

ATTACHMENT 2

Written Project Description

1447 Calistoga Avenue
Napa, CA 94559

APN: 003-152-008

Property Identification

Address: 1447 Calistoga Avenue, Napa, CA 94559
Historic District: Calistoga Avenue Historic District, City of Napa
Year Built: 1900
Architect: Unknown
Style: Victorian
Current Use: Single-family residence
Historic Status: Contributing property to local historic district

Historical Context

The Calistoga Avenue neighborhood began to develop in the late 1800s and early 1900s, as modest single-family homes were built to accommodate Napa's growing middle class. Early residents included clerks, butchers, teachers, and shopkeepers. Interspersed among these simpler homes were more elaborate Victorian residences - particularly on corner lots - which helped establish the architectural character of the district. As a result, even the more modest cottages and dwellings reflect stylistic influences drawn from Queen Anne, Eastlake, and Italianate designs.

By the turn of the century, speculative homebuilding had become common, although large-scale tract housing had not yet taken hold. Calistoga Avenue's appeal was enhanced by its proximity to key transportation routes. The nearby Napa Valley Railroad and the introduction of an electric streetcar along adjacent Jefferson Street in 1905 provided convenient access to downtown Napa and neighboring communities. This accessibility made the area especially attractive to working families and contributed to its long-standing vitality.

The subject property is located just a few blocks from downtown Napa, situated on Calistoga Avenue between Jefferson and Seminary Streets. It is a contributing structure within the Calistoga Avenue Historic District, which was formally established by the City of Napa through Resolution No. 88-67, adopted on March 14, 1988, and recorded on April 18, 1988 (Volume 1576 of Official Records, Page 122, Recorder's Serial No. 09915).

The district derives its name and early identity from the historic electric railway, which allowed residents to settle farther from the Napa River and into newly developing areas. Calistoga Avenue was once part of a key corridor connecting the town of Calistoga to San Francisco. Although the railway has long since disappeared and much of the original route has been renamed, this section of Calistoga Avenue remains a quiet residential street, preserving the neighborhood's early 20th-century character.

Today, the district is celebrated for its well-preserved historic homes, many of which retain original woodwork, period façades, and traditional layouts. These features contribute to the district's cohesive visual identity and highlight its historical and cultural importance. Built in 1900, the subject property is a quintessential example of Victorian residential

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architecture within the Calistoga Avenue Historic District. It retains numerous original features, including wood sash windows, pocket doors, picture-rail moldings, coved ceilings, period hardware, and the original butler's pantry - all of which contribute significantly to both the home's historic integrity and the district's architectural legacy.

See **Appendix A**, *1447 Calistoga Avenue Property Report*, for additional historical context, including detailed ownership records and a chronological account of the property's residential history.

Project Description

Since purchasing our home at 1447 Calistoga Avenue in December 2024, we've approached its restoration with care, respect, and a deep appreciation for its historic character. When we acquired the property, the original subfloor was exposed throughout much of the interior. To restore the floors in a way that honors the home's 1900 Victorian roots, we worked with local designer Hawkins Interiors, who helped us select wood flooring that is both historically appropriate and durable. The new floors were installed with the goal of replicating the look and feel of the original materials.

We also undertook a full interior repaint. Again, with the guidance of Hawkins Interiors, we selected a historically appropriate color palette, with special attention paid to trim and picture-rail moldings. The painting was completed by Valencia W. Painting, a local contractor with experience working with historic homes.

In addition, we installed a gas insert fireplace designed to replicate the appearance of a traditional wood-burning unit. This work was completed by Village Chimney Services, Inc., providing both modern efficiency and visual continuity with the home's historic design.

We've developed a phased, long-term plan for preserving and rehabilitating the home in alignment with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Our ten-year plan prioritizes thoughtful maintenance and restoration using in-kind materials, traditional craftsmanship, and a preservation-first approach.

Key Goals of the Preservation Plan:

- Preserve all original windows, woodwork, and detailing
- Repaint the exterior with historically approved, lead-safe paints
- Restore the original front stairs and porch using period-correct profiles
- Address roof and foundation needs as they arise
- Maintain landscaping and fencing to support the historic setting

Where restoration is necessary - particularly for windows - we will use true divided lite

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wood sashes, never vinyl or aluminum, to ensure visual and material continuity with the original structure. Any carpentry or exterior detailing will follow traditional joinery methods and match existing profiles.

