

July 24, 2024

Karen Jensen  
1813 Cedar St.  
Calistoga, CA 94515

Subject: Historical Evaluation, 6764 Washington Street, Yountville, Napa County, California.

Dear Karen,

This letter report comprises the Historical Evaluation, 6764 Washington Street (the subject property), Yountville, Napa County, California.

### **Methodology**

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation pursuant to the California Environmental Quality Act (CEQA). As required by CEQA, all historic-era resources discovered during field survey require evaluation for California Register of Historical Resources (CRHR) eligibility. The property was also evaluated for National Register of Historic Places (NRHP) eligibility. Brunzell Historical personnel conducted site visits in July 2023 and April 2024. The site visits included collecting photographs of all elevations of the building as well as detailed images of interior decor and memorabilia. Staff conducted research through the Napa County Historical Society and Napa County Public Library system. Online research was conducted through ancestry.com, newspapers.com, and other websites in order to discover relevant historic contexts and land-use history of the property. The property was evaluated according to the NRHP and CRHR criteria for historic eligibility and documented on Department of Parks and Recreation (DPR) 523 forms as required by CEQA. After completion of the evaluation of the historic-era property on DPR 523 forms, Brunzell Historical personnel assessed the proposed rehabilitation project for potential negative impacts to the historical resource. The Secretary of the Interior's Standards for the Treatment of Historic Properties was used to assess the historic appropriateness of the proposed project.

### **Summary of Findings**

The subject property is recommended ineligible to the NRHP and CRHR for its historic associations and its associations with persons important to our history; it is recommended eligible under criteria A/1 and B/2. The Town of Yountville does not have a local historic register, but if criteria and procedure local listing are developed in the future, the property may become eligible for local listing.

### **Regulatory Context**

Federal, state, and local regulations recognize the public's interest in historical resources and the public benefit of preserving such resources. These regulations include federal and state historical resource registration programs designed to assist in the identification and evaluation of resources and to determine whether these resources should be considered historical resources under CEQA.

Properties eligible for the NRHP and/or CRHR are subject to California laws that require consideration of potential impacts of proposed projects on historical resources. These properties should also receive special consideration in the planning processes, or merit consideration as candidates for individual protection.

Typically, projects that adhere to the US Secretary of the Interior's Standards for the Treatment of Historic Properties are understood to not cause significant adverse impacts to historical resources. The State of California has additionally promulgated a building code tailored to the needs of historic buildings, allowing flexibility in code compliance for historical resources.

#### National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- D. yields, or may be likely to yield, information important to the prehistory or history of the area/region.

#### California Register of Historical Resources

The CRHR criteria are based on NRHP criteria; NRHP-listed properties are automatically added to the CRHR. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

- 1. It is associated with the 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;
- 2. It is associated with the lives of persons important to local, California, or national history;
- 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remains valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### Town of Yountville

The Town of Yountville has established a Historic Preservation ordinance (Municipal Code 17.1 62.060) that requires that a qualified architectural historian assess age-eligible properties for eligibility to the NRHP, CRHR, or a local register.

Municipal Code 15.47.010 defines a “historic structure” as:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

The Town of Yountville does not maintain a local historic resource inventory or list of local landmarks; nor has the Town established criteria for eligibility to a local historic register. The Town does not have a historic preservation program as described above in its historic structure definition. Therefore, no local inventory exists, and properties cannot be evaluated for local listing since local evaluation criteria have not been adopted.

### **Property Description**

The 0.24-acre property is located in northwest Yountville along Washington Street, its primary commercial thoroughfare. The property consists of a commercial building at the northwest corner of the parcel immediately adjacent to Washington Street with a parking lot at the south and east. The building, which has been in continuous use as a bar since at least 1960, is rectangular in plan with a complex roof form of varying pitches reflecting its history of alterations over time. A medium pitch shed roof projects from the bottom of a tall parapet on the main (west) facade. It is a porch on its north end and is supported by three square wood posts and has a diminutive front gable sheltering the main entrance, which is left of center and fitted with a wood door. The south end of the protecting shed roof has an enclosed volume (which housed the card room) with three horizontal windows that have been boarded up. There is a steeply pitched shed roof (it appears to be half of an older gabled roof form) at the center of the building behind the parapet, with a very low-pitch shed roof at the rear of the building. The building is clad in a combination of vertical wood siding, textured stucco, and vertical-groove plywood with vertical wood wainscot at the north end of the main elevation. A wrought-iron sign advertising “Pancha’s of Yountville” projects above the main entrance on the main façade. A secondary entrance on the southeast elevation is fitted with a flush interior-style door. The south corner of the building is an addition constructed in 1969 and is clad in vertical-groove plywood. There is a third entrance on the northeast (rear) elevation sheltered by a projection from the building roof. There are small windows at the rear of the building, two of which are fitted with security bars. A window on the northwest (side) elevation has been boarded up. The

at-grade building lacks a full foundation. It is in dilapidated condition with areas of sagging roof, peeling paint, rotted wood elements, and evidence of interior water intrusion.



Photograph 1: 6764 Washington St, southwest elevation, camera facing northeast, July 10, 2023.

