

1206 Oak Street is a Queen Anne “cottage” built ca. 1890 and an fine example of the local well known architect, Luther Turton’s¹ modest residences. The traditional one story layout has pedimented gables in a classic steep hip roof style. There are two slanted bays, one in the dining room and one in the living room. These bays have large, proportionally tall double hung windows reminiscent of the era. The rounded porch, a trait often found in the Queen Anne architectural style, had been rebuilt in a 1993 renovation by the Leavey family. This restoration returned the stairs to the original graceful orientation of directly facing the street. Also adorning the porch are a bent wood arch entrance and spindle work above, in the “Eastlake” fashion. The major work that has been done by the Leavey family all helped maintain the historical importance of the home. Aside from the maintenance of the restorations which have already been completed, there are still some remaining projects which will help preserve 1206 Oak Street’s original intent. These will be listed in the Ten Year Plan.

The ongoing research of the property currently has Max Schwartz purchasing the lot for \$2100 in February 1891². At that time the address was different; 204 Oak Street. There had been a smaller dwelling with a brick chimney on site prior to the current home being built³. Although there are many of the original architectural plans by Luther Turton preserved by the Napa Valley Historical Society, none have been found yet of 1206 Oak Street. We are presently conducting a search to locate them or at least a similar cottage designed by Turton which could potentially provide detailing , including interior trims and casework.

RMS, August 28, 2023

¹See: Luther Turton: Napa Valley’s Architect , Napa Valley Historical Society

²See: Napa County Landmarks, December 11, 1993 Victorian Holiday Candlelight Tour

³ See: Sanborn Insurance Maps 1886 and 1901



PEOPLE, TIDINGS

Luther Turton: Napa Valley's Architect

POSTED ON JANUARY 3, 2015 BY ADMIN

The Fall 2012 Tidings covers the history of Napa County. The following article is a brief biography of Luther Turton, "Napa's Architect" who designed numerous buildings throughout California. To get your copy of Tidings, become a member today!

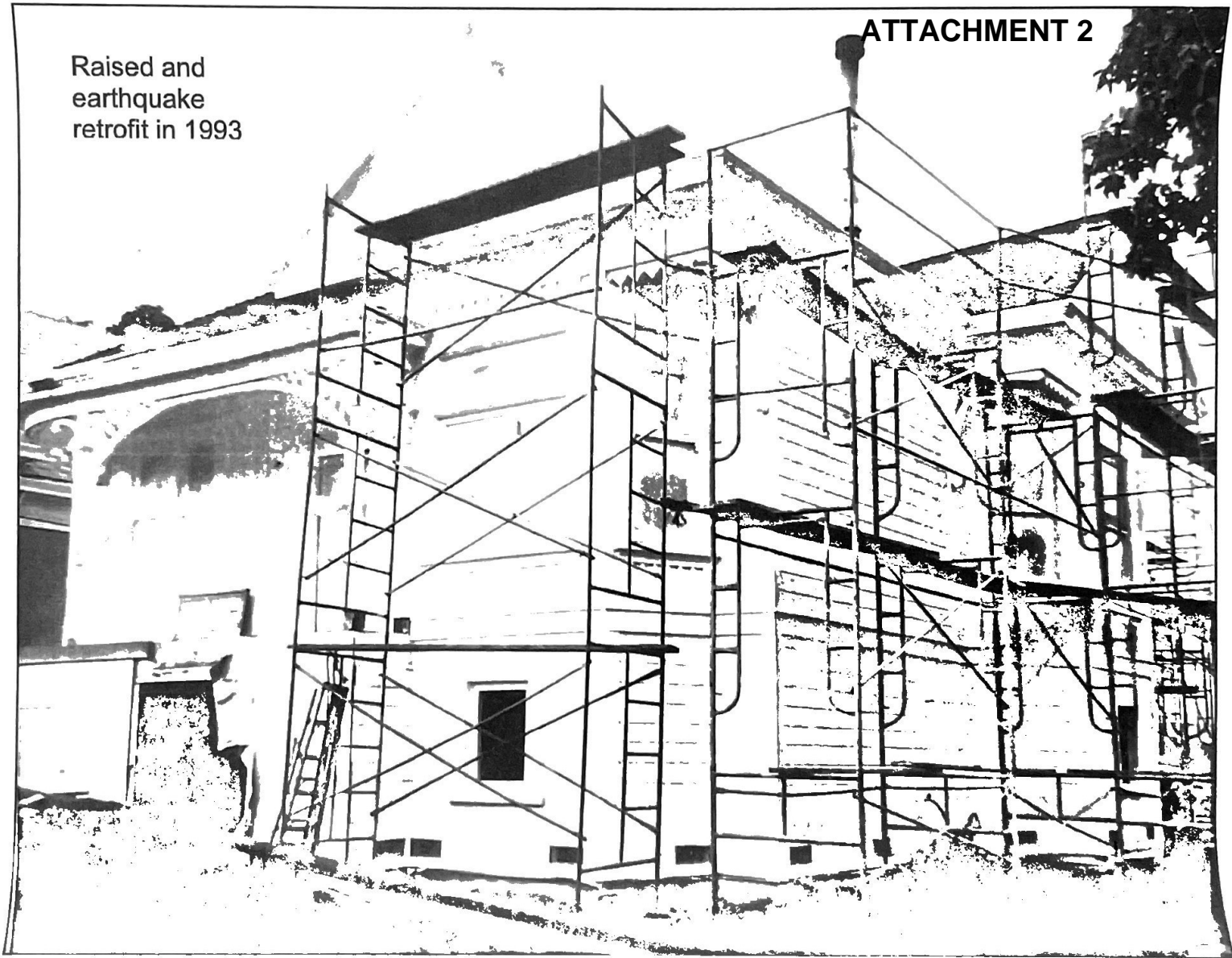
Luther Mark Turton is one of the best known Napa Valley architects. Turton was born in North Bend, Nebraska, on May 22, 1862 to George J. and Harriet B. Turton. George, born about 1830, had immigrated from England in 1856 and married New York native Harriet a year later. The Turton family relocated to the Browns Valley area in 1876 when Luther was fourteen. He eventually graduated from Napa Collegiate Institute in 1882 with a Master's Degree. After completing his formal education, he then moved to San Francisco and entered the office of McDougal & Son as an apprentice architect. By 1887 Turton had completed his apprenticeship and opened his own firm in Napa.

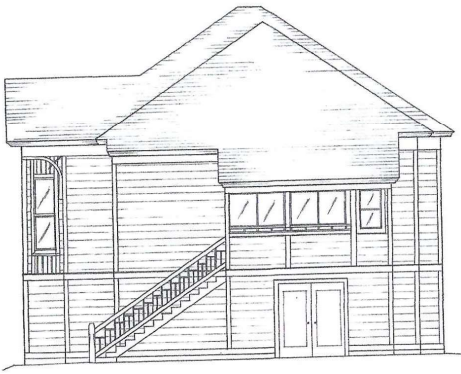
In the 1926 book *History of Solano and Napa Counties*, Luther Turton was described as a man who "had a natural aptitude for [architecture] and the quality of his drawings soon attracted favorable attention. The first plan which he drew after coming to Napa was for a women's dormitory for the Collegiate Institute, and from that time on, as long as he remained actively engaged in this work, he was connected with the building of most of the important structures in this locality. He was [the] architect for the Winship building, the Semorille [sic] building, the H. Schultz block, the Behlow block and the Miglavacca [sic] block, as well as many fine residences here. He also was the architect on a business block erected in San Francisco by Henry Brown of Napa, and drew plans for buildings in Coluso [sic], Yolo and Solano counties, as well as for two bank buildings in Vallejo and the St. Helena union high school. He was superintendent of construction on the Bank of Napa building, the First National Bank building...and two grammar school buildings recently erected in Napa." Turton also designed the Kahn-Voorhees House at 1910 First Street, the Noyes Mansion at 1750 First Street, the Noyes-York House at 1005 Jefferson Street, the Hackett House at 2109 First Street, the Migliavacca House 1475 Fourth Street, and his own home at 1767 Laurel Street. Among the other commercial buildings he designed are the Goodman Library (home to Napa County Historical Society and Napa County Landmarks) and three mansions for the live-in doctors at Napa State Hospital.