In addition to architectural restoration, we are committed to ongoing maintenance that supports the long-term integrity of the home. Our ten-year plan includes:

- Biweekly professional landscaping
- Annual inspections and touch-up work for paint, hardware, and finishes
- Replacement of the east side fence with historically compatible materials
- Periodic deck resealing and minor repairs
- A full plumbing upgrade (supply and waste lines) to modernize infrastructure while preserving finishes

All planned work will be performed in full compliance with City of Napa historic district guidelines and executed with sensitivity to the home's historic character.

The Cost of Historic Preservation

Owning and maintaining a historic Victorian home in downtown Napa comes with unique financial demands. These homes were built with an extraordinary level of detail and craftsmanship that is rarely replicated today. Restoring and maintaining these features requires not only high-quality materials but also the expertise of artisans and contractors who specialize in preservation work.

One of the most significant cost factors is the home's intricate architectural detailing. Ornamental moldings, turned columns, wood sash windows, and decorative brackets must be repaired or recreated using traditional techniques and custom fabrication. These components cannot be replaced with standard, modern alternatives and require precise, often time-consuming restoration.

Painting the home is similarly labor-intensive and expensive. Unlike modern construction, Victorian facades feature layered trim, architectural embellishments, and varying surfaces that must be hand-prepped and finished using lead-safe, historically appropriate materials. Multi-story exteriors also require scaffolding or ladders to safely access high or delicate areas.

Finally, compliance with Secretary of the Interior's Standards and the City of Napa's historic district regulations adds complexity and responsibility. These standards guide us toward long-lasting, preservation-minded decisions that respect the home's architectural legacy and ensure that all restoration efforts contribute to the continued integrity of the Calistoga Avenue Historic District.