The interior layout of the building, like its exterior architecture, reflects the ad hoc history of alterations and additions during its many decades of use as a bar. Its most notable design feature is the open ceiling, which mirrors the unusual shapes created by the intersections of the parapet and different pitches of shed roof (the building lacks an attic). The placement and form of the L-shaped bar with its chamfered corner allowing patrons to face one another while seated is another important feature of the interior. The interior does not feature decorative architectural elements, fine material finishes, significant furniture or other ornamental features typically associated with a significant interior. Interior surfaces in the public areas of the bar reflect its decades of use as a social gathering place, locus of nightlife, and cultural center. Walls and ceilings are covered with decades of Pacha's memorabilia including bar rules signs, sports jerseys, joke signs, beer signs, posters, mirrors, flags, paper money, license plates, framed photographs, and other ephemera. Shelves are loaded with bar-oriented decor and three-dimensional memorabilia including antique bottles, branded trays, and beer steins.





Photograph 3: 6764 Washington Street bar interior, camera facing northeast, July 10, 2023.

### Historical Resource Evaluation

Criterion A/1: Pancha's Bar at 6764 Washington Street is generally associated with the twentieth-century history of Yountville. The property in its current form was developed within the context of the commercial development of Yountville in the postwar period as well as with local recreation, social life, and nightlife. It has been an important local gathering spot since it became a bar over six decades ago, remaining true to its original mission of providing an inexpensive public space for relaxation, drinking, games, and socialization. As the town gentrified around it, Pancha's retained its original dive bar atmosphere and its working-class clientele even as it began to serve new types of customers. It is the last survivor of several modest local bars that served the residents of the Veterans Home and is one of a handful of commercial properties associated with the twentieth century history of Yountville, when the town was much smaller than the Veterans Home and most businesses were oriented toward serving Veterans Home residents. However, "mere association" with historic events is insufficient for listing under Criterion A/1; rather, a property's "specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history."<sup>1</sup> The commercial history of Yountville is not well documented, and extensive review of available written records did not produce evidence that the subject property was important to the local postwar economy or had lasting impacts on local commercial history. Nor is there evidence that its history of use for recreation and nightlife had important impacts on local social history. Despite the fact that the property is treasured by many in the community for its association with a Yountville that no longer exists, Pancha's does not rise to the level of historic significance required for NRHP or CRHR

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<sup>1</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 12.

eligibility. For these reasons, the property is recommended ineligible to the NRHP and CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. None of its early operators were significant person in local history, and most were associated only briefly with the subject property. Bobby Solis and Rose Franco were locally prominent, important members of the Yountville community, sponsoring local softball teams, donating to charities, and providing an entertainment space that welcomed disabled veterans, farmworkers, and people who had few other public spaces open to them. Both received Yountville Legacy awards, and both eventually gained fame outside Napa Valley for their operation of the bar and their stubborn devotion to its traditions. Both were associated with the business for over four decades. However, their association with the property did not begin until the 1980s and was therefore after the end of the historic era (as of 2024 the end of the historic era is 1974). Therefore, insufficient time has passed to assess the legacy of Solis and Franco and the property does not possess the association required for eligibility under Criterion B/2. The property is recommended ineligible to the NRHP and CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor do its buildings exhibit the design elements present in architectural landmarks. It lacks decorative features or references to a particular architectural style and is not an outstanding example of vernacular architecture. It is a utilitarian example of a building that has had multiple uses and multiple alterations over the years. For these reasons, the property is recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. The building at 6764 Washington Street is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended ineligible for listing on the NRHP and CRHR and therefore does not qualify as a historical resource under CEQA. It has been assigned a historic resource code of 6Z.

As discussed above in the Regulatory Context section, the Town of Yountville does not have local criteria for historic listing and does not maintain a local historical resource inventory or list of local landmarks. Town municipal code does recognize that a property individually listed on a local historic resource inventory or included on a formally adopted list of local landmarks requires the same treatment under the local Historic Preservation Ordinance as a historical resource that is listed on or has been determined eligible to the NRHP and/or CRHR.<sup>2</sup> Therefore, no regulatory framework exists for evaluation of a historic-era property for local historic listing, and the subject property has not been evaluated for local listing. If criteria for local listing and a local historical resource inventory or similar list are developed in the future, the subject property may be reevaluated for local eligibility.

### **Preparer Qualifications**

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic

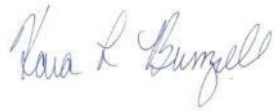
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<sup>2</sup> Town of Yountville, Code of Ordinances, 15.47.010 & 17.1 62.060.

preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked as discussed above in the Regulatory as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and Historic It American Engineering Record recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at [kara.brunzell@yahoo.com](mailto:kara.brunzell@yahoo.com) with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.  
Brunzell Historical

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) 6764 Washington Street

P1. Other Identifier: Pancha's

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

\*a. County Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yountville Date 2011 T 6N ; R 5W ; 1/4 of Sec 1 ; 1 B.M.

c. Address 6764 Washington Street City Yountville Zip 94599

d. UTM: (give more than one for large and/or linear resources) Zone 18 ; 500 mE/ 500 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 036-033-015-000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 0.24-acre property is located in northwest Yountville along Washington Street, its primary commercial thoroughfare. The property consists of a commercial building at the northwest corner of the parcel immediately adjacent to Washington Street with a parking lot at the south and east. The building, which has been in continuous use as a bar since at least 1960, is rectangular in plan with a complex roof form of varying pitches reflecting its history of alterations over time. A medium pitch shed roof projects from the bottom of a tall parapet on the main (west) facade. It is a porch on its north end and is supported by three square wood posts and has a diminutive front gable sheltering the main entrance, which is left of center and fitted with a wood door. The south end of the protecting shed roof has an enclosed volume (which housed the card room) with three horizontal windows that have been boarded up. There is a steeply pitched shed roof (it appears to be half of an older gabled roof form) at the center of the building behind the parapet, with a very low-pitch shed roof at the rear of the building. The building is clad in a combination of vertical wood siding, textured stucco, and vertical-groove plywood with vertical wood wainscot at the north end of the main elevation. A wrought-iron sign advertising "Pancha's of Yountville" projects above the main entrance on the main facade (cont. p. 3).