His architectural personality "straddles the extravagant medievalism of the late nineteenth century and the quieter classicism of the early twentieth century," wrote Dave Weinstein in his 2006 book *Signature architects of the San Francisco Bay Area*. Juliana Inman, whose cottage is featured on this year's Holiday Candlelight Tour, said, "Turton uses shared space to make interiors seem more expansive. He will borrow space from a hallway, an entryway, or have parlors flow into each other so that they appear much more spacious and grand than they otherwise would seem."

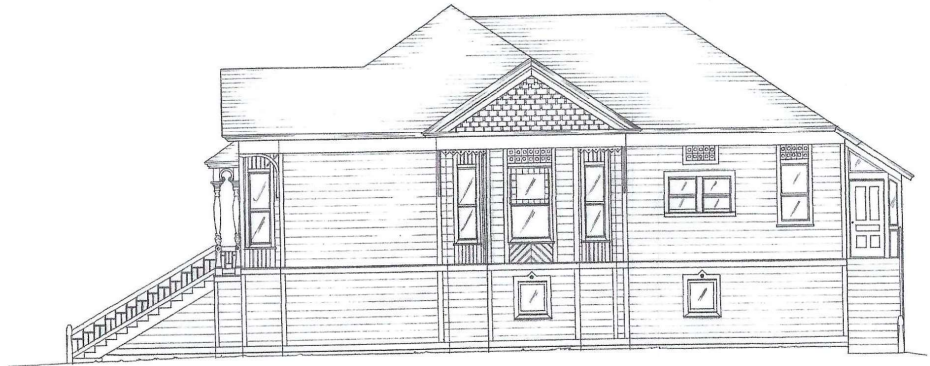
In 1893 he married Lillie A. Bell from Santa Rosa via Guelph, Ontario, Canada, and soon after had a daughter, Lois Belle. The Turtons were very active in the local community; they were members of the temperance movement, Knights of the Maccabees, Eagle Cycling Club, the Napa Grange, and the local Methodist-Episcopal Church, which he also designed. The *History of Solano and Napa Counties* described him as a man much like his architectural designs, "[quiet] and unostentatious in manner, he nevertheless left a strong impress of his individuality upon all with whom he associated. He possessed the happy faculty of seeing the beautiful things of the world, and he enjoyed nature, loved flowers, appreciated noble traits in mankind and had an optimistic outlook on life, so that to know him was to admire him." Turton passed away from natural causes on April 27, 1925.

Raised and
earthquake
retrofit in 1993

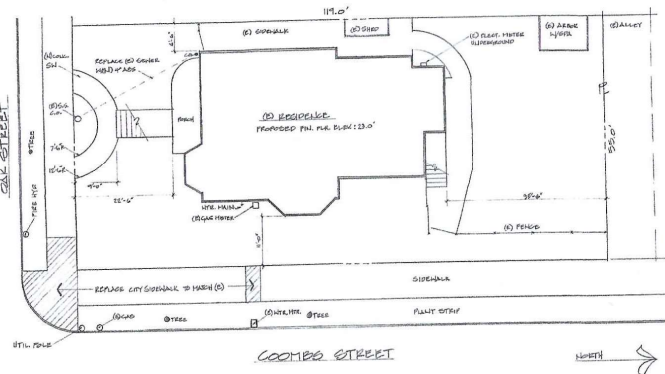




NORTH - BACK



EAST - SIDE



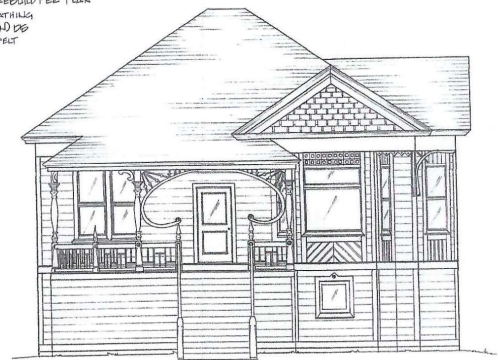
COMBS STREET

SITE PLAN 1"=10'

A.E.N. 000-263-050

GENERAL NOTES:

- ALL WORK PER LOCAL CODES & ORDINANCES AS APPLICABLE
- SEE CITY P.E. FOR ADDITIONAL NOTES & DETAILS
- RAISE HOUSE & INSTALL (4) FOUNDATION PER PLAN
- (1) - EXTERIOR - (2)7" HERR
- ALL (2) DIMENSIONS ARE APPROX.
- DEMO FRONT PORCH, FRONT & BACK STAIRS & REBUILD PER PLAN
- STRIP (2) ROOF'S, INSTALL (4) 1"X6" PLY SHEATHING
- REBUILD HOOD CUTTERS AS HIGH & INSTALL (4) 2"X6
- INSTALL (4) 2"X6 PER GABLE ROOF 1/2" IN NORTH FEET
- ADD 2" EXTERIOR VENTS NEAR RIDGE
- DO NOT REINSTALL SOLAR PANELS ON ROOF
- (4) 2" COLOR PAINT EXTERIOR



SOUTH - FRONT

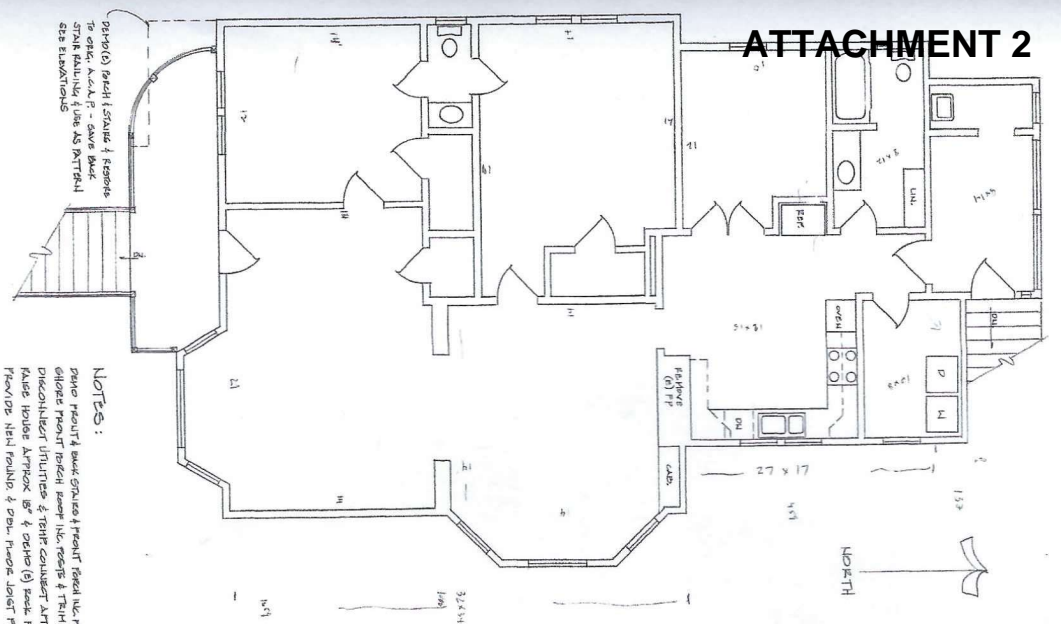
EXTERIOR ELEVATIONS 1/4"=10'