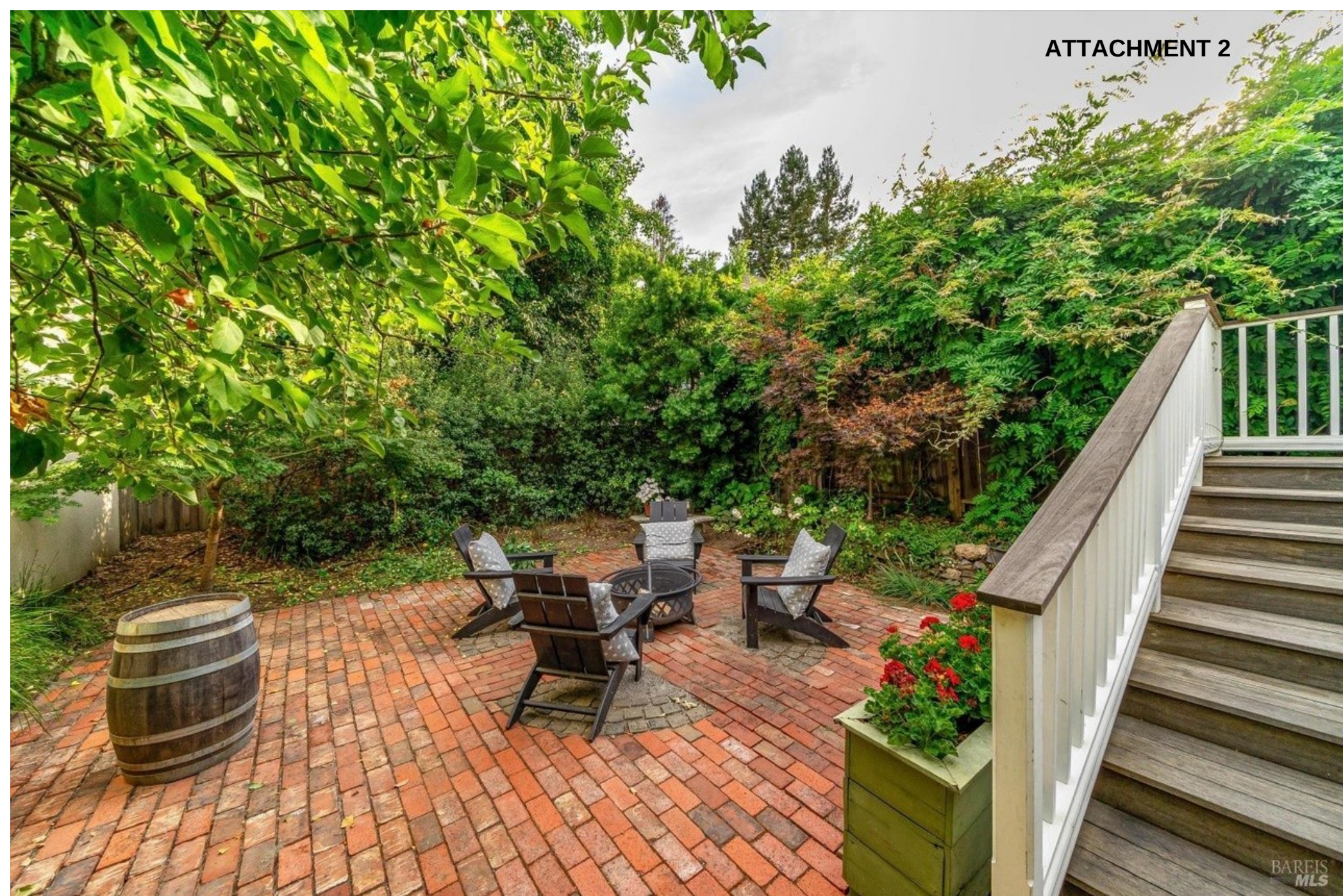
















Appendix A

1447 CALISTOGA AVE

Formerly 129 Calistoga Ave

Prepared August 2025
Napa County Historical Society

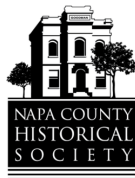


Table of Contents

Calistoga Avenue Historic District	2
Ownership History of 1447 Calistoga Ave.	3
Residential History of 1447 Calistoga Avenue	5
Maps and Figures	6

Calistoga Avenue Historic District



Residences on Calistoga Avenue,
NCHS Collection

The Calistoga Avenue neighborhood is recognized in the Heritage Napa *City-Wide Historic Context Statement*, as a locally-designated historic district in the City of Napa and registered as a local landmark district. Calistoga Avenue sits at the center of this designated district, bounded by Hayes and Brown Streets to the North; Clinton, Pearl and Franklin Streets to the East; Clay Street to the South; and Jefferson Street to the West.

The neighborhood primarily features homes from the late 19th and early 20th centuries. Historically, most of the families in this neighborhood were middle-class, and lived in modest one-story cottages. This vibrant history of Victorian-era residential development, characterized by a variety of architectural styles, earned its designation as a local historic district in both the 1978 and 1995 surveys. Some common styles include Italianate, Stick/Eastlake, Queen Anne, Colonial Revival, Classical Revival, and Craftsman.

Situated to the West of the Napa River and South of Napa Creek, this area was contained in the Rancho Entre Napa land grant given to Nicolas Higuera, a soldier and later *alcalde auxiliary* of Sonoma, in 1836. It is also considered to be part of Hill's Addition, a subdivision developed and mapped by R.M. Hill in 1907.



Residences at Calistoga Avenue and Jefferson
Street, circa 1900, NCHS Collection

Ownership History of 1447 Calistoga Ave.