\*P3b. Resource Attributes: (List attributes and codes) HP6, 1-3 story commercial property.

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: 6764 Washington Street, southwest and southeast elevations, camera facing northeast, July 10, 2023.

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

c1920, County of Napa Commercial Property Appraisal Record

\*P7. Owner and Address:

Ren & Marilyn Harris

Paradigm Winery

PO Box 323

Oakville, CA 94562

\*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

\*P9. Date Recorded: July 10, 2023

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Evaluation, 6764 Washington Street, Yountville, Napa County, California.

\*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) \_\_\_\_\_



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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 6764 Washington Street

B1. Historic Name: The Derby; The Two Spot

B2. Common Name: Pancha's

B3. Original Use: commercial B4. Present Use: commercial

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1920

Utilized as grocery (details unknown), c1946 – c1948

Remodeled as a bar, unknown date before 1960

Fire damage repaired, 1962

Fire damage repaired, 1964

Patio enclosed to form pool room, 1969

Remodel (details unknown), 1985

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

\*B8. Related Features: none

B9. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

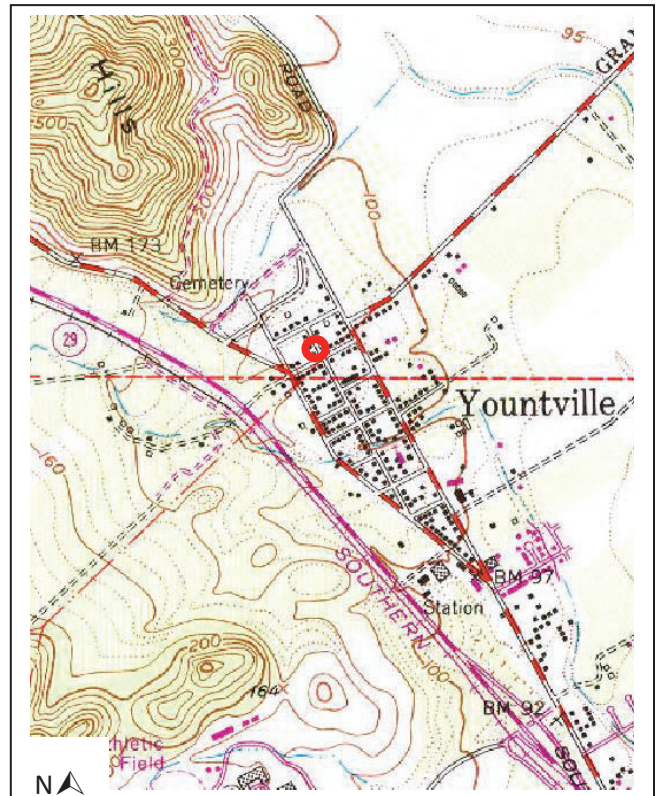
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: July 22, 2024

(This space reserved for official comments.)



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\*Recorded by Kara Brunzell \*Date: July 10, 2023 ☒ Continuation ☐ Update

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

A secondary entrance on the southeast elevation is fitted with a flush interior-style door. The south corner of the building is an addition constructed in 1969 and is clad in vertical-groove plywood. There is a third entrance on the northeast (rear) elevation sheltered by a projection from the building roof. There are small windows at the rear of the building, two of which are fitted with security bars. A window on the northwest (side) elevation has been boarded up. The at-grade building lacks a full foundation. It is in dilapidated condition with areas of sagging roof, peeling paint, rotted wood elements, and evidence of interior water intrusion.

The interior layout of the building, like its exterior architecture, reflects the ad hoc history of alterations and additions during its many decades of use as a bar. Its most notable design feature is the open ceiling, which mirrors the unusual shapes created by the intersections of the parapet and different pitches of shed roof (the building lacks an attic). The placement and form of the L-shaped bar with its chamfered corner allowing patrons to face one another while seated is another important feature of the interior. The interior does not feature decorative architectural elements, fine material finishes, significant furniture or other ornamental features typically associated with a significant interior. Interior surfaces in the public areas of the bar reflect its decades of use as a social gathering place, locus of nightlife, and cultural center. Walls and ceilings are covered with decades of Pancha's memorabilia including bar rules signs, sports jerseys, joke signs, beer signs, posters, mirrors, flags, paper money, license plates, framed photographs, and other ephemera. Shelves are loaded with bar-oriented decor and three-dimensional memorabilia including antique bottles, branded trays, and beer steins.



Photograph 2: 6764 Washington Street, northwest elevation, camera facing southeast, July 10, 2023.



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\*Recorded by Kara Brunzell    \*Date: July 10, 2023 ☒ Continuation    ☐ Update



Photograph 3: 6764 Washington Street, northeast and southeast elevations, camera facing northwest, July 10, 2023.



Photograph 4: 6764 Washington Street, southeast and southwest elevations, camera facing north, July 10, 2023.

