NPS Form 10-900
OMB No. 1024-0018

United States Department of the Interior
National Park Service

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Nat. Register of Historic Places
National Park Service

356

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Yountville Grammar School

Other names/site number: Yountville Town Hall

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 6550 Yount Street

City or town: Yountville State: California County: Napa

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria:

___A ___B _X_C ___D

4/27/16

Jenan Saunders/Deputy State Historic Preservation Officer **Date**

California State Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Alexis Abernathy 6/24/16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☐

Public – Local ☒

Public – State ☐

Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☒

District ☐

Site ☐

Structure ☐

Object ☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
EDUCATION: school

Current Functions
(Enter categories from instructions.)
GOVERNMENT: city hall

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND 20TH CENTURY REVIVALS:
Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: stucco walls, terracotta tiled roof

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Yountville Grammar School is a Mission/Spanish Colonial Revival style building, situated on the corner of Yount Street and Finnell Road. The school was constructed in the early 1920s[1] within what is likely the same parcel where the circa 1860 Yountville Grammar School once stood on parcels donated to the Town of Yountville by George Yount and Charles Hopper in 1855.[2] The age of the Yountville Grammar School building was determined during investigation work for a structural strengthening project when historic wood floors were exposed, work that revealed hollow clay tile wall construction typical of the 1920s.[3] The single story building is approximately 4,500 square feet in area, with a partial basement of 230 square feet. The building is asymmetrical, L-shaped in plan, measuring approximately 112 feet in length and ranging from 26 to 54 feet in width, with a wood frame and clad in stucco. The moderate-pitched, hipped roof has a slight eave overhang and extended rafter beams. Character defining elements include a Mission-style bell tower, a single prominent arched front entry doorway, multi-light wooden

[1] Miroglio, Naomi, Secretary of the Interior Standards for Rehabilitation—Evaluation: Yountville Town Hall Structural Strengthening, April 12, 2013, 1.
[2] John Holt, Napa County Historical Society *Tidings,* Winter 2011-2012, 3.
[3] Naomi Miroglio, personal communication, August 12, 2015.

casement windows, wooden lintels and lug sills, a red clay tile roof, a hipped, angled bay window, and Spanish Eclectic decorative wooden vents located within the bell tower.[4] A noncontributing, detached modular building of approximately 1,500 square feet was added in 2013. The Yountville Grammar School possesses all aspects of integrity.

Narrative Description

Front Façade/West Elevation

The front (primary) façade consists of a square-shaped bell tower and includes a decorative wooden top with arched openings and a design that is reminiscent of Mission style parapets. The tower features tall, vertical, wooden vent openings and a pyramid-shaped tiled roof consistent with Spanish Eclectic style details. The front façade also features a hipped and angled bay casement window. The bay window consists of four windows, each with eight-light pattern and a prominent decorative crown that spans the length of the bay window. Along the southwest corner of the front façade there is an infill addition of approximately 350 square feet. It is a single story with a flat roof and a raised Mission style front parapet added during the 2013 Seismic Retrofit Project. This serves as access to a public bathroom. The addition is attached to an 18-foot portion of the front façade set back approximately 18 feet.

North Elevation

Along the north elevation the building features a ribbon of six vertical nine-light, wooden awning windows, which contain the original glass panes. This elevation also consists of a smooth, thick stucco wall surface and roof eaves with little overhang. The red clay tile roof is visible and there are exposed roof beams along the elevation.

Rear Façade/East Elevation

Along the east elevation there are two sets of contiguous vertical nine-light awning windows and several casement windows, as well as an original single entry door. The rear is clad in smooth stucco and is in excellent condition. The rear entry door is located opposite, but in direct line with the front façade entry door. The original door has been removed, and replaced with glass door and side lights. There is a covered walkway that leads up to the back entry.

South Elevation

Located along the entire south elevation is a non-permanent rectangular, single story, modular building situated next to and not adjoining the Yountville Grammar School building. Due to the placement of the modular building along the south elevation, the original elevation is not visible.

Interior

The interior floor plan of the building retains some of the original configuration and character defining features including hallways, room space, arched interior entries, molding details, and ceiling height. Upon entering the building through the primary (west elevation) entrance there is an original interior hallway that runs the width of the building and leads to an original east

[4] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1991), 410.

elevation exterior door (**Photo 10**). Original details within the hallway include ceiling height, decorative molding, and use of space as a lobby/hall entry.

