



October 5, 2018

718 Water Street & 731 First Street, Napa Relocation Project Evaluation

The purpose of this documentation is to evaluate the proposed relocation of a pair of existing residential buildings that stand on adjoining parcels at the addresses 718 Water and 731 First streets in Napa. The two existing residences are currently proposed to be relocated to an open site located at 58 Randolph St. (figs.1-3), some 10 blocks to the south and west. Each building has been previously identified by the City of Napa as a *Local Landmark (LLM)* as well as a *Neighborhood Conservation Property (NCR)*.

As previously evaluated and for the purposes of rehabilitation planning, the characteristics of the two historic residences that are character-defining are:

718 Water St. (figs.4-5)

- Original L-shaped form under a front-gabled roof;
- Shed-roofed front porch and entry door opening;
- Window openings with wood trims and sills (in original building);
- Wood, drop-sided exterior walls (on original building).

731 First St. (figs.6-7)

- The single-story, front and east side gabled-roof building forms;
- The covered front porch with its wood porch posts and low-hipped roof;
- The pattern of door and window openings at the front (north) elevation;
- Clapboard-siding and flat wood-trim work of the original/early building exteriors.

(from *731 First Street & 718 Water Street, Historical and Historic Project Evaluation*, Sept. 28, 2016)

As additionally concluded in that previous evaluation effort, a proposed project would result in the material impairment of the identified historic resources were the buildings to be demolished. As also previously noted, alternatively, since the historic residences are not part of an identified or potential historic district, nor are their settings or sites relevant to their identified significance, the character-defining forms and features of the buildings may be relocated to appropriate receiver sites and, in so doing, effectively retain the historic residences. To do so, at a minimum, all identified character-defining portions of the structure would require relocation to a site or sites within the vicinity and the buildings should either retain a streetward orientation similar to the existing or be directly visible from the street. The buildings would then require rehabilitation meeting the *Standards for Rehabilitation*, including any proposed exterior alterations and additions. Reuse as residential structures would be preferred but not obligatory so long as the proposed rehabilitation meets the *Standards*.

Thus, the retention and relocation option may mitigate the proposed removal of the 718 Water St. and 731 First St. buildings from their present sites, as long as:

- All identified character-defining portions and features of the structures are retained;
- The relocated houses are situated in a similar residential setting and with similar streetward orientations and/or exposures;
- Each are preferably reused as residences.

The proposed receiver site is located in the Napa Abajo neighborhood at 58 Randolph Street (APN 005-095-012), which street runs north-south parallel with and directly west of Coombs Street. The

site area is .43 acres (18,813 sf) and an existing residential building stands on the southern half of the parcel. The receiver portion of the subject site is vacant of buildings. The relocated residences will be separated by a driveway from the existing residential building at 58 Randolph (figs.7-10).

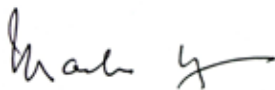
The Napa Abajo Neighborhood is the conjunction of two early and predominately residential neighborhoods located south of downtown. The neighborhood has many examples of period residential architecture on wide, tree-lined streets and, in part, has a strong relationship to the river. A portion of the neighborhood is a National Register listed historic district — the Napa Abajo-Fuller Park Historic District (1997). That District lies several blocks north of the 58 Randolph St. site. Yet, the historic residential neighborhood characteristics and setting similarly apply to the subject block, though this southern portion of the neighborhood also includes a commercial and industrial mix.

The building at 58 Randolph is listed on the City's HRI as a *Listed Resource (LR)*, with an identified construction date of 1890 (though the extant building does not appear to be that age and the county assessor identifies the year built date as 2013). That house occupies the southern half of the receiver site. The two subject houses would be placed on the northern half of the site, with 718 Water St. in the front facing the street and 731 First St. in the rear with its front facing south.

The surrounding houses are a mix of period residential styles and into which the two subject houses will appropriately fit. Their relocation will not have any direct impact on any adjoining, identified or potential historic resources, including on the several adjoining residences along the south side of Ash St., two of which (nos. 1229 and 1247) are, like 58 Randolph, identified in the Napa HRI as *Listed Resources*.

In conclusion, while both 718 Water St. and 731 First St. are identified *LLMs*, the 718 Water St. house is substantially more intact so is proposed to be relocated to retain a direct and frontal relationship to the street. A new detached garage is also proposed to stand between the two buildings. Additionally relocating the 731 First St. house to the rear of the site advantageously maintains a relationship between the two residences, which currently and historically adjoined. Though the 731 First St. building is not proposed to face towards the street, its proposed southward orientation towards the shared drive will allow the front of that building to be visible. Once successfully relocated, the future of both historic residences will be ensured, which is evidently not the case in their current and incrementally changing setting. In addition, the proposed plan retains all of the existing buildings, including additions that are not identified as character-defining. Since those additions exist, their retention is appropriate and avoids the need to recreate the original building and/or to make new additions following relocation. Overall, from an historic resources perspective, the proposed relocation of the locally landmarked 718 Water St. and 731 First St. residences appears highly appropriate as doing so will ensure the future of the historic residences, as their present sites and setting are not part of the identified significance and, therefore, as the historic design and construction integrity of the historic houses will be sustained.

