

EXHIBIT A

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource name(s) or number (assigned by recorder) 1514 Clay Street

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Napa

***b. USGS 7.5' Quad** Napa, Calif.

Date 2021

***c. Address** 1514 Clay Street

City Napa

Zip 94559

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

***e. Other Locational Data:** Assessor's Parcel Number 003-197-010-000

***P3a. Description:**

Update to 2011 Property Record

This DPR 523A (Primary Record) form for the property at 1514 Clay Street in Napa provides updated and supplemental information to the DPR 523B (Building, Structure, and Object Record) and DPR 523L (Continuation Sheet) forms prepared by Page & Turnbull in 2011. All site exterior photos were taken on September 11, 2024 by Page & Turnbull unless otherwise noted.

The property at 1514 Clay Street includes a one-story over basement primary building and a one-story rear building located west of downtown Napa, California (**Figure 1**). The primary building is a Queen Anne-style single-family residence built in 1905, with one residential unit on the first floor and an office at the basement level. The primary building features wood drop siding at the first floor, wood shingle siding at the basement and above the first-floor cornice, and a hipped roof with asphalt shingles and exposed, wood rafter tails with rounded ends. The north (rear) of the parcel includes a one-story vernacular cottage built around 1945, which has a single residential unit. The rear building features wood clapboard siding and a gabled roof with asphalt shingles. Typical windows on both buildings are double-hung vinyl windows in a variety of dimensions. Some typical windows feature applied designs mimicking stained glass or leaded divided lites. The buildings are situated on a rectangular parcel, with their primary façades facing south toward Clay Street.¹ (Continued on Page 2)

***P3b. Resource Attributes:** HP2: Single-Family Residence

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

P5a. Photo



P5b. Photo: (view and date)

Oblique view of primary (south) façade,
September 11, 2024

***P6. Date Constructed/Age and**

Sources: ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1905 (Sanborn Fire Insurance map).

***P7. Owner and Address:**

Dan Skivington
1039 Stonebridge Avenue
Napa, CA 94558

***P8. Recorded by:**

Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**

September 24, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

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

¹ The subject parcel is oriented slightly northeast of true north. For the purposes of this report, the façades facing Clay Street will be described as facing south, the façades facing to the rear will be described as facing north, and so on.

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***P3a. Description: (continued)**



Figure 1. 2023 aerial view of 1514 Clay Street. The approximate border of the subject parcel is outlined in a red dashed line. Source: Google Earth. Edited by Page & Turnbull.

South (Primary) Building

The south (primary) façade of the primary building faces Clay Street. At the basement level, the façade features a typical window to the west (left) and concrete stairs to the east (right) that lead up to the main entrance on the first floor. At the first floor, the façade features a square bay window to the west (left) that contains a double-hung vinyl window with a fixed wood window with oval leaded lites above, flanked by typical windows. To the east (right) at the first floor is an L-shaped engaged porch, featuring a wood-framed door with a wood-framed screen door to the west (left) and a typical window at the northeast (rear right) end of the porch (**Figure 4**). Above the first floor at the attic level is a hipped dormer with a wood lattice vent.



Figure 2. View of the south (primary) façade, looking north.



Figure 3. Detail view of the window arrangement at the first-floor bay window, looking north and up.

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Figure 4. View of the engaged porch, looking north.

The east façade of the primary building faces a side patio. At the basement level the façade features, from south (left) to north (right), a divided lite wood-framed fixed window, a partially glazed paneled wood door, and a pair of vinyl sliding windows with simulated divided lites (**Figure 5 through Figure 8**). At the first-floor level the façade features, from south (left) to north (right), an angled bay window with three typical windows and two separate typical windows.



Figure 5. Oblique view of the east façade, looking northwest.



Figure 6. Oblique view of the east façade, looking southwest.

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Figure 7. Detail of multi-lite fixed wood window, looking west.



Figure 8. Detail of wood door to basement office, looking west.

The north (rear) façade of the primary building faces a rear yard that separates the primary building and the rear building (**Figure 9**). An external wood staircase with a wood lattice railing begins at the east (left) end of the north façade and extends up to the west (right), terminating at a wood door at the first floor. Typical windows are featured at the first floor at the east (left) end and immediately west (right) of the wood door. A utility shed is attached to the basement level at the west (right) end and features wood shingle cladding, a shed roof with asphalt shingles, and a paneled wood door.