City Council Chambers (**Photo 11**) was likely utilized as the school auditorium and lunchroom. This room retains its original configuration, molding, and original wood floors were also salvaged in this space. The entry door to this room is an original south elevation exterior door, which along with the transom lights were removed as part of the south elevation exterior changes (**Photo 12**). There are several original storage rooms that are accessed via the City Council Chambers that remain storage and retain their original configuration. There is a second original interior hallway that runs north south within the center portion of the building that has also been retained. This hallway originally led to school classrooms and the school office, and now leads to the city planning offices and the main office space with the public counter (**Photos 13 and 14**).

The hallway includes original ceiling height, and two arched features that have been retained. The arched entry to this second hallway has been enclosed for security reasons with an original south exterior door and transom lights as well that was removed to allow for structural strengthening The original class rooms have been further divided to allow for additional offices; however, original decorative molding has been retained and within one of the interior walls a cut-out with a glass front was created to show the original hollow class tile that is original to the buildings construction (**Photo 15**). There are structural updates that are noted along the interior walls and within the exposed brick arched entries that well placed and do not detract from the original flow and design of the building's interior space (**Photos 16 and 17**).

Setting

The exterior of the Yountville Grammar School consists of a front façade walkway and porch addition that was added in 2013. The walkway is constructed of brick pavers and includes a low concrete wall. These changes are distinguished from the original building, but provide continuity to the style and do not take away from the integrity of the building. There is a circular driveway that encompasses an area in front of the west facing front façade that appears to be original to the building, although the original drive was not paved. There are other modest exterior changes to landscape that include additional trees and plants.

Alterations

In 2013, the Yountville Town Hall underwent a seismic retrofit to ensure public safety. During this time historic wood floor were exposed, which revealed hollow clay tile wall-construction of the 1920s. Wooden wall framing was installed within the existing framework of the building to provide additional support for the roof and take the load off the original tile walls. Although the walls reduced some of the interior space, the support was well hidden with the interior. During the project, all the windows were cleaned and restored, ensuring all lead was removed.

Noncontributing Building

A detached modular building is situated along the entire south elevation of the original school building. The 2013 modular building replaced a similar portable unit from the 1970s. This non-permanent rectangular, single story building is located next to, but is not adjoining the Yountville

Grammar School building. The modular building provides additional square footage and does not affect the integrity of the original building.

Integrity

The Yountville Grammar School possesses all aspects of integrity. The building has not been moved, and therefore the property has integrity of location. The building has changed relatively little since it was constructed circa 1920. The historically important elements of the building's construction clearly remain, and therefore the property has integrity of design.

Change to the physical environment surrounding the property is minimal as the Town of Yountville has grown up around the building. The setting continues to reflect the community's small-town character. There are height limit and design rules that contribute to the integrity of the surrounding physical environment. Therefore, the property has integrity of setting.

The physical elements of the building that convey its significance remain intact; therefore, the property has integrity of materials and workmanship. The property has integrity of both feeling and association because its appearance evokes the aesthetic and historic sense of the period of significance. The building has been protected and preserved by the Town of Yountville and remains a public building.

The school is an excellent example of the Mission/Spanish Colonial Revival style. Although no longer in use as a school, the building clearly conveys all aspects of its historic significance.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1920

Significant Dates
1920

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Yountville Grammar School is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture as a rare, excellent example of the early twentieth century Mission/Spanish Colonial Revival style. Portraying a romantic myth of California's pre-statehood colonial heritage, the Mission/Spanish Colonial Revival style was very popular in California from about 1900 to the early 1920s. Yountville Grammar School is one of three Mission/Spanish Colonial Revival style buildings remaining in the town of Yountville. The period of significance is 1920, the approximate year of its construction. Yountville Grammar School is an outstanding example of the Mission/Spanish Colonial Revival style with very few exterior and interior alterations.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The building is an excellent, intact example of an architectural style that portrayed a romantic myth of California's pre-statehood Spanish colonial heritage. The style, very popular in California from approximately 1900 to the early 1920s, followed the forms and features of the remaining missions, presidios, pueblos, and ranchos.[5] The building embodies the unique characteristics of this architectural style with its distinctive bell tower, red tile roof, smooth stucco clad exterior walls, and the multi light casement windows. The building successfully captures the Mission/Spanish Colonial Revival style through its design, and conveys a sense of romanticism that was associated with the Spanish period in California. The Yountville Town Hall is a distinguishable and rare example of Mission/Spanish Colonial Revival style architecture in Yountville and Napa County with a period of significance of 1920. This approximate year of construction for the building was determined by research and restoration work and is within the time period of this specific architectural movement.