DATE: 11-13-2010
 DRAWN BY: CRAIG WEAR
 CHECKED BY: [blank]
 SCALE: AS SHOWN
 SHEET NO: 1 OF 2

PLANS NOTED

PROPOSED RENOVATION
 LANCE & MIKI LEVAY
 1206 OAK ST.
 NIARA, CA.
 925-449-0000

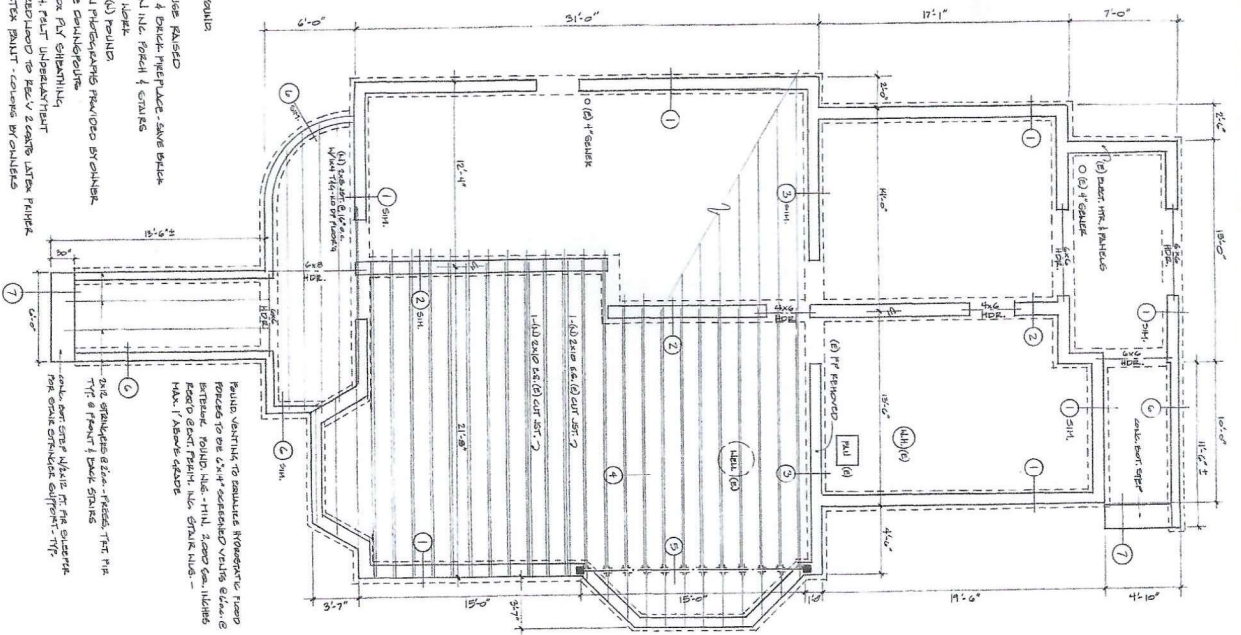
ATTACHMENT 2



NOTES:

- REMOVE EXISTING WALLS & RECONSTRUCT WITH NEW CONCRETE BLOCK WALLS.
- REMOVE EXISTING FLOORING & INSTALL NEW FLOORING.
- REMOVE EXISTING CEILING & INSTALL NEW CEILING.
- REMOVE EXISTING LIGHT FIXTURES & INSTALL NEW LIGHT FIXTURES.
- REMOVE EXISTING SWITCHES & INSTALL NEW SWITCHES.
- REMOVE EXISTING DOORS & INSTALL NEW DOORS.
- REMOVE EXISTING WINDOWS & INSTALL NEW WINDOWS.
- REMOVE EXISTING STAIRS & INSTALL NEW STAIRS.
- REMOVE EXISTING BATHROOM & INSTALL NEW BATHROOM.
- REMOVE EXISTING KITCHEN & INSTALL NEW KITCHEN.
- REMOVE EXISTING LIVING AREA & INSTALL NEW LIVING AREA.
- REMOVE EXISTING BEDROOMS & INSTALL NEW BEDROOMS.
- REMOVE EXISTING HALLWAYS & INSTALL NEW HALLWAYS.
- REMOVE EXISTING CLOSET & INSTALL NEW CLOSET.
- REMOVE EXISTING PORCH & INSTALL NEW PORCH.
- REMOVE EXISTING DRIVEWAY & INSTALL NEW DRIVEWAY.

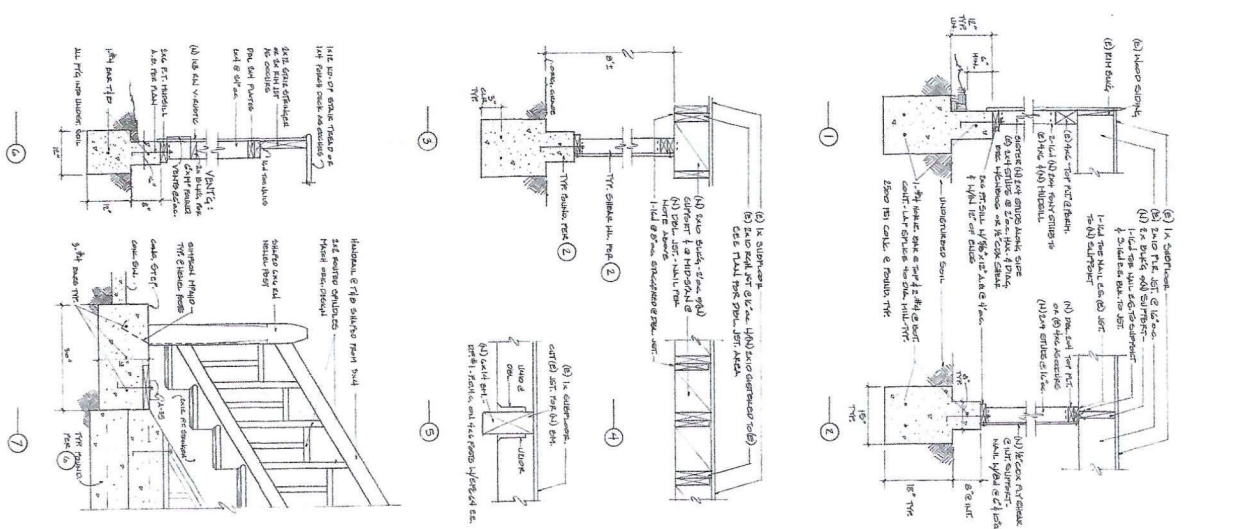
FOUNDATION PLAN 1/4" = 1'-0"



NOTES:

- REMOVE EXISTING FOUNDATION & RECONSTRUCT WITH NEW CONCRETE FOUNDATION.
- REMOVE EXISTING FOOTINGS & INSTALL NEW FOOTINGS.
- REMOVE EXISTING WALLS & RECONSTRUCT WITH NEW CONCRETE WALLS.
- REMOVE EXISTING FLOORING & INSTALL NEW FLOORING.
- REMOVE EXISTING CEILING & INSTALL NEW CEILING.
- REMOVE EXISTING LIGHT FIXTURES & INSTALL NEW LIGHT FIXTURES.
- REMOVE EXISTING SWITCHES & INSTALL NEW SWITCHES.
- REMOVE EXISTING DOORS & INSTALL NEW DOORS.
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- REMOVE EXISTING KITCHEN & INSTALL NEW KITCHEN.
- REMOVE EXISTING LIVING AREA & INSTALL NEW LIVING AREA.
- REMOVE EXISTING BEDROOMS & INSTALL NEW BEDROOMS.
- REMOVE EXISTING HALLWAYS & INSTALL NEW HALLWAYS.
- REMOVE EXISTING CLOSET & INSTALL NEW CLOSET.
- REMOVE EXISTING PORCH & INSTALL NEW PORCH.
- REMOVE EXISTING DRIVEWAY & INSTALL NEW DRIVEWAY.

DETAILS 3/4" = 1'-0"



PROPOSED RENOVATION
WANCE & MIKI LEAVEY
1206 OAK ST.
NAPA, CA.

FIG. 1
224-7810

PLANS NOTED

CRAIG WEAR GENERAL BUILDING CONTRACTOR 224-7810	DATE 08/21/11	SCALE AS NOTED	4-25-15 C.WEAR	SHEET NO. 2 of 2
--	-------------------------	--------------------------	--------------------------	--------------------------------------

• Ann Landers
• Days gone by

NAPA LANDMARKS



Lance and Miki Leavey, shown here with their 1897 Victorian on Oak Street in Napa, restored and retrofitted the home in a go-for-broke project with Napa Housing Authority Rehab Division.