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\*Recorded by Kara Brunzell    \*Date: July 10, 2023 ☒ Continuation    ☐ Update



Photograph 5: 6764 Washington Street, southwest elevation, camera facing northeast, July 10, 2023.



Photograph 6: Interior bar, camera facing north, July 10, 2023.



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Photograph 7: Area above bar, camera facing northeast, July 10, 2023.



Photograph 8: Interior bar, camera facing southwest, July 10, 2023.

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\*Recorded by Kara Brunzell    \*Date: July 10, 2023 ☒ Continuation    ☐ Update



Photograph 9: Interior bar, camera facing northwest, July 10, 2023.

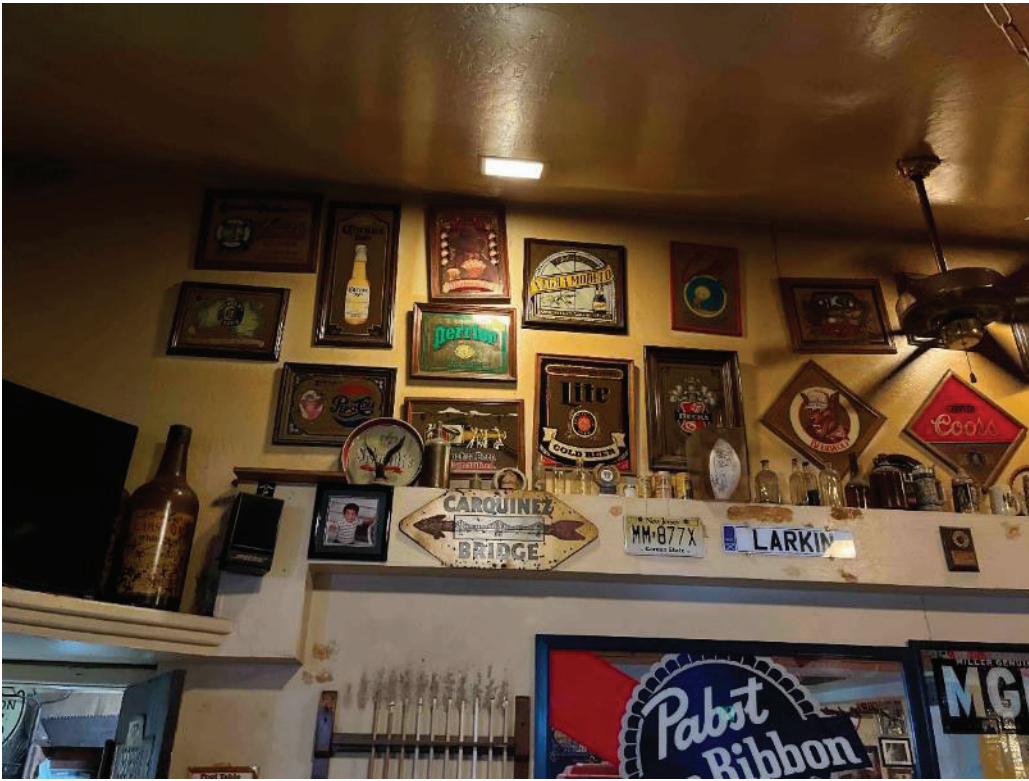


Photograph 10: Interior bar, camera facing south, July 10, 2023.

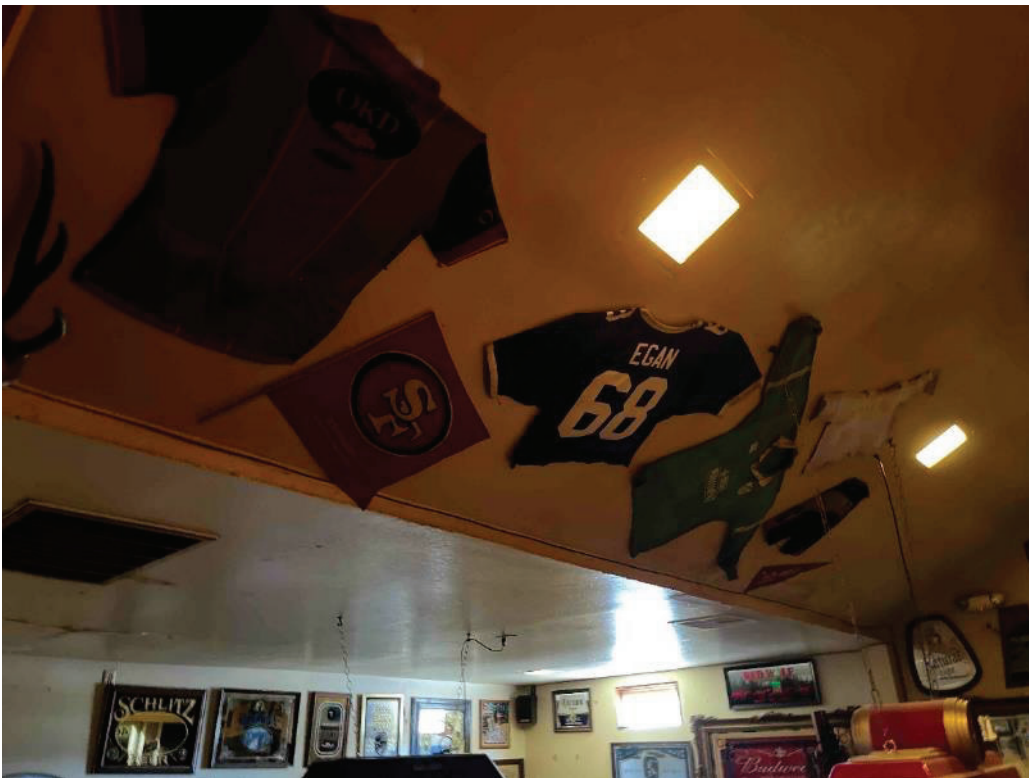


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\*Recorded by Kara Brunzell \*Date: July 10, 2023 ☒ Continuation ☐ Update



Photograph 11: Interior bar, camera facing southwest, July 10, 2023.