Development History

The Yountville Grammar School was likely built near the location where the first town school was built circa 1860. Although there are very few records of the first school and no photographs could be located, it has been determined based on local newspaper articles, research conducted by the Napa County Historical Society, and documents including maps, the land appears to have originally been part of early pioneer John Grigsby land holdings. Grisby served under John C. Fremont during the Bear Flag Revolt[6] and later purchased land in and around Yountville from Salvador Vallejo.[7] However, at some point the first school was either torn down or burned down prior to the construction of the Mission/Spanish Colonial Revival style school built circa 1920. It is more likely that the earlier school was torn down to make way for the growth that occurred in

[5] Kevin Starr, *Inventing the Dream: California Through the Progressive Era* (New York: Oxford University Press, 1985), 62.
[6] Hubert Howe Bancroft, Henry Lebbeus Oak, William Nemos, and Mrs. Frances (Fuller) Victor, *History of California: 1846-1848* (San Francisco: A.L. Bancroft & Company, 1884), 184.
[7] Pat Alexander and the Napa Valley Museum, *Yountville* (Charleston, SC: Arcadia Publishing, Images of America Series, 2009), 36.

Yountville during the 1920s, partly due to the influx of service men at the Veterans Home of California in Yountville. Although Prohibition became law in 1920, growth did not slow in Yountville, in wine-centric Napa County, until the late 1920s.

The school that originally served first through eighth grade was in use from 1920 to 1977 during which time several generations of Yountville residents attended class in the Mission/Spanish Colonial Revival style building. The first hot lunch program in the Town of Yountville was started at the school in 1933 by Muriel Callison who served lunches at the school for 30 years without missing a day.[8] When Muriel retired in 1965 she baked a cake in the shape of the school for herself and close colleague Wilda Addis, who also retired that same year (**Figure 7**). Wilda was a well-known local teacher at the school who began her career at Yountville Grammar School in 1923. Character defining elements of the building as photographed in 1967 have not changed (**Figure 8**). The school remained open until 1977 when, adjacent to and north of the property, Yountville Elementary School was built in order to meet school building safety requirements.

Brief Chronological History of the Town of Yountville

The Town of Yountville was named after George Yount. Yount, an early pioneer, was born on May 4, 1794 at Downden Creek, Burke County, North Carolina. Yount made his way to the Sonoma Mission in 1831 where he lived off and on for five years.[9] Yount was granted the first large tract of land in the Napa Valley, known as Rancho Caymus, in what is now the northern section of the Yountville.[10] Confirmed in the spring of 1836 by the Mexican government, Yount planted sundry crops and in 1838, from the cuttings procured from the Sonoma Mission, set ou the county's first small vineyard. Yount lived on Rancho Caymus for 29 years. Yount died at home within Rancho Caymus on October 5, 1865 and he is buried in the Yountville Pioneer Cemetery. His grave is California Registered Historical Landmark No. 693.

The Town of Yountville was built on the southern boundary of the Rancho Caymus grant. Those living within the boundaries of Rancho Caymus called it Yountville, while those outside of the Rancho called the town Sebastopol. On the east side of Sebastopol was a county road, later Yount Street, where the Yountville Grammar School is located. In honor of George Yount, Sebastopol changed its name to Yountville in May 1867. There is still a town called Sebastopol in neighboring Sonoma County.