Best local preservation efforts receive awards

From Register Staff

NAPA — Handing out awards of merit from its new headquarters in the circa 1916 First National Bank building, Napa County Landmarks paid tribute Sunday to those who persisted in restoring and preserving some of Napa Valley's finest properties.

Winners of the 20th annual Landmarks recognition for their contributions to Napa Valley's architectural, historical and cultural heritage are:

LANCE AND MIKI LEAVEY 1897 Victorian

The Leaveys discovered a shaky brick foundation in their 1897 Victorian at 1206 Oak St. in Napa after the 1980 Loma Prieta earthquake hung open their cabinet doors.

They'd purchased the house several years ago with the intention of someday making repairs, but the foundation was crumpled over time with nothing to anchor

"If the earthquake had been larger," said Miki, the house "would have jumped off the foundation."

When home a day later, she began to find

The winners:

Three century-old homes given a new lease on life have been named winners of the Napa County Landmarks Awards of Merit.

Owners honored last week were:

■ Fred and Mary Constant for restoration of their farmhouse and grounds at the "Monte Vista" Diamond Mountain Vineyard near Calistoga.

■ Lance and Miki Leavey for restoration of their 1897 Victorian in Napa's old town district.

■ Peg and Marie Oliver, who brought new dignity to their Queen Anne cottage in Rutherford.

hairs to cover the repairs. Floors were sinking, termites had eaten porches.

"No bank would have looked at us," she added.

The Leaveys toughed out three especially difficult years in the midst of restoration when Lance was laid off from his oil refinery job. They qualified for low-income assistance from the city Housing Authority, explained Miki, an artist and parent of two youngsters.

Lance is a former Merchant Marine who now does home and nautical repairs.

The couple finally found financing through the Rehab Division of Napa Housing Authority.

They researched old photographs of the house, making structural and stylistic changes that included rebuilding front and back porches and replacing missing ornamentation with custom rosettes and turned pieces. Contractor for the project

was Craig Wear.

In the end, the house wound up one of the showpieces at the 1993 Landmarks' Holiday Candlelight Tour last December and landed this year's award for their restoration and retrofit.

The Rehab Division of Napa Housing Authority won an award of commendation from Landmarks for supporting and financing the restoration above and beyond the requirements.

The restoration is being used as an example of how determination and cooperation between city housing funding and those with limited resources can unite to enhance and beautify an historic neighborhood.

Friday,
September 30, 1994
The Napa Valley Register

Victorians in a New Light

STORY AND PHOTOGRAPHS BY JOSEPH TORCHIA

It started one day with a blue, luminescent sky and a Victorian house that came to life beneath it. I ran home for my camera. ♦ Infrared film, a wide-angle lens—this was not going to be a traditional architectural shot. I wanted distortion. I wanted people to see that house as I saw it: not old and worn out, but new, vital—alive. Restored, in my vision of it. ♦ Over the months that followed, I had the opportunity to enter that house, and others like it—and to ask the inhabitants questions such as, “What’s it like to live in an antique?” and, “How long did the restoration take?” ♦ The stories they told me were eye-opening and occasionally hair-raising. I heard tales of remodeling and “remuddling.” With the owners, I dreamed dreams of undoing the damage, turning back time—returning intact to a world of cornices, moldings, balusters, wainscoting, brass fixtures, marble fireplaces and fancy wallpapers. ♦ “It’s more than restoring a house,” one homeowner explained. “There’s a tranquility that comes from putting something back in order. It’s like restoring your soul.”



For six months, Lance and Miki Leavey (left), their sons Max, 9 and Terry, 7, their cat Gizmo and their dog Dunes lived in “a construction war zone”—their entire house, at 1206 Oak Street, Napa, was lifted onto stilts so a foundation could be poured.

The front and back porches were rotting away and had to be removed for renovation, so entry was by ladders.

At one point, a huge sheet of plastic covered the entire house and still the family lived within, using temporary water and power hook-ups, dealing with carpenters, plumbers, painters, electricians, concrete pourers, earthquake-proofers—and, of course, getting the kids off to school.”

continued on page 14

Victorians continued from page 12

"I can't tell you how much we loved it," says Miki. "It was a great adventure for all of us! It brought us closer than anything had ever done before."

"We loved the whole process," agrees Lance. "Getting the low-income loan through the Napa Housing Authority, then doing the research, hiring the right people. . . Even all the noise of the saws and the drills and the hammers didn't bother us," Miki adds. "All those hours we spent sanding didn't bother us."

Lance and Miki, both 41, are like kids when it comes to this restoration project. They laugh a lot. Their sentences overlap as they show you every nook, corner and cornice of their reconstruction. "Of course, we're completely and totally out of money, and we haven't even started the inside yet," Miki points out. "But that's OK. This house is going to be our life-long adventure!"

"It's worth it," insists Lance. "All of it! Ripping it apart, putting it back together—preserving the past, yet making it ours."



433 Brown Street—A former mansion-turned-bed & breakfast.

◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆

Those who restore old houses are generally fanatics: they will go without light fixtures for years, if necessary, rather than compromise with something that isn't true to the structure. These people talk about architectural integrity, and they would never desecrate their houses by taking out a wall to make room for a dishwasher.

Shirley and Lars Potter at 1926 First Street in Napa are a good example of such reverence. Not one piece of furniture in their four-story, circa-1900 home is of this century. They insist that since they live in an antique, they must furnish it with antiques.

There is a hush in the Potters' voices as they discuss the high ceilings, the wood floors, the lavish moldings, the virgin wood that created their house. Every bed, lamp, settee, chair, desk, table and umbrella stand comes from the 1800s. Every corner of their present is inhabited by the past, and

Every corner
of their
present
is inhabited
by the past

the couple, wouldn't imagine living any other way.

The Potters' kitchen sink is in the butler's pantry, while the stove and refrigerator are several steps away, in the kitchen. Shirley refused to modernize "simply to save a few million steps in my lifetime."

"I wish I could make you feel what I feel," Lars whispers with a smile, "when I sit down in a chair that is 150 years old. Or when I listen to a music box that was a part of somebody else's life, in another century. It makes me think about my own life and the six kids Shirley and I raised here," he states. "It makes me feel like I'm a part of something bigger than myself."

◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆

The renovator, as opposed to the restorer, is willing to compromise. He doesn't have the restorer's passion for absolute authenticity. A reproduction will do, rather than an expensive original. Taking out a closet to add a bathroom is acceptable, especially if it's a bed and breakfast inn. At the Beazley House at 1910 First Street in Napa, for example,

guests expect queen-sized beds—something that didn't exist at the turn of the century—so owners Jim and Carol Beazley commissioned queen-sized replicas of Victorian bedsteads made of steel rather than cast iron.

"I'm not a fanatic, but I am a romantic," says Jim. "I'm true to the spirit, if not every detail. After all, I've got the reality of running a business."

And at the Blue Violet Inn, which originally was the Emanuel Manasse Mansion at 443 Brown Street in Napa, owners Kathleen and Robert Morris have integrated their modern art collection into rooms with period antiques. A Dali lithograph or a Picasso etching may hang near a circa 1850 antique dresser. "When you restore a house and then decorate it," explains Kathleen, "there are trade-offs. If you make it exactly the way it was, then it wouldn't have your personality—your flair. I believe you've got to put some of yourself into your house, otherwise it's not yours—it's a museum."

continued on page 16

Victorians continued from page 14

Doris Dawson, 71, is a purist—an absolute perfectionist. “I want people to enter this house as if they’re entering another century,” she insists, referring to her 1875 Second Empire Victorian at 1929 First Street in Napa.

For example, she could have bought aluminum sash windows very cheaply replacing her old windows quickly. Instead she had every window in the house taken down, the glass removed, the sash stripped of layers of old paint, the joints reglued, the original glass reset, and the windows reinstalled. Seventy-two of them!



Shirley and Lars Potter

The extent of restoration

on her house is overwhelming. The plaster, the painting, the molding, the shingles, the balusters, the wiring, the plumbing, the gutters, the sills, the roof—you name it, it has been restored. The work has taken ten years and \$200,000 worth of... “Oh, I don’t know what to call it,” she jokes, “... maybe insanity.”