Photograph 12: Interior bar, camera facing southeast, July 10, 2023.

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\*Recorded by Kara Brunzell \*Date: July 10, 2023 ☒ Continuation ☐ Update



Photograph 13: Rear of bar toward restroom, camera facing northeast, July 10, 2023.



Photograph 14: Bar office, camera facing northwest, July 10, 2023.



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**B10. Significance (continued):**

Yountville

Yountville founder George Yount came to California in 1831 and settled in Napa Valley in 1836, when he was granted the 12,000-acre Rancho Caymus by the Mexican government. A trapper and jack-of-all-trades, Yount constructed the first wood building in the valley to the north of the town site. He employed local Indians to farm his expansive ranch and became famous as the first white American to live permanently in Napa Valley. About 1853, Yount built a flour mill and a sawmill, which were both essential to the development of the area. After California became a US state in 1850, Yount was able to establish clear title to the property and laid out the community he called Sebastopol. The original town site consisted of a few blocks north of Madison Street, which was at the border of Rancho Caymus and Rancho Napa. The town had a store, blacksmith shop, and hotel by 1856, and settlers soon began building houses south of Madison. Yount died in 1865, and two years later the town residents voted to honor by renaming Sebastopol Yountville.<sup>1</sup>

Early settlers ran stock and began experimenting with growing grain and fruit. German born wine merchant Gottlieb Groezinger built a stone winery on Washington Street in 1870, and by 1873 Yountville rivaled St. Helena as a local center of wine production. Groezinger subdivided a portion of his land into twelve blocks of town lots in 1874. Groezinger's Addition was south of Madison Street and bounded on the southwest by the Napa Valley Railroad line. By 1895, maps show Yountville consisting of about 16 blocks between the cemetery and the intersection of the railroad tracks and Yount Street. In 1968 the Groezinger winery was rehabilitated and opened as the Vintage 1870 shopping center.<sup>2</sup>

In 1884 the first buildings at the Veterans Home were constructed just southwest of Yountville. Forty-four veterans of the Civil and Mexican-American wars moved in the first year. By 1899, the Veterans Home had 55 buildings and was home to over 800 veterans. Yountville grew in tandem with the Home, with saloons and other veteran-serving businesses proliferating. The population of the Veterans Home was nevertheless much larger than that of Yountville for many decades. During the twentieth century the Veterans Home became overcrowded, and the original buildings began showing signs of age. World War I veteran Colonel Nelson M. Holderman supervised the complete rebuilding of Veteran's Home and created new many new programs between 1926 and 1953. In the twenty-first century the Veterans Home continues to house over 1,200 veterans.<sup>3</sup>

The Yountville Community Hall opened in 1926, and by the 1950s, the population had grown enough for the establishment of sanitation and water districts. While Yountville always remained small, quiet, and rural, a wave of population growth took place in the 1960s as aspiring winemakers and city residents seeking a quieter environment were drawn to the town, and Yountville was incorporated in 1965. By that time, its population had reached 2,600; 2,000 were Veterans Home residents, so the town was still tiny. In 1994, Thomas Keller purchased the French Laundry restaurant, retaining the old name. Keller transformed the French Laundry into a Michelin-starred dining experience, gaining fame and starting Yountville on its path from agricultural town to culinary mecca. By 2003, the town was larger than the Veterans Home; with a total population of 3,300, nearly two-thirds lived in town. Today, Yountville remains a small rural community, but has shifted from an agricultural focus to become a wine and food tourist destination.<sup>4</sup>

Pancha's

According to records on file at the Napa County Assessor, a building at 6764 Washington Street (which is located in Groezinger's Addition) was constructed about 1920. An early-twentieth century photograph of Tonascia's Market next door suggests that the original building was a dwelling. According to an item in a local paper, a grocery store was operated on the property by brothers Paul and John Lloyd in the late 1940s. Details of its form and characteristics in this era are unknown, and it apparently burned at some point after 1948

<sup>1</sup> Tillie Kanaga, *History of Napa County* (Oakland: Enquirer Print, 1901), 24 - 25; Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Co., 1881), 348; E Clampus Vitus, Yountville Plaque, 1981; Palmer, 307; Pat Alexander, *Yountville* (San Francisco: Arcadia Publishing, 2009), 7.

<sup>2</sup> C.A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake, and Mendocino: Comprising Sketches of their Topography, Productions, History, Scenery, and Peculiar Attractions* (Napa: Reporter Publishing House, 1873), 26; Paula Amen Judah and Lauren Coodley, *Napa Valley Farming* (Charleston: Arcadia, 2011), 42; Napa County Recorder, Map to G. Groezinger's addition to Yountville, Napa, California, 1874.

<sup>3</sup> Kanaga, 215; Gladys Hansen, curator, Virtual Museum of the City of San Francisco, accessed October 2012, <http://www.sfmuseum.org/hist1/vets.html>.