Signed:



Mark Hulbert
Preservation Architect

attached: figs.1-11 (pp.3-8)



Fig.1 – 718 Water St. & 731 First Street - Arrows identify existing site above, proposed below (north is up)



Fig.2 – 718 Water St. (yellow arrow) & 711 First St. (red arrow) - Aerial view, existing site (north is up)



Fig.3 – 58 Randolph St. - Aerial view, proposed receiver site (bounding box, north is up)



Fig.4 – 718 Water St. - Front (south, at right) and west side



Fig.5 – 718 Water St. - Front and East side



Fig.6 – 731 First St. – Part east side and front (north, at right)



Fig.7 – 731 First St. – Front (north, at left) and west (right) side



Fig.8 – 58 Randolph St. - Proposed receiver site (at center), looking southeast



Fig.9 – 58 Randolph St. - Proposed receiver site, looking east



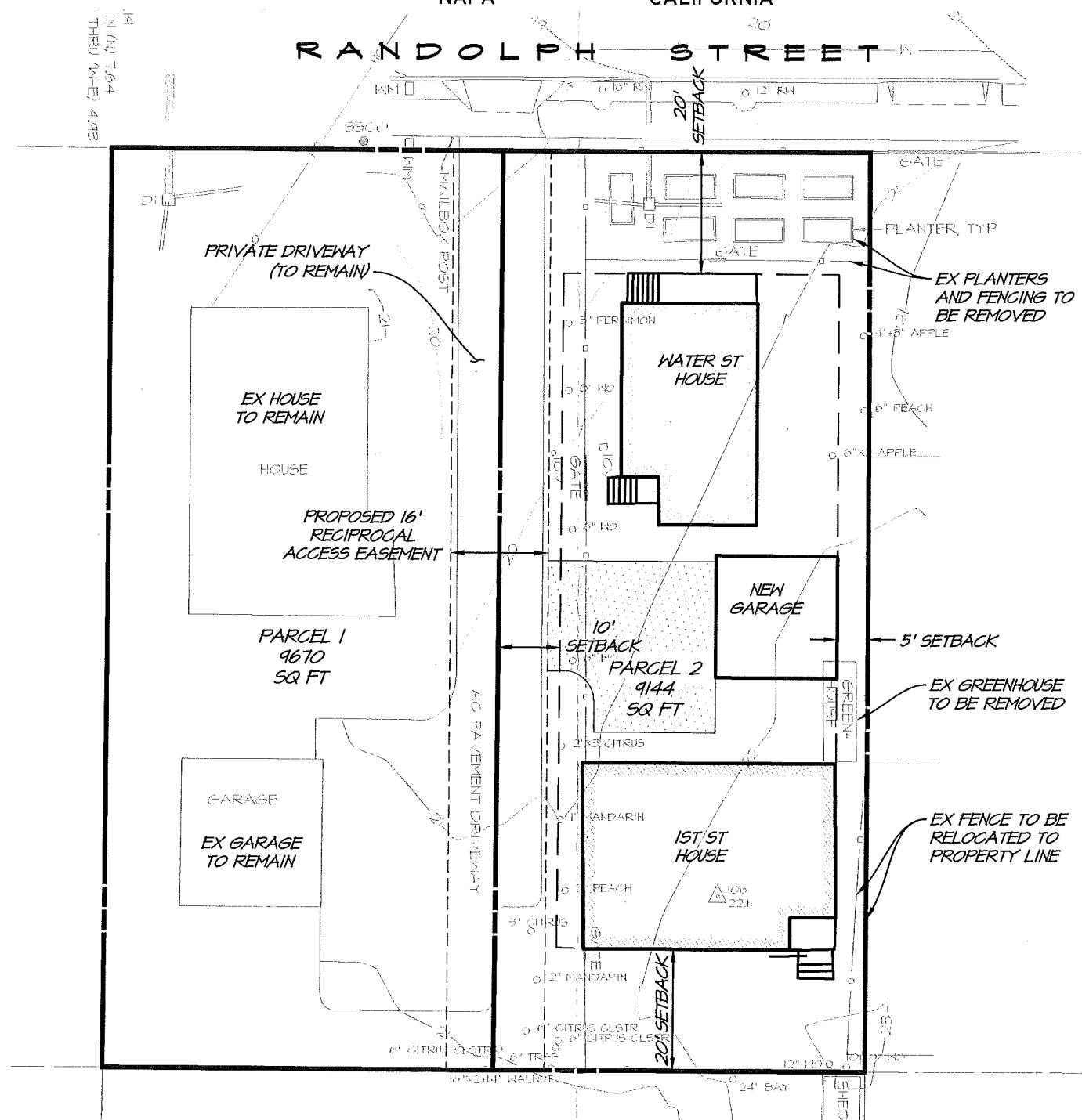
Fig.10 – 58 Randolph St. - Proposed receiver site (at left), looking east



Fig.11 – 58 Randolph St. – Existing residential building on proposed receiver site, looking southeast

EXHIBIT OF CONCEPTUAL SITE PLAN 58 RANDOLPH ST

NAPA CALIFORNIA



GRAPHIC SCALE



(IN FEET)
1 Inch = 20 FT

RSA⁺ CONSULTING CIVIL ENGINEERS + SURVEYORS + 10

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