“And my husband Elbert hasn’t done a thing to help,” Doris adds. “Our agreement at the beginning was that he wasn’t going to have to lift a finger—and he hasn’t.” She glances down at her hands, so leathered from hard work, then up at the living room ceiling. “You know, it’s sort of a miracle when you think about it. You’ve got to have reverence for anything that lasts this long, don’t you? Weather, insects, people, time—and still it survives,” she says. “And still it’s so beautiful!”

Juliana Inman’s 1892 house at 2133 First Street, Napa, has “architectural skin disease.”

“It was stuccoed over, allowing wet

rot and dry rot to form underneath,” Juliana explains. “which created a place for insects to breed and eat the house from the inside.”



Kathleen and Robert Morris

“People do some really stupid things to Victorian houses,” she complains. “Like aluminum siding, or tearing out staircases. Or pouring concrete steps, instead of repairing the old wooden ones.”

As an architect who has worked on many restoration projects, Inman, 42, sees it all the time: wooden floors covered with linoleum; false ceilings installed; old wallpapers painted over in bright colors, molding, baseboards, ceiling murals, even fireplace bricks. Juliana refers to such renovations as the period of the Hippie remodelers. “It’s a lot of damage to undo,” she laments.

continued on page 80



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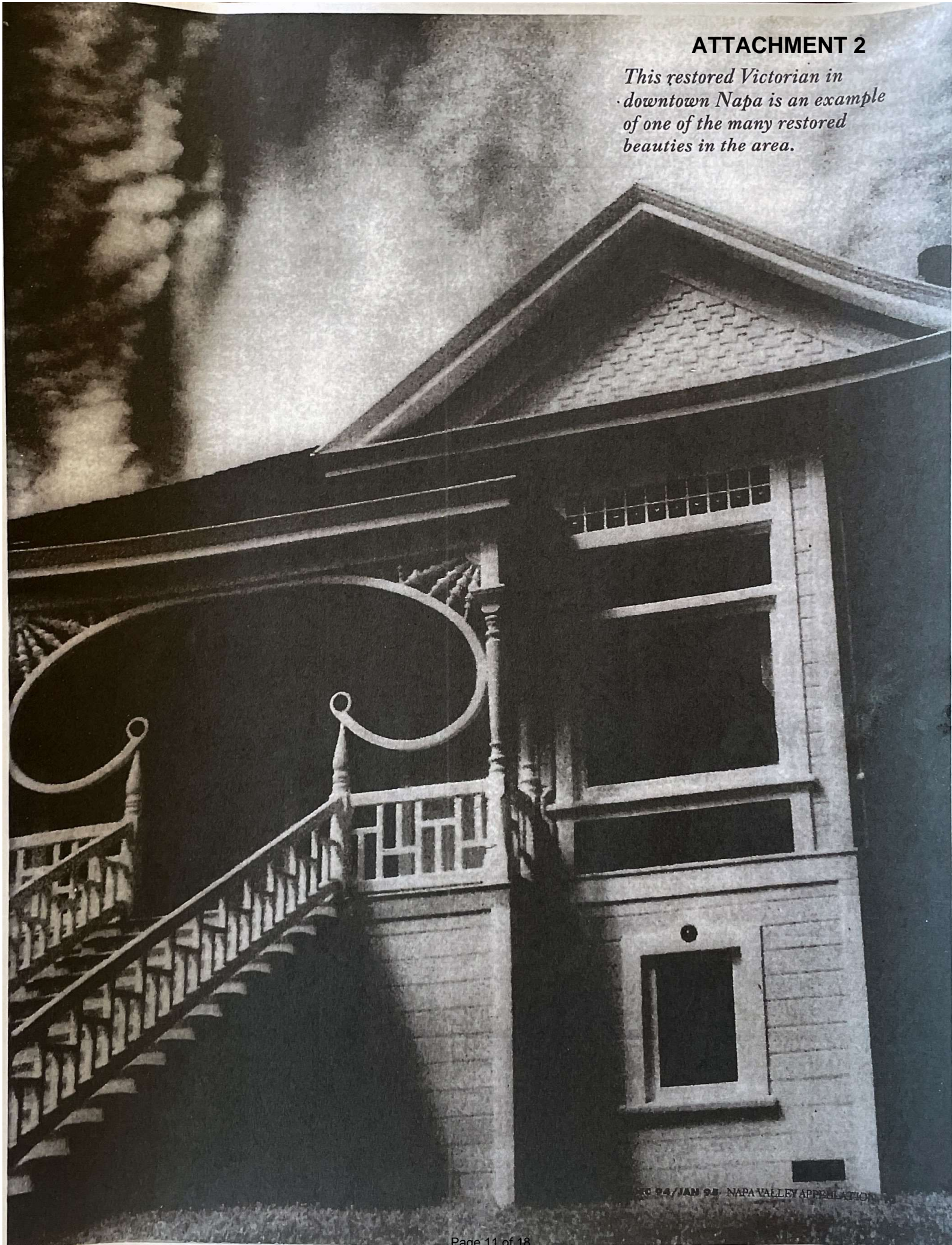
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ATTACHMENT 2

This restored Victorian in downtown Napa is an example of one of the many restored beauties in the area.



PG 94/JAN 95 NAPA VALLEY APPELLATION

Other people have lived their entire lives here, and other people will come after. This is just my time.”

“Do you see what I mean? It may be old,” she adds, “but it’s a living thing—a force, a feeling, an obligation. Not just a space, but a space in time.”

Juliana’s sentiments echo what the other Napa Victorian home dwellers have told me; and her explanation sparked my memory of why I had taken that very first photograph of a Victorian house, on a day when the sky was luminescent and clear blue. ■



Victorian Candlelight Tour: The annual Victorian Holiday Candlelight tour is surely about history, and about architecture. It gives the public a chance to tour privately-owned Victorian homes—those glorious, carefully restored pieces of our heritage. But it’s much more than that.

It’s what Donna and John German—who own one of the houses on this year’s tour—call, “A chance to travel in time, to step into another world.”

What started as a very small, very simple fundraiser in 1986 has turned into a major event for Napa County Landmarks, a non-profit group dedicated to preserving the architectural past of the area. Streets are closed off, food and hot drinks are served, Santa greets the children, carollers surround you, doors are thrown open—visitors step across thresholds to another century, ooo-ing and ahh-ing as they move about lavishly decorated houses move inside, toe-to-heel, ooo-ing and ahh-ing. In 1993, twelve hundred people attended, the largest draw to date.

This year’s tour will be held Saturday, December 10, from 5P.M. to 9P.M. in Napa’s Old Town area. For information and tickets, call Napa County Landmarks at 707-255-1836.

Napa Valley Resource Guide: A reader’s guide to special items noted on our pages

Chocolate and the Grape, page 37

The Artful Eye, 1333A Lincoln Ave., Calistoga, 707-942-4743: Artisans include R. Guy Corrie (Gold-ball or Diamond Optic wineglasses; Rose bowl and compote); Randy Strong (Gold leaf wineglass); Jerry Lee Bri’oni (tall wineglass).

Page 37 left to right, front: Model Bakery, Karen Mitchell, 1357 Main St., St Helena, 707-963-8192: Midnight Madness cake, brownies, gold-topped chocolate truffles; top left: chocolate “rad” cookies, chocolate truffle cake. Vanderbilt & Company, 1429 Main St., St Helena, 707-963-1010: Napa Valley artisan Ron Wright wove the black, silk chiffon ribbon, table cloth.

Page 76 to right of center, Wine Valley Catering, Peter McCaffrey, 691 Cunard Dr., Napa, 707-258-0403: Dark chocolate covered praline and bittersweet chocolate hazelnut truffles.

Gifted Valley Artisans, page 31:

Black Mountain Instruments, David Johnston, 100 Foothill Blvd., Calistoga, 707-942-4240. Calistoga Pottery, Jeff and Sally Manfreddi, 1001 Foothill Blvd., Calistoga, 707-942-0216. Napa Valley Grapevine Wreath Co., Larry and Holly Mason, 1796 S. St. Helena Hwy, St. Helena, 707-963-0399. Tantau, 1400 Oak Ave., St. Helena, 707-963-3115: Artisans Karin Lease of Anitash (Sunflower pin); Sharon Trieste for Malloy Trieste (Child’s rocker); and Margo Tantau-Kearney (Wire mini-chairs).

