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NPS Form 10-900
(Rev. 8-86)

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United States Department of the Interior
National Park Service

MAR 04 1993
JAN 05 1993

NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Manasse, Edward G., House

other name/site number: _____

2. Location

street & number: 495 Coombs Street

not for publication: N/A

city/town: Napa

vicinity: N/A

state: CA county: Napa

code: 055

zip code: 94559

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing
<u>2</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>2</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:
N/A

7. Description

Architectural Classification:

Late 19th and Early 20th Century Movements: Bungalow/Craftsman

Other Description: N/A

Materials: foundation concrete roof shingle
walls weatherboard other _____
shingle

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: at the local level.

Applicable National Register Criteria: B

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Industry

Period(s) of Significance: 1906-1943

Significant Dates : N/A

Significant Person(s): Manasse, Edward G.

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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California

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DESCRIPTION

The Manasse House is a two-story single-family wood-frame dwelling designed in the Craftsman style. It has an asymmetrical plan, a hipped roof with cross gables, and a wide front porch with a shallow hipped roof. A wide horizontal band separates the shingled second story from the board-sided first. A raised basement lifts the first story about five feet above ground level. Among the building's details are wide bargeboards, exposed rafter ends, wide pedimented window casings, and square-sectioned porch pillars. No alterations are visible on the street elevations, although the rear of the building is slightly expanded. Behind the house is a square-shaped garage with residential unit above. The appearance of this building, which has a hipped roof and board siding, has changed a bit because of the second-story conversion. The house is prominently sited on a corner lot in an old residential neighborhood in downtown Napa.

The roof has several planes and wide eaves. More prominent than main roof, which is hipped, are the gabled sections that project to the front and sides. The gables are marked by wide bargeboard. Rafter ends are visible beneath the roof surfaces. Curved braces support the gable eaves on the two street (north and east) elevations. Two brick chimneys, both with banded caps, penetrate the roof. One is located near the front of the south elevation; the other near the rear of the north elevation.

The building uses a consistent siding scheme throughout. On the second story are plain, rectangular shingles applied in horizontal rows. On the first story is wide horizontal board that has been channeled into three horizontal strips. Atop the first story, between the two siding materials, is a wide beltcourse with several horizontal bands. A narrower beltcourse marks the basement, which is also sided in horizontal board.

The front elevation faces east and is divided into two bays. On the left, beneath the gable end, a large, three-part window dominates the second story. The window has an almost square center section and narrow side sections. The window has wide casing and is topped by a molded hood with shallow pediment. Directly below on the first story is a large angled bay window. The bay on the right contains the recessed front porch. Above it is a small, wide two-part window encased like its neighbor on the left. The porch wraps a few feet around the building to the right. Its shallow hipped roof shelters some of the bay window in addition to the porch floor. The roof, which has a cornice with plain modillions, is supported by square pillars with banded capitals and bases. The bases rest upon short, similarly designed pedestals, between which is a balustrade with narrow banisters. The balustrade also sides the front staircase. The entrance, which is topped by a pedimented hood molding, contains a door with one large glass panel and flanking side panels.

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The remaining elevations are less elaborate. All have windows, differently sized but usually double-hung, tucked beneath the eaves. The side elevations have large windows with wide casings and pedimented hoods beneath the gables. In the rear the tops of the first story windows touch the beltcourse. The major alteration to the building occurs on the south elevation. Here a small shed-roofed porch has been erected beneath the gable and a two-story addition constructed further to the rear. The addition uses the same siding materials as the rest of the building and continues the wide beltcourse. On the rear elevation a small enclosed shelters the back door.

In back of the house, near the northwest corner of the parcel, is a square-shaped two-story building that houses a garage on the first story and a residential unit on the second. The building has horizontal board siding and prominent corner boards. It is topped by a hipped roof with a gable-roofed wall dormer on the north elevation. Beneath the gable is a large opening that once served as entrance to a hayloft. Its top half is now enclosed; the remainder contains a four-paned window. The second story has windows on other elevations as well. Most of these may have been added when the hayloft was converted into residential use. On the first story beneath the gable is a multi-paneled double-swinging garage door. The entrance is on the east. The garage, presumably constructed at the same time as the house, was originally used as a stable. By 1910 it housed an automobile, perhaps in addition to one or more horses. The horses were probably gone by 1920. The conversion of the second floor may date from ca. 1945, after the property had been sold to new owners.