Figure 9. North (rear) façade of the primary building, looking south.

The west façade of the primary building faces a gravel driveway. At the basement level the façade features, from north (left) to south (right), an opening sealed with wood panels, a typical window, an opening sealed with wood panels, and a typical window (**Figure 10 and Figure 11**). At the first-story level the façade features two separate typical windows.

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Figure 10. Oblique view of the west façade, looking southeast.



Figure 11. Oblique view of the west façade, looking northeast.

North (Rear) Building

The north (rear) building is located at the north end of the parcel and is separated from the primary building by a lawn with various landscaping and surrounded by planting beds. The rear building is clad with wood lap siding and features a generally square footprint and a gabled roof with asphalt shingles (**Figure 12**).

The primary façade of the rear building features, from west (left) to east (right), a pair of typical windows, a concrete stoop with concrete steps that lead to a multi-lite paneled wood glazed door with a metal awning, and an angled bay window featuring three typical windows and a hipped roof with asphalt shingles.



Figure 12. South façade of the rear building, looking north.

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The east façade of the rear building faces a brick patio. The façade features, from south (left) to north (right), a pair of typical windows, a partially glazed paneled wood door, and two separate typical windows (**Figure 13 and Figure 14**).



Figure 13. Oblique view of the east façade of the rear building, looking northwest.



Figure 14. View of openings at the south end of the east façade of the rear building, looking west.

The north façade of the rear building adjoins the property immediately to the north (**Figure 15 and Figure 16**). It features three double-hung wood windows and a rectangular wood framed louvered vent within the peak of the gable end.



Figure 15. Obscured view of the north façade of the rear building, looking south from the adjacent parcel.

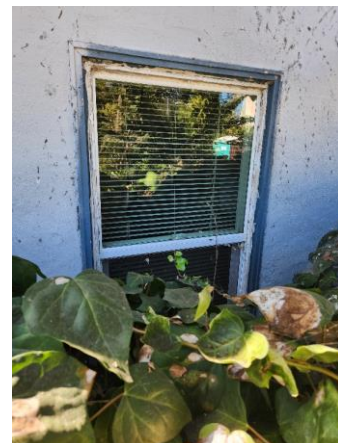


Figure 16. Detail view of a wood window on the north façade of the rear building, looking south.

The west façade of the rear building faces a dirt side yard. The façade features one typical window to the north (left) and a pair of typical windows to the south (right) (**Figure 17 and Figure 18**).

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Figure 17. Oblique view of the west façade of the rear building, looking southeast.



Figure 18. Oblique view of the west façade of the rear building, looking northeast.

Site Features

The site features a gravel yard between the primary building and Clay Street, and a gravel driveway that lines the southeast edge of the property (**Figure 19**). A brick path leads north from the gravel driveway to a concrete sidewalk lining the south (primary) façade of the rear building, surrounding a yard between the primary building and the rear building (**Figure 20**). Small brick patios are located to the east of both the primary building and the rear building (**Figure 21** and **Figure 22**).



Figure 19. Oblique view of the property showing gravel front yard and driveway, looking northeast.



Figure 20. Oblique view of the yard between the primary building and the rear building, looking southwest.

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Figure 21. View of the north end of the patio east of the primary building, looking north.



Figure 22. View of the patio east of the rear building, looking northwest.

Site Features and Surrounding Context

The surrounding streetscape includes a variety of duplexes and former single-family residences, commercial buildings, and a public parking garage at the outskirts of Downtown Napa (**Figure 23 and Figure 26**). West of the subject property are City of Napa administration buildings and a recently constructed school annex (**Figure 27 and Figure 28**).



Figure 23. Commercial building at 1526 Clay Street, immediately east of the subject property. View northeast.



Figure 24. Contemporary commercial building at 1400 Clay Street, east of the subject property. View west.

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Figure 25. Three-story parking garage at 1401 Clay Street, east of the subject property. View south.



Figure 26. Duplex at 1042 Seminary Street, southwest of the subject property. View southeast.



Figure 27. City of Napa administration building at 1115 Seminary Street, west of the subject property. View northwest.