APN 003-152-008-000

Collected using Official Records from the Napa County Recorder's Office

1. Deed of Trust by Charles Noble and Mary Noble to Raymond C. Siegel and Silvia C. Siegel, recorded May 24, 1937. Document ID 1936-0003104.
2. Deed by Raymond C. Siegel and Silvia C. Siegel to Mary Noble, recorded May 24, 1938. 1938-0001782.
3. Deed by Mary Noble to Mary H. Frank and Walter A. Frank, recorded January 10, 1941. 1941-0001334.
4. Deed by Mary H. Frank and Walter A. Frank to Marie Paul and Stanley Paul, recorded August 24, 1944. 1944-0003366.
5. Deed by Marie Paul and Stanley Paul to Anna D. Fields and Otto J. Fields, recorded October 31, 1945. 1945-0004929.
6. Deed by Anna D. Fields and Otto J. Fields to June C. Black and Robert F. Black, recorded March 22, 1948. 1948-0001338.
7. Deed by June C. Black and Robert F. Black to Mary T. Linton and William H. Linton, recorded October 26, 1951. 1951-0006190.
8. Deed by William H. Linton to Eva B. Gross and Gladys Ransford, recorded July 7, 1955. 1955-0005896.
9. Deed by Gladys W. Ransford to Eva B. Gross, recorded July 7, 1955. 1955-0005897.
10. Deed by Eva B. Gross to Abbie F. Simpson and Wilbur G. Simpson, recorded December 8, 1961. 1961-0011996.
11. Deed by Abbie F. Simpson to Elmer L. Buffington and Verna Buffington, recorded August 2, 1972. 1972-0010294.
12. Deed by Elmer L. Buffington and Verna Buffington to Barbara Ann Hohlwein, recorded September 6, 1979. 1979-0016861.
13. Deed of Trust by Barbara A. Hohlwein to World Sav/Ln Association, recorded May 6, 1987. 1987-0013005.
14. Deed by Barbara A. Hohlwein to Annette D. Boss and David O. Boss, recorded April 28, 1994. 1994-0014395.
15. Deed by Annette D. Boss and David O. Boss to Kerby MacRae and Cathy Miller, recorded August 28, 1998. 1998-0024733.
16. Deed by Kerby MacRae and Cathy Miller to Marlyn E. Perkins, recorded May 15, 2003. 2003-0025607.
17. Trustees Deed by Marlyn E. Perkins and Recontrust CompanyNA, Ttee, to Donald J. Logan and Murphy, Logan & Bardwell Inc. Profit, recorded March 31, 2011. 2011-0007722.
18. Deed by Shelley Logan to Donald J. Logan, recorded June 8, 2011. 2011-0013094.
19. Deed by Donald J. Logan and Murphy, Logan & Bardwell Inc. Profit to HCM Properties LLC, recorded June 8, 2011. 2011-0013095.
20. Deed by HCM Properties LLC to Charles Ira McBride, recorded March 6, 2014. 2014-0004328.

21. Deed by Charles Ira McBride to Daniel Bertram Kindelberger and Katherine Michelle Wiebking, recorded January 18, 2017. 2017-0001342.
22. Deed by Daniel Bertram Kindelberger and Katherine Michelle Wiebking to Brookfield Relocation Inc., recorded July 31, 2018. 2018-0014859.
23. Deed by Brookfield Relocation Inc. to Madeleine Johnson and Ronald Johnson, recorded July 31, 2018. 2018-0014860.
24. Deed by Madeleine Johnson and Ronald Johnson to Harvey Gonzalez and Christine Hernandez, recorded December 2, 2024. 2024-0017686.

Note regarding this property history: Chain of Title could not be determined from 1936 Deed of Trust recorded May 24, 1937. Records showing the acquisition of the property by Charles Noble, Mary Noble, Raymond C. Siegel, or Silvia C. Siegel may exist but could not be accurately confirmed at the time of this property report completion. More in-depth investigation would need to be done to determine when and how one of the above mentioned individuals acquired the property.

As the property was once part of Rancho Entre Napa and later Hill's Addition to the Town of Napa, earliest deeds would likely show ownership by Nicolas Higuera and R. M. Hill.