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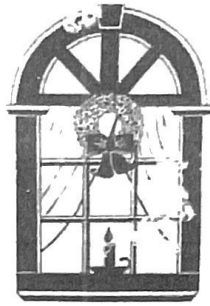
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NAPA COUNTY LANDMARKS, INC.

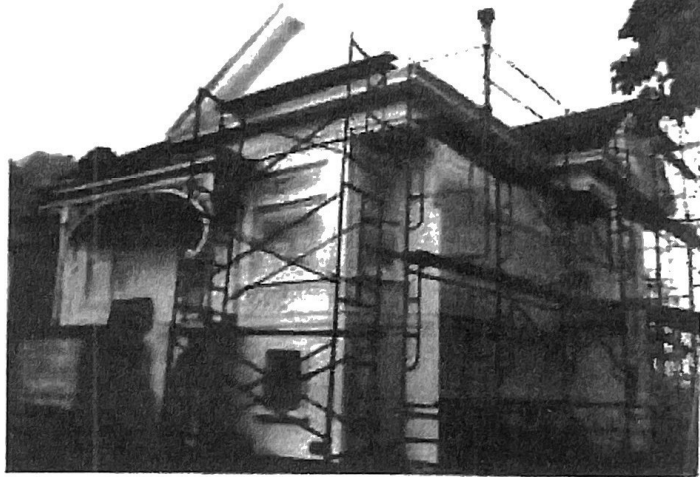
VICTORIAN HOLIDAY CANDLELIGHT TOUR

Saturday, December 11, 1993

THE MAX SCHWARTZ HOME

The Leavey Home
1206 Oak Street
Napa, California

Max Schwartz purchased the lot known as 1206 Oak Street for \$2,100 in February 1891. Having moved the existing structure aside, on April 24, 1897, Schwartz let a contract for a six-room cottage to be built on the land. Noted architect L. M. Turton designed the house.



Max worked in the H. Shwarz

Company hardware store in Napa, opened in 1871 by his brother Herman. (Herman changed the spelling of his name to Shwarz when he became a naturalized citizen.) However, in 1886, Max went out on his own, establishing a dry goods store called Schwartz Bros., presumably in collaboration with his brother Jake. Two years later he married Jennie Weil of Santa Cruz.

The home remained in the Schwartz family until 1944, passing from Max, on his death in 1930, to Jennie, who gave the property to her daughter, Florella Lubarsky, in 1931. Florella's son, Howard, received the property in 1943 and sold it the following year to Sadie Daniels. After a succession of owners, Lance and Michaela Leavey purchased the house in 1987.

The one-story late Queen Anne cottage has a full basement. A pedimented gable in the hip roof tops a slanted bay window, and there's a second slanted bay window on the adjacent side of the house. The pediment has a staggered wood shingle pattern. Unusual, elaborate brackets decorate one corner of the roof cornice. Another unusual feature is the curved porch with turned spindles. The home has undergone extensive restoration. The main project was retrofitting for earthquake stability. This included a new foundation, bolting the house to the foundation, the addition of sheer walls in the basement and a new roof. The front and back porches have been rebuilt to the 1940 version which appears in a photograph provided by former owner Ray McCart.

There is no documentation regarding the original appearance of the house, and there are signs of changes over the years. However, the interior floorplan has remained the same.

This house is sponsored by Jensen's Ornamental, Inc.

The Shwarz, (*Schwartz) Family history in Napa
from the 1870's through present day.
 Napa Valley register , November 28, 1962

THAT WAS NAPA—

Page 4—NAPA REGISTER

Wednesday, Nov. 28, 1962

Shwarz Family Will Be Long Remembered

(This is the 91st of an extended series of articles on Napa of yesteryear written by Louis Ezettie, former newspaperman and realtor.)

BY LOUIS EZETTIE

Wreckers are applying the final blows which will completely remove the remnants of the fire-ravaged old Shwarz hardware building on Main Street. And although the last physical semblance of the large two-story structure will soon be no more, memories of the highly respected pioneer Shwarz family which was so intimately associated with Napa's early community life will long be remembered.

The Shwarz store seemed as much an integral part of the community as the courthouse and a bank. Farmers from Berryessa Valley or other remote parts of the county when in town were almost certain to visit the store if not to shop, to discuss political or general community matters.

Herman Schwartz, an enterprising young immigrant from Germany, who founded the establishment in the year 1870 during the horse and buggy days, well in advance of the beginning of the automotive age, and his three sons, Will, Dave and Max composed one of the best liked families in the community. An atmosphere of friendliness permeated the store and no one was ever under pressure to buy. It was like a great meeting place where everyone was welcome and amiably greeted. The original spelling of the family name was Schwartz, but the father changed it to

Shwarz when he was naturalized.

It was a typical hardware store of the old era carrying a complete line of farmer's machinery and tools, an elaborate department of firearms and ammunition and fishing gear, a well-stocked section of household appliances and crockery, a full complement of paints and wall paper and an expertly manned plumbing shop.

Credit Extended

The firm granted liberal credit terms and many farmers were extended year-around credit until crop returns were in.

Will, the oldest of the sons, in later years, devoted much of his time to the administration of the office. He was perhaps more active than his brothers in political, social and fraternal affairs. He served for many years as a member of the board of directors of the old Bank of Napa.

Dave, the second oldest, won many friends for the store by his courteous manner and knowledge of the stock. He was in charge of store personnel and looked after much of the buying from wholesale houses.

Max, the youngest, was an easy-going, personable individual who added much to the friendly atmosphere of the store.

Politicians saw to it that they cultivated the friendship of the Shwarz family, feeling that some rural voters might be influenced by political sentiments picked up at the store. However, the Shwarz family was not generally in-

clined to impose individual views on others.

Sportsmen often made the store a meeting place to make plans with companions for a fishing or hunting outing. These were the days when night duck shooting was permissible and there were no bag limits on some species and some of the stories told then of shooting experiences would sound like fabricated tall tales today. Familiar to the era were market hunters who supplied local merchants with wild fowl to be sold to the public and their kills often exceeded more than 100 birds from one outing.

The Shwarz family could always be counted on to support any worthy project and they were most generous in contributions to charity movements. Their benefactions to less privileged families would have totaled large amounts if measured in dollars but the public was never made aware of these benevolences.

The firm kept step with the changing methods of merchandising and modern merchandise and maintained a progressive policy.

The location of the store was in earlier years considered the main center of business and the building with its thick brick walls and steel framing was classed as a superior type of construction.

Many employes had unusually long records of service with the firm.

Will, the last surviving son, died in April, 1953, at the age of 78 and following his death heirs of the families continued the store in operation for a

time. But on Aug. 15, 1953, employes walked out for the last time and the key was turned in the lock signifying the passing from existence of one of the truly fine pioneer firms of Napa.

The sturdy building stood vacant for some time until purchased by the Sampson-Rossi hardware company. Fire struck the store on May 31 causing a total loss to building and contents of approximately \$184,000. Due to the extensive damage to the building city regulations would not permit remodeling and the Sampson-Rossi company proceeded to raze the long-familiar landmark. The firm has re-located at the northeast corner of Main and Pearl Streets under a new name.

Mrs. Hattie Shwarz, widow of Dave, is the only surviving member of the original family. There are a number of children and grandchildren of the three sons.