The railroad arrived in Napa Valley in 1868 and by the late 1880s the Southern Pacific Railroad was running its Napa Line through the area. The first school within the Town of Yountville was built circa 1860, an addition was added in 1881, and then circa 1920 the Mission/Spanish Colonial Revival style Yountville Grammar School, later known as Yountville Town Hall, was constructed. By February 4, 1965 the Town of Yountville was incorporated. The building has

[8] Ibid, 76.
[9] Camp, Charles L. and George C. Yount, "The Chronicles of George C. Yount: California Pioneer of 1826" in *California Historical Society Quarterly* 2, no. 1 (April 1923): 3-66.
[10] Lyman L. Palmer, *History of Napa and Lake Counties California: Comprising Their Geography, Geology, Topography, Climatography, Springs And Timber, Together With A Full And Particular Record Of The Mexican Grants, Also Separate Histories Of All The Townships And Biographical Sketches* (San Francisco: Slocum, Bowen & Co., 1881).

hosted the town government since the early 1970s, when stricter earthquake resistance codes led Yountville Elementary School to move to a new building next door and north of Yountville Town Hall. The building still stands where it has stood for over 90 years as a testament to the preservation efforts by the town and their foresight to re-use the former grammar school as the Yountville Town Hall.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Alexander, Pat and the Napa Valley Museum. *Yountville*. Images of America Series. Charleston, SC: Arcadia Publishing, 2009.

Bancroft, Hubert Howe, Henry Lebbeus Oak, William Nemos, Mrs. Frances Fuller Victor. *History of California: 1846-1848*. San Francisco: A.L. Bancroft & Company, 1884.

Calisphere, University of California. "Map of the Caymus Rancho, finally confirmed to George C. Yount: [Napa Co., Calif.]/Surveyed under the directions of the U.S. Surveyor Genl.; by A.W. Thompson, Dep. Surr." Available from http://content.cdlib.org/ark:/13030/hb0779n5g0/?order=2&brand=calisphere. Internet; accessed 01 November 2014.

Camp, Charles L. and George C. Yount. "The Chronicles of George C. Yount: California Pioneer of 1826." *California Historical Society Quarterly* 2, no. 1 (April 1923): 3-66.

Hunt, Marguerite, and Gunn, Harry L., *History of Solano County, California and Napa County, California*. Chicago: S. J. Clarke Publishing Co., 1926.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1991.

Palmer, Lyman L. *History of Napa and Lake Counties California: Comprising Their Geography, Geology, Topography, Climatography, Springs And Timber, Together With A Full And Particular Record Of The Mexican Grants, Also Separate Histories Of All The Townships And Biographical Sketches*. San Francisco: Slocum, Bowen & Co., 1881.

Starr, Kevin. *Inventing the Dream: California Through the Progressive Era*. New York: Oxford University Press, 1985.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X_ Other
Name of repository: __Northwest Information Center; Sonoma State University; Napa County Landmarks_____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _____Less than one acre_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 38.403759 Longitude: -122.361557

Verbal Boundary Description (Describe the boundaries of the property.)
The parcel is situated within an un-sectioned portion of land within T7N / R5W, Mt. Diablo base and Meridian. The boundary of the Yountville Grammar School encompasses 0.95 acres. The parcel that contains the School building is bounded by Yount Street followed by single family homes to the west, Yountville Elementary School to the north and east, and Finnell Road followed by Bardessono Hotel and Spa to the south.

Boundary Justification (Explain why the boundaries were selected.) The boundaries were selected based on the current Napa County Assessor Parcel Number (APN) 036-070-025 (0.95 acres) historically associated with the property.

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11. Form Prepared By

name/title: _Stacey De Shazo, M.A., Director of Historic Preservation_____
organization: _Napa County Landmarks, Inc._____
street & number: _1754 Second Street, Suite E_____
city or town:_Napa_____ state: _CA_____ zip code:_94559_____
e-mail_ stacey@napacountylandmarks.org _____
telephone:_(707) 255-1836_____
date:_June 2015; Revised January 2016_____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Yountville Grammar School

City or Vicinity: Napa

County: County

State: California

Photographer: Stacey De Shazo

Date Photographed: 1-9, 11: June 24, 2014
10, 12-17: January 11, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 17 West elevation, camera facing north

2 of 17 West elevation, camera facing north

3 of 17 North elevation, camera facing east

4 of 17 North elevation, camera facing southwest

5 of 17 East elevation, camera facing south

6 of 17 East elevation, camera facing west

7 of 17 East elevation, camera facing west

8 of 17 East elevation, camera facing west

9 of 17 West elevation, camera facing north

10 of 17 Interior main hallway, camera facing east

11 of 17 Interior City Hall Chambers, camera facing north

12 of 17 City Council Chambers entrance door from main hallway, camera facing north