Residential History of 1447 Calistoga Avenue

Formerly 129 Calistoga Avenue, prior to 1923

Collected using City Directories at Napa County Historical Society, Ancestry.com, and the Napa County Library Historic Newspaper Database

Date	Residents	Occupations
1911* (as 129 Calistoga)	Mrs. C. L. <i>Smith</i>	
1912-1914	Margaret <i>Wilson</i> (wid. of Washington Wilson)	
1916	George R. B. <i>Myers</i>	Physician & surgeon
1918	Mrs. Mary <i>Rasler</i>	
1920	Mrs. Mary <i>Rasler</i> ; Jos. <i>Chenosky</i> ; Louise <i>Chenosky</i>	No occupation; Employee at Navy Yard; No occupation
1923 (as 1447 Calistoga)	Clifford & Agnes <i>Butler</i>	Electrician
1925-1926	Mrs. Mary <i>Rasler</i> (wid. of Jos.)	
1928-29	Howard G. & Bernice <i>Attebury</i>	Dept. manager Winship Beard Co.
1930-1937	Clarence E. & May <i>Hunt</i> [alternately Clarence F.]	Chauffeur
1939	Charles & Mary <i>Noble</i>	
1942-1947	Walter A. & Mary H [alternately Minnie]. <i>Frank</i>	Clerk, Plaza Hotel
1948	Robert F. & June C. <i>Black</i>	Salesman
1954-1961	Mrs. Gladys W. <i>Ransford</i>	Clerk, Furn. and Appl. Thrift Store
1965	William L. & Daisy M. <i>Charland</i>	Upholsterer, Napa Custom Upholstery
1967	Hollis & Leah <i>Rountree</i>	Machinist
1968-1970	Orvil [alternately Orville or Orvel] & Daisy E. <i>Brooks</i>	Driver, Pacific Mtr Truck
1972-1974	No return	
1975-1979	Elmer & Verna <i>Buffington</i>	US Navy

* *Napa Weekly Journal*, July 28, 1911 (See Figure 1)