<sup>4</sup> Yountville's History, About Yountville, Napa Valley, 2017, Yountville Chamber of Commerce, accessed 20 August 2018, <https://yountville.com/about/>; Alexander, 7; Town of Yountville, Yountville General Plan, 2003, 1; The French Laundry, The Thomas Keller Restaurant Group, 2007, accessed October 2012, <http://www.frenchlaundry.com/>; "French Laundry, Meadowood retain three stars in prestigious Michelin Guide," *Napa Register*, 23 October 2012; "Napa Valley's shifting dining scene," *San Francisco Chronicle*, 12 October 2012.

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\*Date: July 10, 2023 ☒ Continuation ☐ Update

when the Lloyds sold. The building was remodeled as a restaurant and bar about 1960, with later repairs and alterations constructed over the years in response to changing needs or after damage from fires. Vernon (1930-1998) and Janice Passini acquired the property in 1959; in 1960, they transferred a liquor license from a different bar Vernon Passini operated in Yountville to the building at 6764 Washington Street. Vernon had previously worked for Hamm's Beer Distributors. The Passinis lived in Napa. The bar and card room at the subject property known at first as "The Derby Bar" or simply "The Derby." The Derby was already in operation when the cardroom license was transferred to it, but research has not revealed references to the business prior to the summer of 1960. During this era, Yountville was still a rural village devoted to providing services to local farmers and residents of the Veterans Home across the highway, which had many more residents than the town itself during the 1950s and 1960s. The Derby was one of several no-frills Yountville bars oriented toward a clientele of veterans and local people. During its early years, the establishment had a license for beer and wine only and did not serve liquor. Over the years, there were occasional incidents at the bar, such as burglaries after closing time, robberies of elderly veterans in the parking lot, and fights between patrons. One of the more serious incidents occurred when a patron (a Veterans Home employee) who had been punched in the mouth returned and discharged a shotgun, injuring a woman.<sup>5</sup>

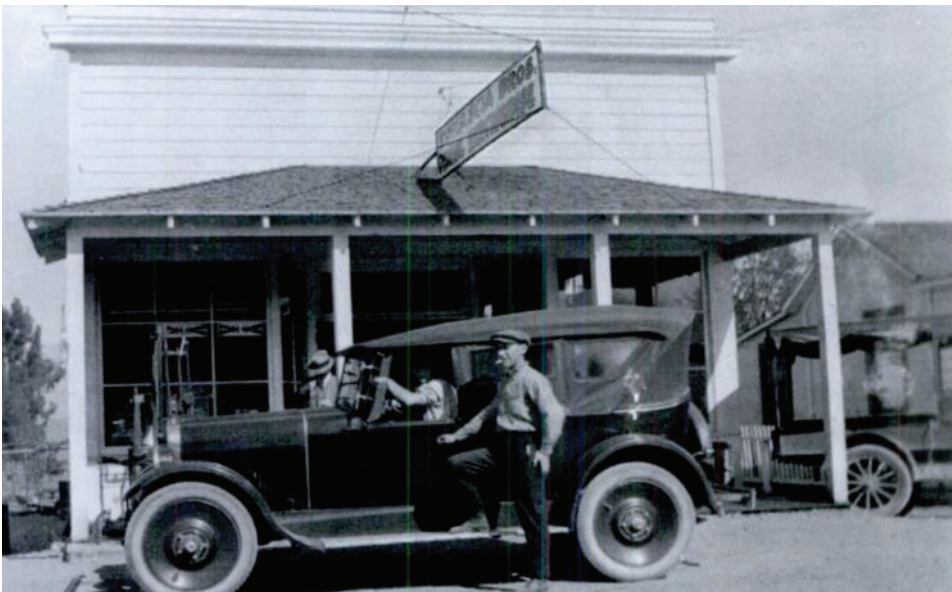


Figure 1: Tonascia's Market with the subject building in the background (right), c1920 (Edgar Beard).

In late 1960, The Derby's card room license was transferred to Mario (b1920) and Max Tami (1922 – 2012). They also owned Tami's Music Company in Napa, a jukebox rental business. Mario Tami had married Barbara Gadow in 1944 and they lived in Napa; the couple had three children between 1948 and 1959. Max Tami married a woman named Mary in the 1950s; they also lived in Napa. The brothers changed the name of the establishment to the Two Spot, which they appear to have managed and operated themselves. A serious fire in 1964 gutted the building. In 1963, George and Jacqueline Altamura owned the property for several months; it is not known if they operated the business. George Altamura had started the Knotty Pine fast-food restaurant in Napa in 1953 and later became a prolific local developer. In October 1963, Robert and Angela Del Rosso purchased the property from the Altamuras. Bob Del Rosso owned a bar in Napa and would hold the Yountville property for over two decades. However, he does not seem to have ever operated the business himself. In 1964, the business was transferred to Berlin Hensley (1912-1992) and Bonnie Hensley (1916-2013), a married couple.<sup>6</sup>

<sup>5</sup> *The Napa Valley Register*, "Notice of Intended Sale and Transfer," Oct. 3, 1956, 4; *The Napa Valley Register*, "Other Business," Jul. 19, 1960, 1; *The Napa Valley Register*, "Shotgun Blast Injures Woman," May 6, 1965, 1.