Henry Hoernele, clerk and assistant buyer, had a remarkable record of 67 years service with the Shwarz firm. Others with long service were Bill

Ezettie, delivery truck driver 30 years; Ruby Fitzgerald, and clerk, 42 years; John Golds, plumbing shop foreman, 40 years; Ernest Vienop, plumber and successor to foreman Golds, 42 years; Jake Schwartz, brother of founder, clerk, 45 years; Jake Gerlach, plumber (lost his life when he fell from a roof while working on a building in east Napa) 30 years; Harry Fitzpatrick, plumber, 40 years; Charles Ivers, plumber, 40 years; Roger Searle, office, 35 years; Ralph Navoni, clerk and assistant buyer, 30 years; Gus (Buff) Chierici, plumber, 30 years; George Stoltz, plumber, 30 years; Gilbert Zeimer, clerk, 30 years; Ruby Fitzgerald, crockery, 30 years; Ace Doss, plumber, 30 years; Everett Risley, clerk and assistant buyer, 21 years; Bert Grigsby, clerk, 20 years; George Orender, plumber, 20 years; Kenneth Kerri, plumber, 17 years; John Fann, plumber, 17 years; George Vienop, plumber, 15 years; Grace Kane Cavanaugh, office, 15 years; Louise Parrish McDermott, office, 10 years; Linda Hartley See, crockery, 10 years; Henry Dittmer, plumber, 10 years; and Rod McKenzie, clerk, 10 years.

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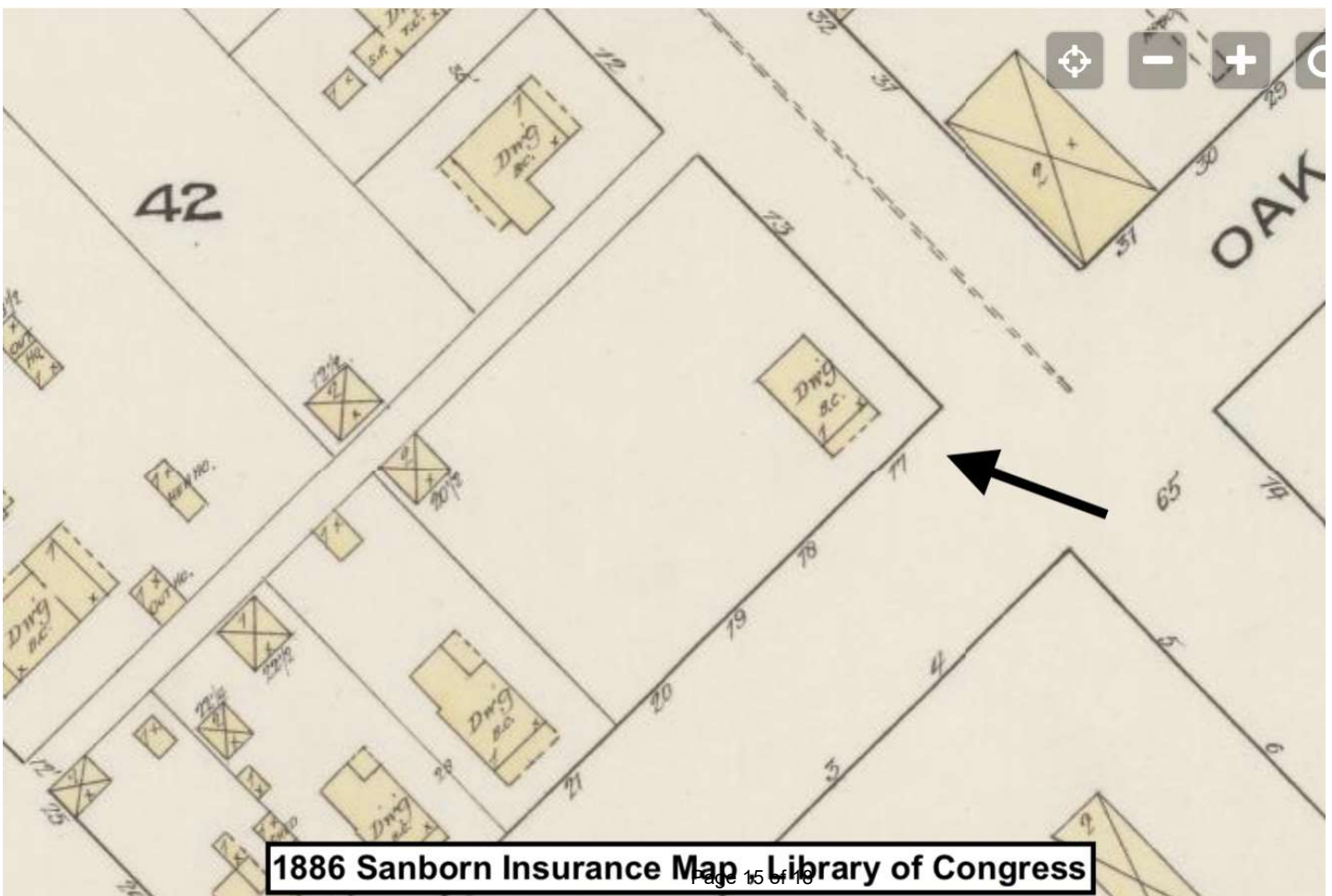
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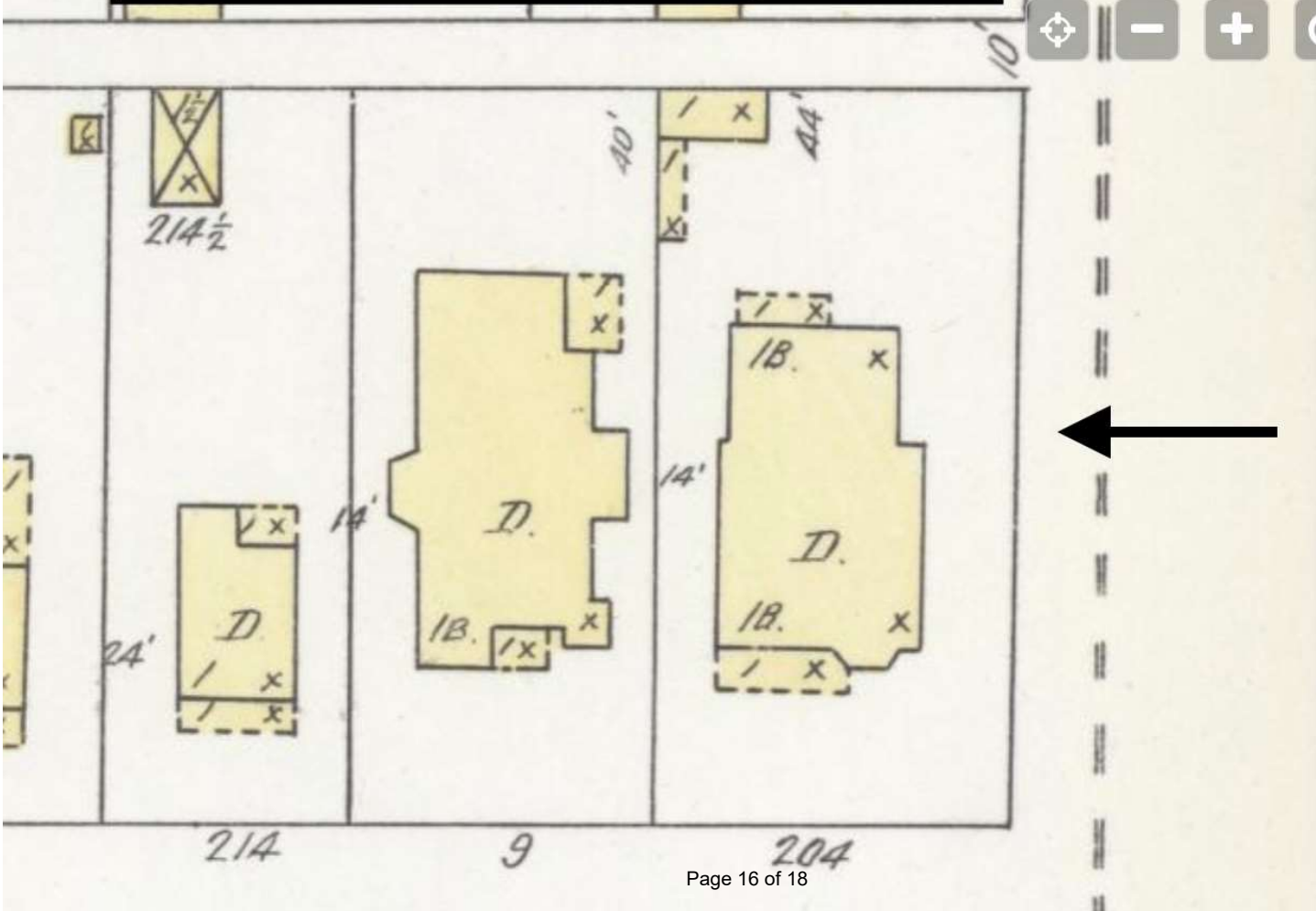