** In 1942, Charles & Mary Noble are listed at 1467 Calistoga Ave.

Maps and Figures

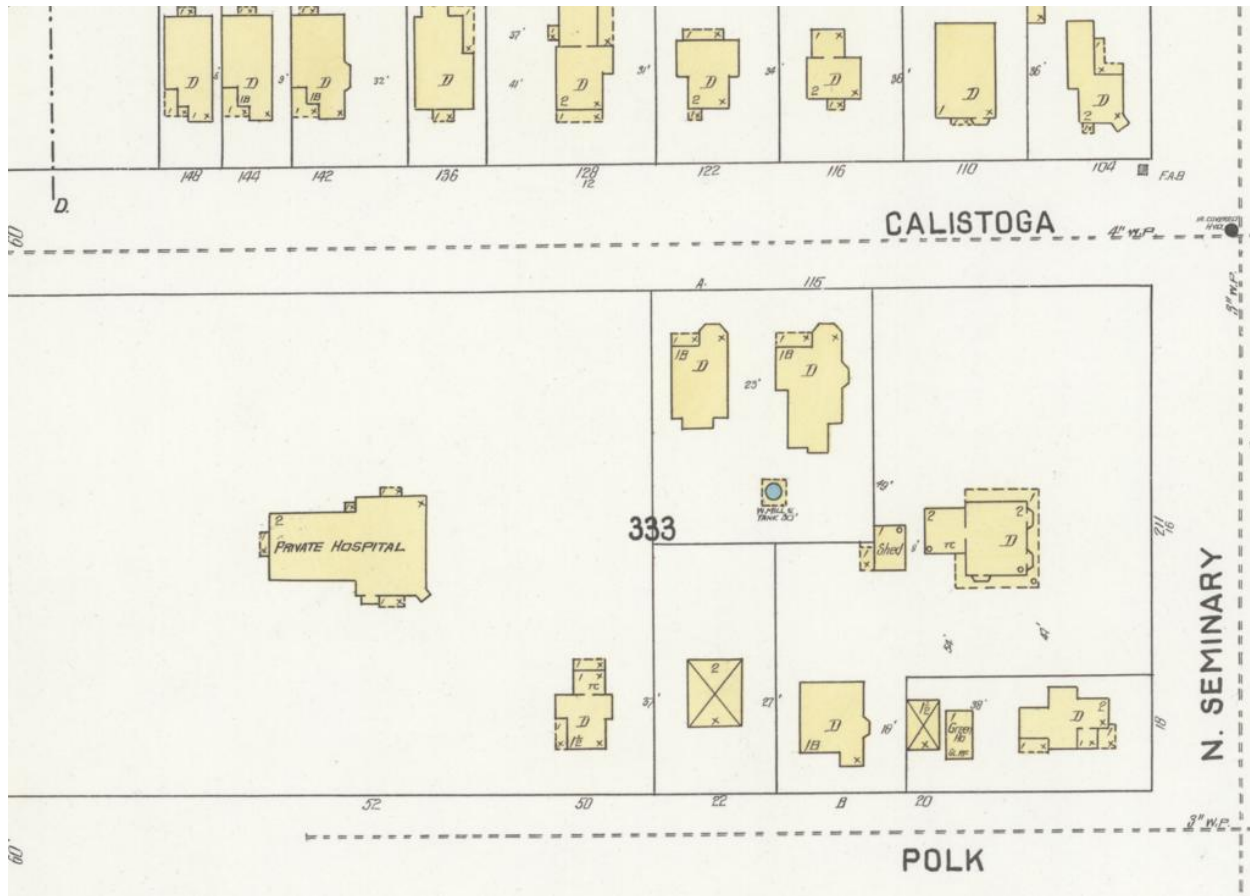


Figure 1. "Called Hence: Mrs. E. W. Wood Passed Away at Her Grand Daughter's Residence [129 Calistoga Ave]." *Napa Weekly Register*, July 28, 1911.

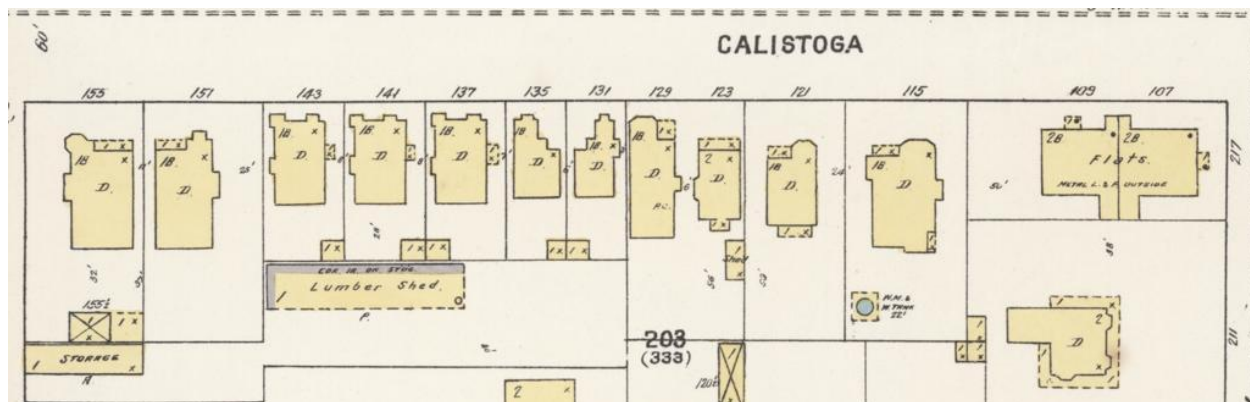
*Note: A Chester L. Smith is listed in the 1910 Federal Census as an attendant (in-residence) at the Napa State Hospital, 21 years old and married at the time. In 1920 he and his wife Gladys were living on Valencia Street.

Gladys Smith is also found in the 1910 Census as an attendant of the Napa State Hospital, 19 years old and married. It's uncertain if she is the same Mrs. C. L. Smith mentioned in the article, but if so, the Smiths would be the earliest residents found in this research for 1447 Calistoga Avenue.

Additionally, in 1900 Chester Smith was 11 years old and living at 36 Calistoga Avenue with his parents, Lafayette and Emma Smith from Wisconsin, his older brother Raymond (15), and younger sister Ruben (9). 36 Calistoga Avenue would have been next door to present-day 1386 Calistoga Avenue.



Map 1. Sanborn Fire Insurance Map of Napa, June 1901, showing Calistoga Ave. between N. Seminary and Jefferson. 1447 Calistoga Ave. does not yet appear on this map, parcel was part of that occupied by private hospital.



Map 2. Sanborn Fire Insurance Map of Napa, October 1910. Parcels have been divided and 129 Calistoga Ave. appears on the map, later to be renumbered as 1447 Calistoga.