Figure 28. School gymnasium and annex at 1120 Seminary Street, immediately west of the subject property. View northeast.

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*NRHP Status Code 6Z

*Resource Name or # 1514 Clay Street
APN: 003197010000

B1. Historic name: None

B2. Common name: None

B3. Original Use: Residential

B4. Present use: Residential

*B5. Architectural Style: Simple Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)

Circa 1905: Constructed.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Downtown residential development

Area: Napa, California

Period of Significance ca. 1905

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 1514 Clay Street was constructed circa 1905. Sanborn Fire Insurance maps show that the property's address changed: it was 334 Clay Street in 1910, and was changed to 1514 Clay Street by 1924. At the time of its construction, 1514 Clay Street was located on a block with other similarly-sized residences, but it has since been enveloped by large scale, modern commercial infill construction.

The earliest known owner of the property was Samuel E. Gordon, a real estate investor, who bought it from Napa County Title Co. in 1948. In 1978, Gordon sold the property to Henry S. Guerrero. In 1983, the property transferred to Guerrero Mortuary Chapel, with headquarters in San Leandro, CA.

According to City Directories, the property appears to have been a single-family residence until 1942 when it was converted to two flats. Larry Skivington, an electrician, and his wife Betty lived in one of the flats from 1949 to 1975. Other tenants included Edward Jones, a book keeper in 1959; David and Charlotte Dyreng, a student and Assistant at Napa County-City Public Library in 1967; and Mark and Jackie Shadle, a teacher at Napa Valley Day School in 1986. The building is still in use as two flats today.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) **Error! Not a valid bookmark self-reference.**

*B12. References:

Ancestry.com: Federal Census records, Public Records Indexes, etc.

City of Napa Assessor's Office: deed records.

City of Napa Building Division: building permits.

(continued)

B13. Remarks: None

*B14. Evaluator: Page & Turnbull, Inc. (SF)

*Date of Evaluation: 9/3/2010 (Revised 2/22/2011)

(This space reserved for official comments.)

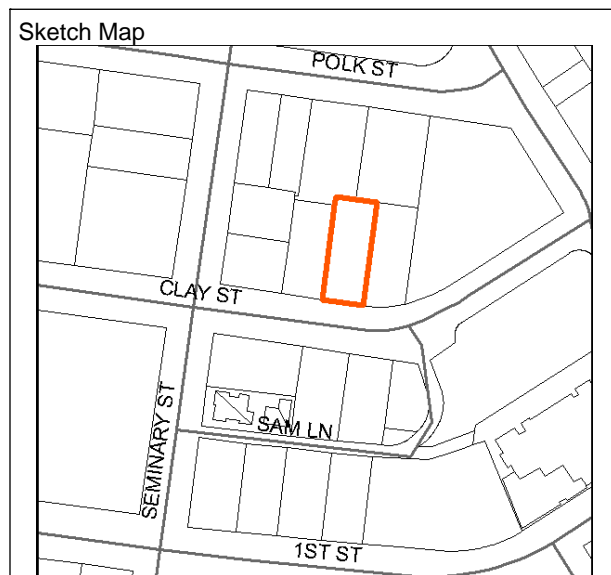


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*B10. Significance (cont.):

Evaluation

NRHP/CRHR Criterion A/1/a

Constructed circa 1905, the house at 1514 Clay Street does not appear to be significant for association with events important to the broad patterns of history. The building is located in downtown Napa, which has always been primarily commercial in nature, although the commercial core is surrounded by largely residential neighborhoods. This residential building is not associated with the growth of downtown as a commercial center. It plays a part in the general growth and development of the area, however it does not have sufficient or specific associations with these trends to set it apart as significant. Therefore, 1514 Clay Street does not appear to be eligible under NRHP/CRHR Criterion A/1/a.

NRHP/CRHR Criterion B/2/b

The house at 1514 Clay Street does not appear to be eligible for Criterion B/2/b for association with the lives of persons significant to the history of Napa. Samuel Gordon, a prominent real estate investor in Napa, was associated with the property, however, his connection to the property was for investment purposes and he is not closely associated with the property such that would warrant significance under this criterion. During much of the building's history, it was a single family residence occupied or owned by various working-class families, but there is no indication that any of the occupants made significant contributions or were otherwise important to Napa's history. Therefore, the property does not have significance under Criterion B/2/b.