13 of 17 Second interior hallway, camera facing south

14 of 17 Interior planning office, main public office counter, camera facing southwest

15 of 17 Cutout within an interior wall within the planning office showing the hollow clay tile, camera facing west

16 of 17 Interior wall showing structural updates, camera facing upwards toward the ceiling

17 of 17 Interior showing exposed brick arched entry doorway that has been structurally reinforced, camera facing upwards to the ceiling

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Figure 1. Exterior Sketch Map with Photo Key

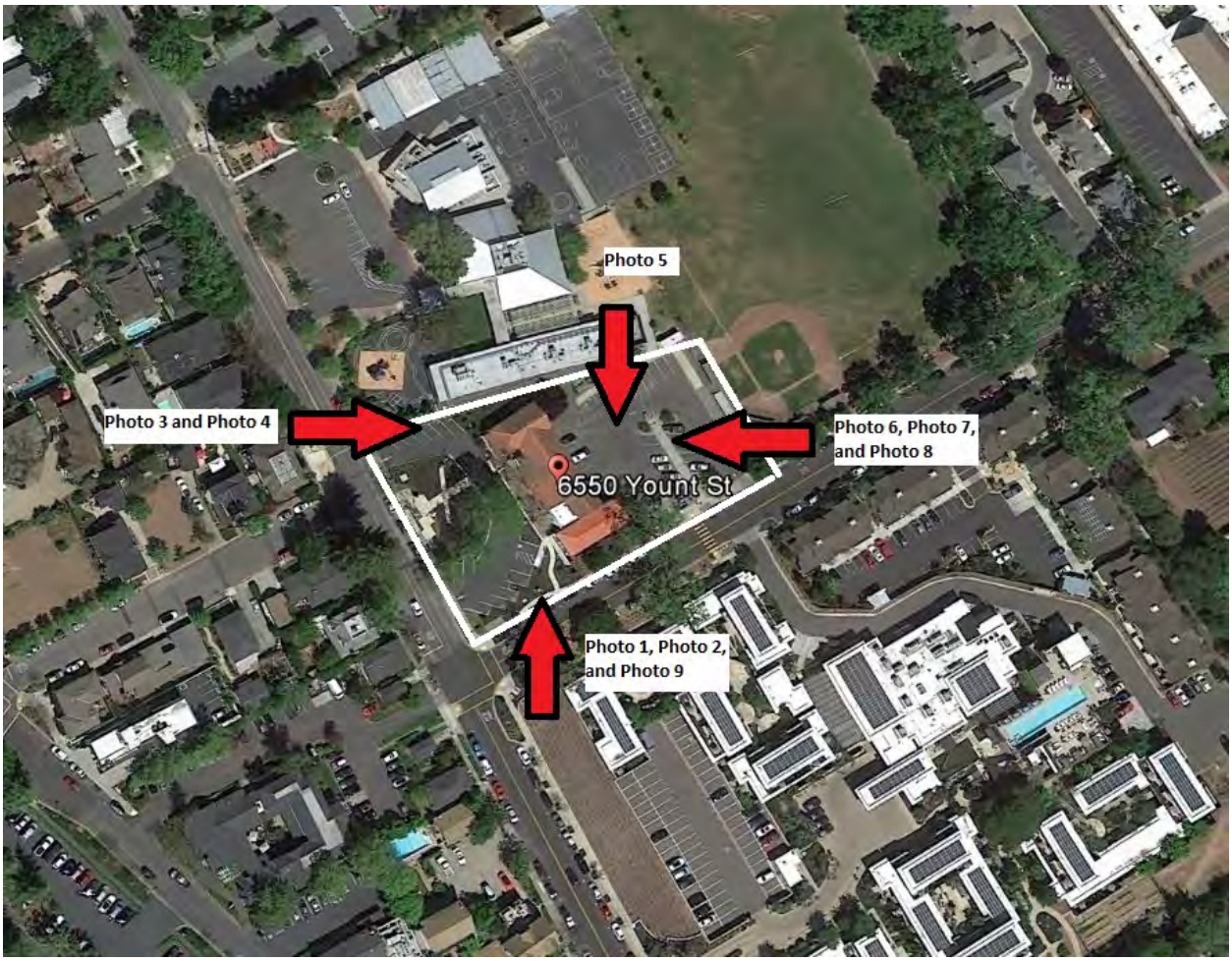

Figure 2. Interior Sketch Map with Photo Key

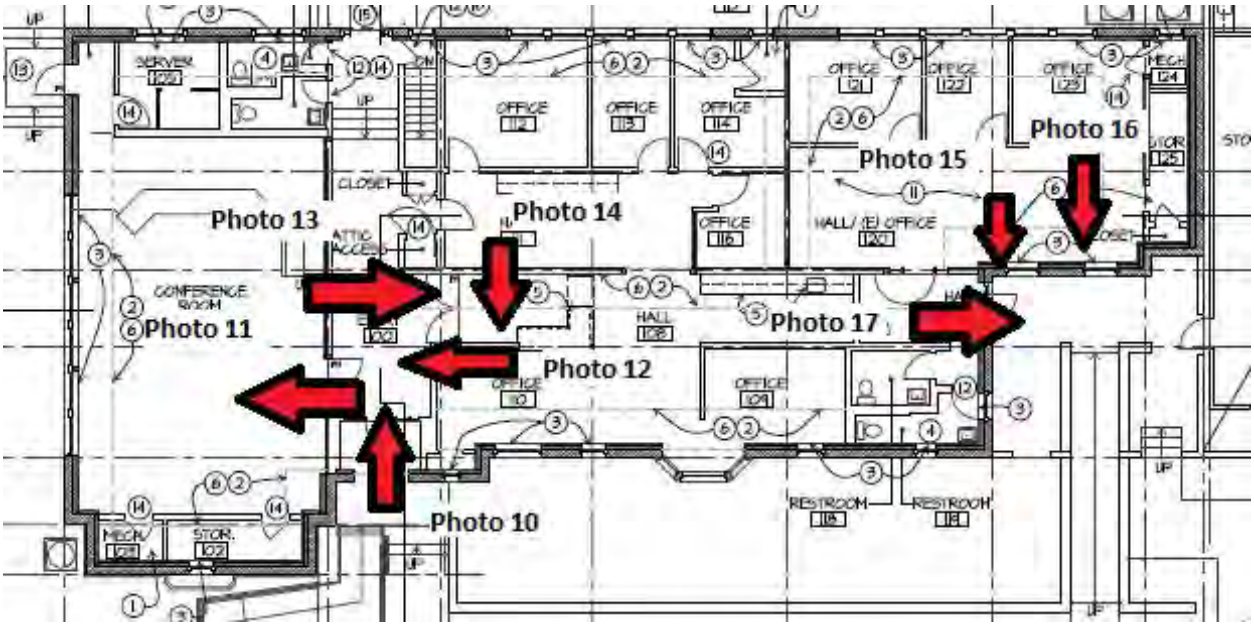

Figure 3. Location Map

Latitude: 38.403759 Longitude: -122.361557 North ↑

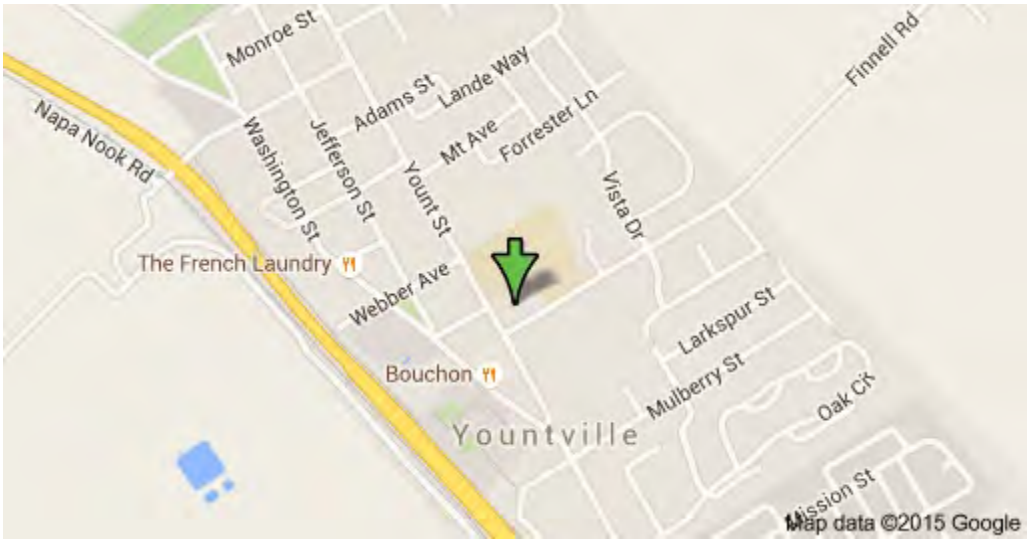

Figure 4. Sketch Map