RED HEN FASHIONS

5091 St. Helena Hwy. BA 4-3782



1901 Sanborn Insurance Map , Library of Congress



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7
Napa Abajo/Fuller Park Historic District

Page # 53
Napa Co., CA

1120 Oak Street

Contributing House (1873) – Second Empire

This building, the George E. Goodman Mansion, is a two-and-a-half-story wood-frame structure with a mansard roof, horizontal board siding, and irregular plan. Protruding from the rear is a one-and-a-half story extension. The building rests on a slightly raised base. All elevations are asymmetrical and have hooded dormer windows. The elevations that face the street (southeast and southwest) have windows with wide molding and rounded tops. The windows, whether standing alone, paired, or arranged in projecting bays, provide a main decorative element on each elevation. The front elevation receives additional ornamentation from a classically detailed portico. The house is partially obscured by a two-story apartment building (501-15 Brown Street) built in what was originally the front yard. Recently restored after a serious fire, the building appears as it did when constructed. It is individually listed in the National Register.

1142 Oak Street

Non-contributing House (ca. 1925) – California Bungalow
Non-contributing Garage

This stuccoed single-story house has overhanging eaves and a recessed front porch. In the rear is a garage also constructed after 1918.

1206 Oak Street

Contributing House (ca. 1900) – No Style

This single-story house has a hipped roof, horizontal board siding, one-over-one windows, and a raised basement. On the right half of the front elevation is a bay window topped by a full pediment with stickwork panels below the sills. To its left is a porch with bent wood arch, turned posts, spindlework frieze, and fretwork balustrade. On the east side elevation is a similar bay window. On the west is an exterior chimney. The building appears unaltered.

1218 Oak Street (William Shwarz House)

Contributing House (1900) – No Style

This single-story house has a hipped and gable roof, one-over-one windows, and a raised basement. Siding is shingle within the gables and horizontal board elsewhere. Beneath the apex of the front-facing gable roof are two recessed windows. Below is a half-width front porch with arched openings and field-stone staircase. To the left are a box window with garage below. To the right is a square corner tower with a pyramidal roof. The north elevation has another gable and a shed-roofed addition. The builder was E. W. Doughty. Aside from the addition and the basement garage door, no alterations are apparent.



HISTORIC RESOURCES INVENTORY

KEY TO COLUMN HEADINGS

PROPERTY INFORMATION	APN	Assessor Parcel Number
	Address 1	Address #1
	Address 2	Address #2 (if applicable)
	Street	Street name
	Unit	Unit or suite number (if applicable)
	Est. Built	Estimated built year
NATIONAL	Prop.	National Register Property
	Dist.	National Register District
LOCAL DESIG.		Local Designation
LOCAL DISTRICT	Dist.	Local District
	Pot.	Local Potential District
	Status	Contributor status
APPENDIX	6L	6L status
	Survey	Survey area name
FORMER DESIG.	LP	Landmark Property
	NCP	Neighborhood Conservation Property
	HRI	Historic Resources Inventory

KEY TO VALUES

6L	CHRS 6L
AH	Alta Heights
C	Calistoga
CONTRIB	Contributor
EN	East Napa
FJ	First & Jefferson Streets
FS	Fuller South
GG	Glenwood Gardens
HRI-1	Historic Resources Inventory - Map Score 1
HRI-2	Historic Resources Inventory - Map Score 2
HRI-3	Historic Resources Inventory - Map Score 3
HRI-X	Historic Resources Inventory - Listed
LLD	Local Landmark District
LLM	Local Landmark
LR	Listed Resource
NCP	Neighborhood Conservation Property
NRD-NAF	National Register District - Napa Abajo Fuller Park
NRP	National Register Property
SA	Spencer's Addition
SJ	St. John's
WN	West Napa

Last Amending Document: R2015-147 (12.15.2015)

published File Path: G:\CDD\Planning\Documents, Templates, Forms\Historic\HistoricResourceInventory_20160114.pdf

source File Path: G:\CDD\Planning\GIS\HistoricResourceInventory.xlsx

HISTORIC RESOURCES INVENTORY

PROPERTY INFORMATION							NATIONAL		LOCAL	LOCAL DISTRICT			APPENDIX		FORMER DESIG.		
APN	Address 1	Address 2	Street	Unit	Est. Built	Prop.	Dist.	DESIG.	Dist.	Pot.	Status	6L	Survey	LP	NCP	HRI	
002101023000	1686		Muller Dr		1940			LR								HRI-3	
001032020000	1510		Myrtle Ave		1950			LR								HRI-3	
001027001000	1600		Myrtle Ave		1950			LR								HRI-3	
001026006000	1621		Myrtle Ave		1910			LR								HRI-3	
001026005000	1631		Myrtle Ave		1925			LR								HRI-3	
001024003000	1751		Myrtle Ave		1925			LR								HRI-3	
003145005000	831		Napa St		1910			LR								HRI-3	
003145002000	861		Napa St		1905			LR								HRI-3	
003106008000	904		Napa St		1880			LLM								HRI-2	
003106009000	918		Napa St		1900			LR								HRI-3	
003106020000	920	924	Napa St		1950			LR								HRI-3	
003141001000	983		Napa St		1927			LLM								HRI-1	
003135002000	1019	1031	Napa St		1895			LR								HRI-3	
003104006000	1024		Napa St		1885			LR		SJ	CONTRIB					HRI-3	
003104008000	1030		Napa St		1885			LR		SJ	CONTRIB					HRI-3	
003131002000	1161		Napa St		1910			LR								HRI-3	
003131001000	1165		Napa St		1940			LR								HRI-3	
003105003000	1615		Nursery St		1890			LR								HRI-3	
005102006000	1007		Oak St		1885		NRD-NAF	LLM		NAF	CONTRIB				NCP	HRI-2	
005102032000	1015		Oak St		1890		NRD-NAF	LLM		NAF	CONTRIB				NCP	HRI-2	
005102004000	1019		Oak St		1890		NRD-NAF	LLM		NAF	CONTRIB				NCP	HRI-2	
005102037000	1027		Oak St		1910		NRD-NAF	LLM		NAF					NCP	HRI-3	
005102036000	1035		Oak St		1890		NRD-NAF	LLM		NAF	CONTRIB				NCP	HRI-2	
003281016000	1120		Oak St		1872		NRP	NRD-NAF	LLM	NAF				LP	NCP	HRI-1	
003281017000	1142		Oak St		1920			NRD-NAF	LLM	NAF					NCP	HRI-3	
003265010000	1206		Oak St		1890			NRD-NAF	LLM	NAF	CONTRIB				NCP	HRI-2	
003265011000	1218		Oak St		1900			NRD-NAF	LLM	NAF	CONTRIB				NCP	HRI-2	
003265012000	1226		Oak St		1920			NRD-NAF	LLM	NAF	CONTRIB				NCP	HRI-3	
003265013000	1234		Oak St		1925			NRD-NAF	LR	NAF						HRI-3	
003265014000	1246		Oak St		1880			NRD-NAF	LLM	NAF						HRI-2	
003265015000	1256		Oak St		1880			NRD-NAF	LLM	NAF	CONTRIB					HRI-2	
003263012000	1326		Oak St		1880			NRD-NAF	LLM	NAF						HRI-2	
003263013000	1336		Oak St		1885			NRD-NAF	LLM	NAF	CONTRIB					HRI-2	
003263014000	1344	1346	Oak St		1905			NRD-NAF	LR	NAF	CONTRIB					HRI-3	
005051004000	1425		Oak St		1920			NRD-NAF	LR	NAF	CONTRIB					HRI-3	