NRHP/CRHR Criterion C/3/c, d, e

The house at 1514 Clay Street exhibits simple, vernacular bungalow styling. It is a good example of a modestly-sized worker's cottage, and although it has high physical integrity, it is not an individually outstanding example of a type, period, style, or method of construction, and other examples exist throughout the city. Research did not reveal the architect or builder of the house, and ultimately, it lacks sufficient architectural distinction to qualify under Criterion C/3/c, d, e, nor does it appear to contribute to any potential historic district of similar buildings.

NRHP/CRHR Criterion D/4

Archival research provided no indication that the building has the potential to yield information important to the prehistory or history of Napa, California, or the nation. Therefore, it does not appear to be eligible for listing under Criterion D/4.

Integrity

The house at 1514 Clay Street retains its original use as a residence. Therefore, its integrity of association with residential development themes is strong. The building has never been moved and, so, has strong integrity of location. When constructed, the building was located within an early residential neighborhood. The building's surroundings have changed over the years, with adjacent residences converted to commercial use and the construction of commercial infill properties, and so the property's setting no longer retains integrity. The building has been minimally altered; therefore its integrity of design, materials and workmanship is strong. Integrity of feeling is supported by the fact that the property is still recognizable as an early twentieth-century residence. Overall, the building retains historic integrity.

Conclusion

1514 Clay Street does not appear eligible for listing in the national, state, or local registers under any criteria, and has therefore been assigned a California Historical Resource Status Code of **6Z** (ineligible for National, California or local designation through survey evaluation).

*B12. References (cont.):

Coodley, Lauren and Paula Amen Schmitt. Napa: The Transformation of an American Town. San Francisco, CA: Arcadia Publishing, 2007.

Kilgallin, Anthony. Napa: An Architectural Walking Tour. San Francisco, CA: Arcadia Publishing, 2001.
Napa city directories.

The Napa Valley Museum and Lin Weber. Napa. San Francisco, CA: Arcadia Publishing, 2004.

Sanborn Fire Insurance maps (1886, 1891, 1901, 1910, 1924, 1949)

Weber, Lin. Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998.

Weber, Lin. Roots of the Present: Napa Valley 1900 to 1950. St. Helena, CA: Wine Ventures Publishing, 2001.

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Photographs:



Primary façade of 1514 Clay Street, view north from Clay Street.
(Page & Turnbull 2010)

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Update to 2011 523B Form

This DPR 523L (Continuation) form for the property at 1514 Clay Street in Napa provides updated and supplemental information to the DPR 523B (Building, Structure, and Object Record) and DPR 523L forms prepared by Page & Turnbull in 2011.

*B6. Construction History: (continued)

Primary Building

Two permits on file at the City of Napa Building Department are relevant to the primary building after 2011. In 2013 multiple exterior windows were replaced with vinyl windows, and in 2018 the building was reroofed.¹ No additional alterations were observed to the primary building since 2011.

Rear Building

The rear building was constructed ca. 1945. One permit on file at the City of Napa Building Department is relevant to the rear building, for a reroofing project in 2008.² Additional alterations to the rear building based on visual observations include replacement windows and doors on the west, south, and east façades.

*B10. Significance: (continued)

Ownership and Occupancy

Research did not uncover any new information on the ownership or occupancy of the primary building since 2011. The rear building, built ca. 1945, shares its ownership history with the primary building as they are on the same parcel. **Table 2**, below, shows all occupants of the rear building uncovered through research, using online archives such as Ancestry.com and Newspapers.com.

Table 2. Occupancy History, Rear Building at 1514 Clay Street		
Year(s)	Occupant Name	Occupation
1950-1952	Lars Hogberg Cecilia Hogberg	City Storekeeper, president and a founder of Napa City Employees Association ³ Clerk, clothing store ⁴
1958	Edward Jones Mrs. Jones	Not listed ⁵ Not listed
1961	Mary Kennett	Not listed ⁶
1971	Jack Doughty	Retired ⁷
1982	Jacqueline Shadle	Instructor, Napa Valley College ⁸
1998	Mary Ellen McGee	Not listed ⁹
2001	Francine McMann	Not listed ¹⁰

Eligibility Update of the Primary Building

1514 Clay Street is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). 1514 Clay Street is currently listed in the Napa County Historic Resources Inventory as an LLM (Local Landmark) and HRI-3 (Map Score 3). The building does not appear in the California Built Environment Resource Directory (BERD) for Napa County as of 2023, indicating that no record of a previous survey or evaluation is on file that is affiliated with the State of California Office of Historic Preservation (OHP). In 2011, the property was evaluated by Page & Turnbull as part of the Downtown Napa Historic Resources Survey.