<sup>6</sup> *The Napa Valley Register*, "Howard Cole," Mar. 12, 1995, 20; U.S. City Directories, "Vernon Passini," Napa, California, 1957; *The Napa Valley Register*, "Transfer O.K.'d," Dec. 22, 1960, 2; *The St. Helena Star*, "Nevada Wedding," Nov. 3, 1944, 4; *The Napa Valley Register*, "Notice of Intended Sale," Nov. 13, 1964, 15; *The Napa Valley Register*, "The King of Downtown," Jan. 25, 2003, 1; *The Napa Valley Register*, "Major Portion Of Bar Burns At Yountville," Apr. 20, 1964, 1.

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The Hensleys did not operate the Two Spot, but immediately transferred it to Sherman and Maxine Dixon, who lived in Napa with their son, Mark; the family later moved to St. Helena. Sherman Dixon (1917-1979) was born in Texas, where he married Maxine Lee in 1935. He managed motels and hotels in Texas and Nevada as well as the bar in Yountville and a bar in Dunsmuir. The Dixons remodeled the Two Spot in 1969, enclosing part of the back patio to form a pool room. In 1971, the Two Spot was transferred to Charles and Dorothy Dunn when the Dixons started a kennel business. Charles Dunn (1916-1976) was born in Indiana and served in the army during World War II. He later operated the Firestone store in Napa as well as car dealerships before buying the Two Spot. By this time the bar served a diverse clientele, and newspaper advertisements for barmaids specified that Spanish-speaking employees were preferred. Dunn died suddenly in 1976. The Two Spot was transferred to Ruth Arnold (1927-2002) in 1978. She had worked for the Napa State Hospital for thirteen years before buying the Two Spot bar; her husband worked on Mare Island. In 1979, a patron who claimed he had been overserved and injured himself after becoming intoxicated sued Arnold and an employee. Next, Maria Louise Flores briefly owned the bar. The Two Spot appears to have been marginally profitable and changed hands frequently as new owners struggled to make it work as a business. The business was often referred to as a beer bar during this period; although licensed to sell wine as well, its patrons primarily preferred beer.<sup>7</sup>

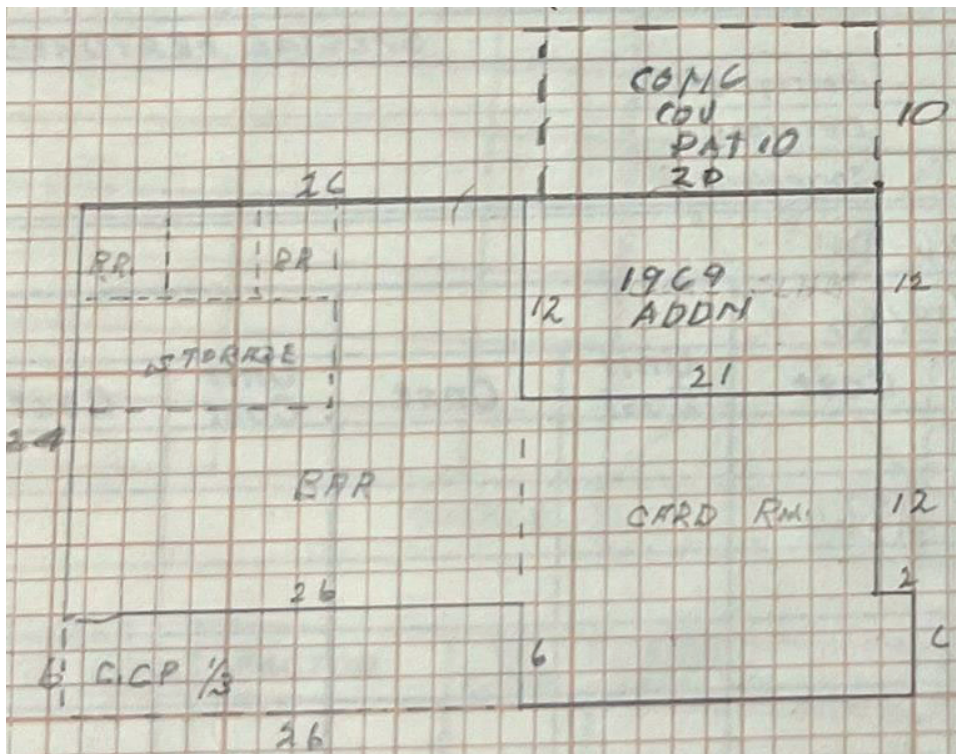


Figure 2: Building Plan of 1969 addition and enclosed patio, c1969 (Napa County Commercial Property Appraisal Record).

<sup>7</sup> The Billings Gazette, "Sherman T. Dixon," Oct. 16, 1979, 14; The Napa Valley Register, "Notice of Bulk Transfer," Jul. 16, 1965, 13; The St. Helena Star, "Yountville News," May 8, 1969, 5; The Napa Valley Register, "Fictitious Business Name Statement," Jul. 1, 1971, 28; The Napa Valley Register, "Charles Anthony Dunn," Dec. 20, 1976, 14; The Napa Valley Register, "Lawsuit Claims Too Much Booze," Feb. 8, 1979, 2; The Napa Valley Register, "Ruth Arnold," Jan. 5, 2002, 6.



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Figure 3: 6764 Washington Street, 1970s (*Napa County Commercial Property Appraisal Record*).