Figure 5. USGS 7.5' Yountville Quadrangle Map

Figure 6. Rancho Caymus Map, 1857

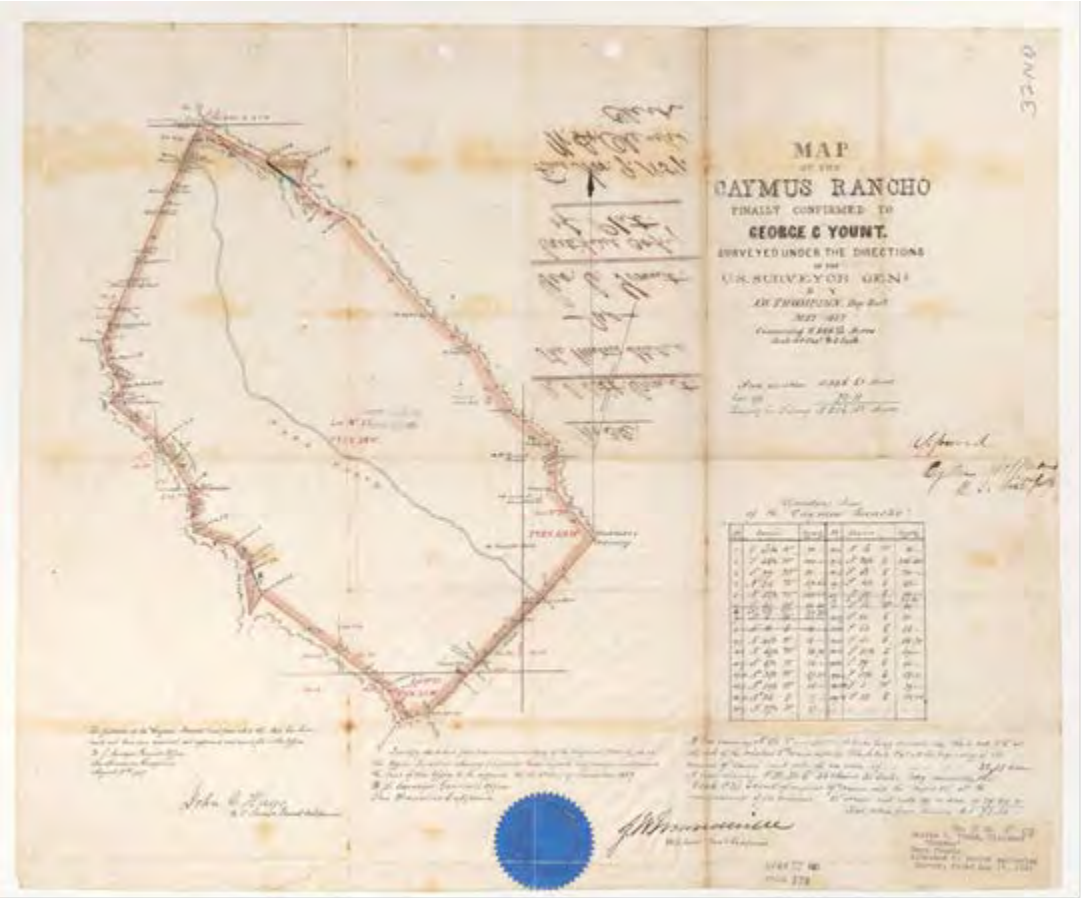

Figure 7. Wilda Addis and Muriel Callison with Yountville Grammar School Cake Circa 1965; photo courtesy John Callison

Figure 8. Yountville Grammar School, March 1967
Courtesy Napa County Historical Society

AED
EXIT

MarketPlace
NVO
NAPA VALLEY ORTHODONTICS
Town of Yountville
ADDRESS
Kristine Massey
Administrative Assistant II
Post-it