The immediate setting of the Manasse House is its 90-by-150-foot corner lot. The lot retains its original size and configuration. None of the building's original landscaping remains. The building, the front of which is set back about 35 feet from the sidewalk, is part of an established residential neighborhood in downtown Napa. The neighborhood is made up mostly of houses in various sizes and styles constructed before 1940 and includes some of the city's most architecturally significant residences.

The house is in very good condition and has undergone only minor changes since its construction ca. 1905. The changes to the rear of the south elevation are the only noteworthy alterations to the structure. These are inconspicuous and in character with the rest of the building. The garage is a bit more seriously altered, but all of its important architectural features remain intact. Both buildings retain their original location, design, setting, materials, and workmanship. The property as a whole exhibits a high degree of architectural integrity.

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SIGNIFICANCE

The Edward G. Manasse House is significant in the industrial history of Napa for its association with Edward G. Manasse, one of the city's most important manufacturers during the first half of the twentieth century. Manasse was a key participant in the operation and expansion of one of Napa's largest industrial concerns, the Sawyer Tannery. Manasse had the house erected ca. 1905, after he had become an officer in the company. He lived in it until his death in 1944. The building, virtually unaltered since its construction, retains a high degree of architectural integrity.

Napa's economy has had an important industrial sector almost since the settlement of the town in 1848. Manufacturing focused on the processing of agricultural products. Facilities included dairies, breweries, canneries, clothing factories, and mills of various sorts. One of the city's most important industrial concerns was the Sawyer Tannery, which was founded in 1869. By the 1880s the tannery led local manufacturing firms in the number of workers, the size of payroll, and the value of output. Leather from the tannery became the first local product known throughout America. As was true of many Napa businesses, operation of the tannery was a family matter, with control shared among the Sawyers, Nortons, and Manasses.

Starting in the 1890s the tannery experienced a series of setbacks. Its founding officers died; its markets declined in the national economic depression; and several of its buildings were damaged in fires. Meanwhile, a new process that used chrome compounds revolutionized the tanning industry and rendered earlier methods obsolete. To insure continued success in the twentieth century, the Sawyer Tannery undertook the most massive industrial redevelopment in Napa's history. Between 1901 and 1916 virtually every structure at the tannery was replaced. The new buildings ranked among the largest in Napa and contained the most up-to-date equipment. The centerpiece of the expansion was the chrome plant, which manufactured the liquors needed in the tannery's conversion to the chrome process. When the modernization was completed, the Sawyer Tannery was able to maintain its sales of glove leather and expand its product line to include patent shoe leather, washable calfskin, and even coverings for baseballs. The tannery thus remained among the two or three most important local industries through 1943 and beyond.

Edward G. Manasse had a leading role in operating the tannery and engineering its expansion after the turn of the century. Manasse, the son of one of the tannery's early owners, was born in 1872. He started work at the tannery in 1890 and received a promotion to superintendent a few years later. He remained in charge of day-to-day operations for forty years. After the death of his father in 1899, Manasse became the company's

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treasurer and chief financial officer. He continued in that position until his death in 1944. He took on other jobs from time to time, including company president and vice-president. In both of his long-term positions Manasse was known for efficient and trouble-free administration.

Manasse's most important role probably came during the introduction of chrome tanning, which he advocated despite the cost of new buildings and equipment. He was in charge of operations when the tannery adopted the process and when it constructed its own chrome plant. By overseeing the smooth transition to chrome tanning, he insured that the tannery would produce more high quality leather and thus remain competitive in national markets. Manasse also oversaw the production of several new leather products in the 1920s and early 1930s. Although others were also involved in managing the tannery over the years, Manasse was the person most clearly responsible for the success of the company in this century.

Other aspects of Manasse's life were appropriate for a local industrialist. He took an interest in civic affairs and was elected to several terms on the city council. He served on the board of directors of Napa Savings and Loan and was an early proponent and charter member of the local country club. He belonged to several fraternal groups, including the Elks, Odd Fellows, and Native Sons of the Golden West. Even more important than Manasse's public activities were his parental duties. Among these was the responsibility to pass not only ownership but operational control of the tannery to his sons. He encouraged them to learn the business (always beginning in low-level positions) and to make tanning their careers. The only one to achieve an important post by 1943 was his son Robert, who became superintendent when Manasse gave up that job in the mid-1930s.