In 1980, Barbara and Bobby Solis (b.1949) purchased the business. Solis, a lifelong resident of Yountville, was a general contractor and local restaurateur. Always independent-minded and occasionally pugnacious, he got into conflicts with Yountville and County officials when he failed to follow zoning and design review rules. Bobby Solis ran the business and renamed the bar “Pancha’s of Yountville” after his grandmother, Frances Solis (1916-2000), whom everyone called Pancha. In 1985, the bar was remodeled and in 1987, Bobby Solis officially purchased the property from Bob Del Rosso. By the late 1980s, Yountville was gentrifying, and the old locals-serving bars began to disappear as high-end wine and tourism emerged as pillars of the local economy. Pancha’s retained its dive bar vibe, keeping beer prices stable, hosting New Year’s parties for veterans, and fundraising for local causes. The Town of Yountville initially resisted Solis’s attempt to fortify his bottom line by serving spirits; when the nearby Whistle Stop closed in 1989, Solis applied to transfer its full liquor license to Pancha’s, a request the town Council initially denied. Solis argued that his establishment was the only place in town veterans and local Latinos felt comfortable patronizing, threatening to close the business if he was not allowed to begin serving spirits. Neighbors and patrons publicly supported him, arguing that it was a clean, quiet business and was the only remaining place to buy an inexpensive drink in town. Solis eventually received his full liquor license. Under Solis management for four decades, Pancha’s was a family affair. Pancha herself spent time in the establishment and occasionally worked a shift, and Bobby’s niece Rose Franco was a regular behind the bar. Franco, although beloved by many, became somewhat famous for her uncompromising attitude and her willingness to eject any patron (reputedly even pop stars) who broke her rules. As Yountville became a center for fine dining, restaurant cooks and waiters began joining Pancha’s working-class clientele. The bar gained a unique reputation over the years, catching the eye of Playboy Magazine in 2012, where it was listed as the top dive bar in the United States. As with many bars throughout the United States, Pancha’s suffered financially during the coronavirus pandemic, and never fully recovered.<sup>8</sup>

<sup>8</sup> Karyn Hunt, “Yountville refuses Pancha’s Liquor License,” *Napa Valley Register*, May 17, 1989, 3; Sarah Klearman, “Pancha’s: The Last Dive Bar,” *Napa Valley Register*, Feb. 28, 2021, A1-A5.



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Figure 4: Pancha's Bar, 1980s (Napa County Historical Society).

#### Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: Pancha's Bar at 6764 Washington Street is generally associated with the twentieth-century history of Yountville. The property in its current form was developed within the context of the commercial development of Yountville in the postwar period as well as with local recreation, social life, and nightlife. It has been an important local gathering spot since it became a bar over six decades ago, remaining true to its original mission of providing an inexpensive public space for relaxation, drinking, games, and socialization. As the town gentrified around it, Pancha's retained its original dive bar atmosphere and its working-class clientele even as it began to serve new types of customers. It is the last survivor of several modest local bars that served the residents of the Veterans Home and is one of a handful of commercial properties associated with the twentieth century history of Yountville, when the town was much smaller than the Veterans Home and most businesses were oriented toward serving Veterans Home residents. However, "mere association" with historic events is insufficient for listing under Criterion A/1; rather, a property's "specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history."<sup>9</sup> The commercial history of Yountville is not well documented, and extensive review of available written records did not produce evidence that the subject property was important to the local postwar economy or had lasting impacts on local commercial history. Nor is there evidence that its history of use for recreation and nightlife had important impacts on local social history. Despite the fact that the property is treasured by many in the community for its association with a Yountville that no longer exists, Pancha's does not rise to the level of historic significance required for NRHP or CRHR eligibility. For these reasons, the property is recommended ineligible to the NRHP and CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. None of its early operators were significant person in local history, and most were associated only briefly with the subject property. Bobby Solis and Rose Franco were locally prominent, important members of the Yountville community, sponsoring local softball teams, donating to charities, and providing an entertainment space that welcomed disabled veterans, farmworkers, and people who had few other public spaces open to them. Both received Yountville Legacy awards, and both eventually gained fame outside Napa Valley for their operation of the bar and their

<sup>9</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 12.

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stubborn devotion to its traditions. Both were associated with the business for over four decades. However, their association with the property did not begin until the 1980s and was therefore after the end of the historic era (as of 2024 the end of the historic era is 1974). Therefore, insufficient time has passed to assess the legacy of Solis and Franco and the property does not possess the association required for eligibility under Criterion B/2. The property is recommended ineligible to the NRHP and CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor do its buildings exhibit the design elements present in architectural landmarks. It lacks decorative features or references to a particular architectural style and is not an outstanding example of vernacular architecture. It is a utilitarian example of a building that has had multiple uses and multiple alterations over the years. For these reasons, the property is recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. The building at 6764 Washington Street is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended ineligible for listing on the NRHP and CRHR and therefore does not qualify as a historical resource under CEQA. It has been assigned a historic resource code of 6Z.

The Town of Yountville does not have local criteria for historic listing and does not maintain a local historical resource inventory or list of local landmarks. Town municipal code does recognize that a property individually listed on a local historic resource inventory or included on a formally adopted list of local landmarks requires the same treatment under the local Historic Preservation Ordinance as a historical resource that is listed on or has been determined eligible to the NRHP and/or CRHR.<sup>10</sup> Therefore, no regulatory framework exists for evaluation of a historic-era property for local historic listing, and the subject property has not been evaluated for local listing. If criteria for local listing and a local historical resource inventory or similar list are developed in the future, the subject property may be reevaluated for local eligibility.

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<sup>10</sup>Town of Yountville, Code of Ordinances, 15.47.010 & 17.1 62.060.