The previous 2011 evaluation of 1514 Clay Street found that the building did not appear eligible for listing on national, state, or local registers under any criteria.

This DPR update confirms the previous 2011 findings that the primary building does not appear eligible for listing in national, state, or local registers under any criteria. Additionally, the integrity of the primary building is more impaired than in 2011 due to the replacement of original windows with vinyl windows in 2013.

¹ Permit No. B1302-0049, February 14, 2013; Permit No. B1808-0149, August 29, 2018. On file at the City of Napa Building Department.

² Permit No. B0906-0083, June 18, 2008. On file at the City of Napa Building Department.

³ "City Notes Interest in Aqueduct," *The Napa Valley Register*, January 30, 1962.

⁴ Ancestry.com Census Records, 1950.

⁵ "New Years Babies," *The Napa Valley Register*, January 3, 1958.

⁶ Ancestry.com Napa City Directories

⁷ "The Wagging Tail," *The Napa Valley Register*, March 16, 1971.

⁸ "Return America," *The Napa Valley Register*, August 15, 1982.

⁹ "Marriage Licenses," *The Napa Valley Register*, November 18, 1998.

¹⁰ "Public Notices," *Napa Valley Register*, November 5, 2001.

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Evaluation of the Rear Building

In order for a property to be considered eligible for the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and/or eligible as a Napa County Landmark, the property must possess significance and retain integrity to convey that significance.

Criterion A/1/1 (Events)

The rear building at 1514 Clay Street does not appear to be individually eligible under Criterion A/1/1 (Events) for its association with any 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. Research did not indicate that any events significant to local, state, or national history took place at the property. The rear building at 1514 Clay Street was built ca. 1945, well after the construction of the primary building and after the peak of development of the surrounding neighborhood. It is not itself especially representative of any housing trends during the mid-twentieth century.

Therefore, the rear building at 1514 Clay Street is not eligible for listing on national, state, or local registers under Criterion A/1/1.

Criterion B/2/2 (Persons)

The rear building at 1514 Clay Street does not appear to be individually eligible under Criterion B/2/2 (Persons) as a property associated with the life of a person important to local, state, or national history. Research did not indicate that any of the individuals occupying the rear building made significant contributions to local, state, or national history through their careers or personal lives. The occupants of the rear building were short-term tenants with a variety of occupations..

Therefore, the rear building at 1514 Clay Street is not eligible for listing on national, state, or local registers under Criterion B/2/2.

Criterion C/3/3 (Architecture)

The rear building at 1514 Clay Street does not appear to be individually eligible under Criterion C/3/3 (Architecture). The rear building was built ca. 1945 as a small vernacular cottage with minimal ornamentation. As such, the subject property does not express the distinctive qualities of any particular architectural style to a degree that rises to the level of local, state, or national significance. In addition, research did not indicate that the building is the work of a noted architect or builder.

Therefore, the rear building at 1514 Clay Street is not eligible for listing on national, state, or local registers under Criterion C/3/3.

Criterion D/4/4 (Information Potential)

The rear building at 1514 Clay Street does not appear to be individually eligible under Criterion D/4/4 (Informational Potential) as a building or property that has the potential to provide information important to the prehistory or history of the City of Napa, state, or nation. The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4/4 does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The subject property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

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

Ancestry.com, Napa City Directories and census records.

City of Napa. *City of Napa Municipal Code, Title 15, Chapter 15.52: Historic Preservation*. Section 050.

California State Office of Historic Preservation Department of Parks and Recreation. *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*. Sacramento, November 2004.

Napa Valley Register, various issues.

Sanborn Map Company. Fire insurance maps (1910, 1949). Accessed via San Francisco Public Library.