The Manasse House has close associations with Manasse and thus with the industrial development of Napa. He had the structure built ca. 1905, at a time when his career was well established but before it peaked with the introduction of chrome tanning. Manasse picked a convenient location, just a few blocks from the tannery. Unlike the nearby mansion of his father, Manasse's house, although spacious and well-designed, made no attempt to emphasize the importance of its owner. He lived in the building until he died in 1944. (Although Manasse was associated with the building for a year beyond the period of significance, no events during the last year of his life and career have exceptional significance.)

Napa's other buildings with ties to twentieth-century manufacturing do not have the same associations as the Manasse House. The city has a small and dwindling group of industrial structures from the period significance. None, however, is associated with a company as important as the Sawyer Tannery. The tannery itself still exists, but it has undergone substantial

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changes since 1943. The homes of some of the other officers of the company also remain, but none has as long an association with a person as important in the company's growth and operations. The Manasse House, which is essentially unaltered, appears much as it did during the time Manasse lived there and retains its important historical associations.

9. Major Bibliographical References

X See continuation sheet.

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 # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- X Local government
- University
- Other -- Specify Repository: City of Napa Cultural Heritage Commission

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>10</u>	<u>562620</u>	<u>4238420</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.
Napa County Assessor's parcel 005-053-02.

Boundary Justification: ____ See continuation sheet.
The boundary includes the entire city lot that has been associated with the property.

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: December 31, 1992

Street & Number: 1614 26th Street Telephone: (916) 455-4541

City or Town: Sacramento State: CA ZIP: 95816

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MAJOR BIBLIOGRAPHICAL REFERENCES

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Additional Documentation

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PROPERTY OWNER

Allen and Katherine Lee
495 Coombs Street
Napa, California 94559

PHOTOGRAPHS

The photographs have the following information in common:

3. Donald S. Napoli, Photographer
4. August, 1992
5. Napa City Planning Department
1600 First Street
Napa, CA 94559

Photo No. 1

6. East elevation, view from the east

Photo No. 2

6. South and east elevations, view from the southeast

Photo No. 3

6. North elevation, view from the northeast

Photo No. 4

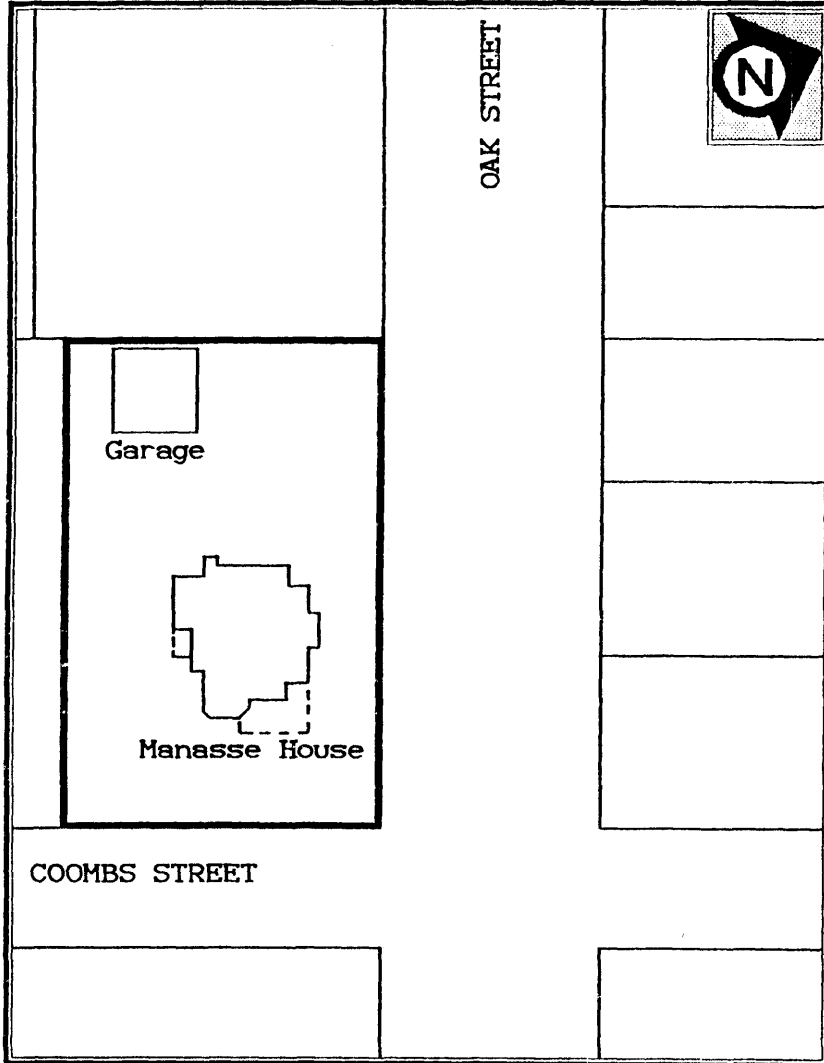
6. West elevation, view from the north

Photo No. 5

6. Garage, view from the northeast

MANASSE, EDWARD G., HOUSE
495 Coombs Street
Napa, Napa Co., California

SKETCH MAP



Scale:



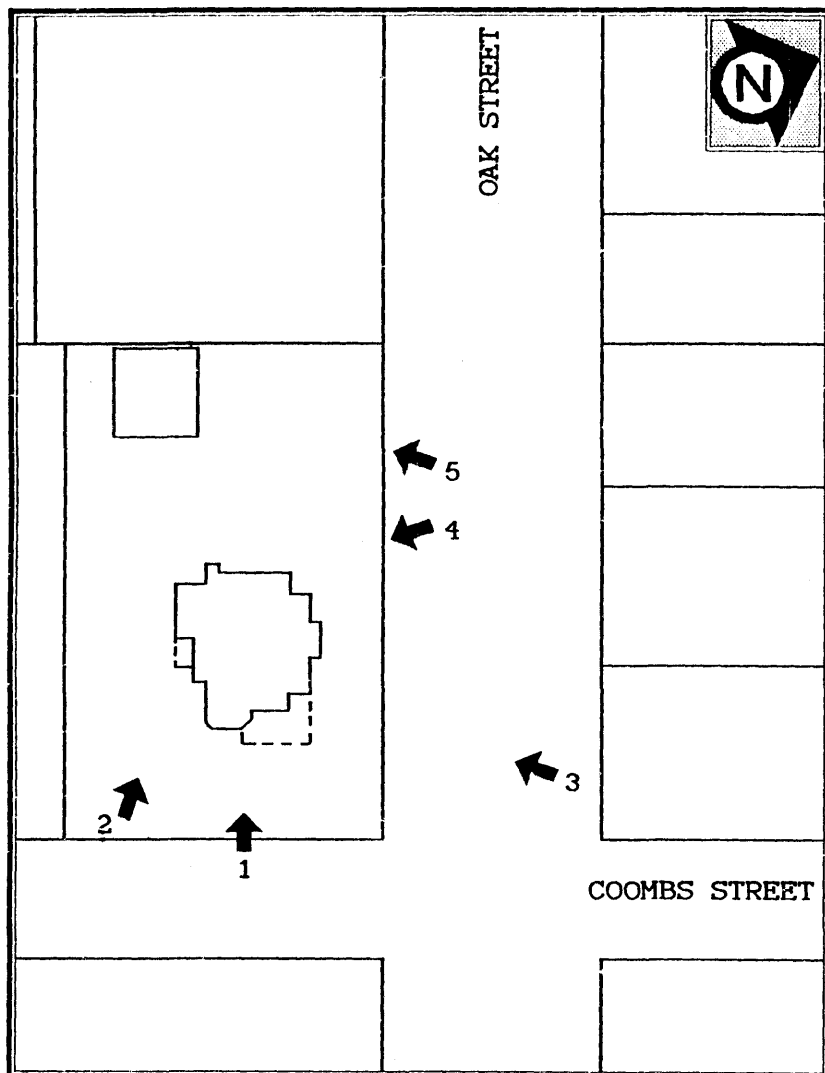
← 100' →

Property Boundary:



MANASSE, EDWARD G., HOUSE
495 Coombs Street
Napa, Napa Co., California

PHOTO KEY



1. East elevation, view from the east
2. South and east elevations, view from the southeast
3. North elevation, view from the northeast
4. West elevation, view from the north
5. Garage, view from the northeast