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Phase One Historic Assessment of Jessel Gallery Building

Jessel Gallery and Prime Solum Tasting Room & Barrel Storage,
P12-00194 - UP
Planning Commission Hearing October 19, 2016

P A S T
CONSULTANTS LLC

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July 30, 2013

Dolores Buller
c/o Holman Teague Roche Anglin, LLP
1455 First Street, Suite 217
Napa, California 94559

Re: Phase One Historic Assessment for 1019 Atlas Peak Road., Napa, CA
APN. 039-320-008-000

Dear Ms. Buller:

This letter states the findings of historic significance, based on our research and conditions assessment of the present warehouse building (currently Jessel Gallery and retail shops) located at 1019 Atlas Peak Road, in Napa, California. PAST Consultants, LLC (PAST) attended site visits to the subject property on June 21 and July 9, 2013 to photograph the building and assess its existing condition. Research in local repositories, including the Napa County Historical Society and the Napa Valley Genealogical Society, was conducted on subsequent days in June and July 2013 to determine the historic significance of the warehouse building on the subject property.

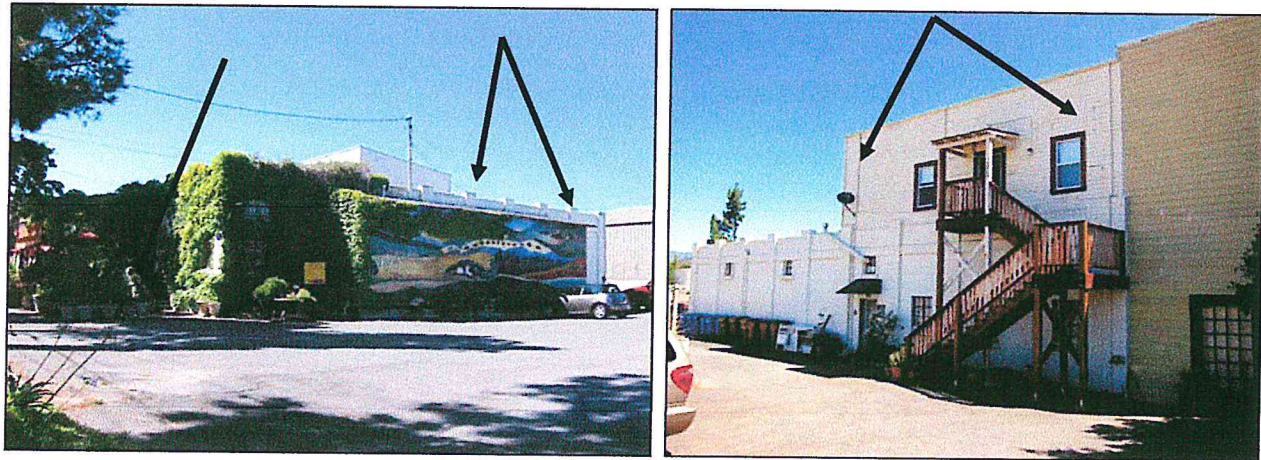
In summary, the building is historically significant under National Register Criteria A and B (California Register Criteria 1 and 2) for its association with Morris M. Estee and his Hedgeside Winery and Distillery. The building is also potentially eligible for California Register Criterion 3 (type/method of construction) because of its unique application of hollow clay tile to create a functional and aesthetically pleasing design; a practice used in other wineries located in Napa County.

The subject warehouse building at 1019 Atlas Peak Road was constructed in 1935 as a series of industrial buildings created for an expanded distilling operation, following the repeal of Prohibition in 1933. The warehouse building uses a unique hollow clay tile wall system consisting of projecting pilasters with hollow clay tile of varying bond widths. Steel industrial sash windows are centered in the bays created by each pair of pilasters. The resulting composition is a unique industrial design aesthetic created by the simple expression of the building's structural system.

Building Description

Part of a series of warehouses constructed for the expansion of distilling operations for Hedgeside Winery, 1019 Atlas Peak Road is an industrial building of hybrid concrete and hollow clay tile construction. The building likely served as corporate offices and as a warehouse for storage of the distilled product. It is a single-story structure, rectangular in plan with exterior walls composed of hollow clay tile. Aesthetically, the exterior walls consist of projecting pilasters with hollow clay tile infill. The pilasters project above the roof parapet giving the building a decorative, crenellated appearance. Steel industrial sash windows are centered within the pilasters. Reinforced concrete cap beams run along the roofline to tie the pilasters together.

The building has wood loading docks on the east (front) and north (side), elevations; and a concrete loading dock on the northwest elevation corner. A series of concrete steps located on the northeast corner of the east elevation lead to the administrative area of the building, which contains offices and a conference room. These spaces retain original steel doors and industrial sash partitions. Two images (**Figures 1 and 2**) of the building appear below.






Figures 1 and 2. Left image shows the east (front) and north (side) elevations of the building. The east façade is covered with ivy and difficult to see. The projecting pilasters on the north elevation are shown with arrows. A single left arrow indicates the concrete steps leading to the office area. The right image depicts the west (rear) elevation of the building. A second-story addition shown with arrows was installed sometime before the 1950s.

Construction Chronology

The following table outlines the construction chronology of the building. Construction dates of alterations are given only if documented; estimated dates are based on coordinating the available research with the material conditions found on the building.

Table 1. Construction Chronology

<p>1935: Original Construction. Napa County Assessor records list the original hollow clay tile warehouse as constructed in 1935 (Figure 3).</p>	 <p>Figure 3. West elevation detail showing original warehouse building with arrows.</p>
<p>Circa 1950: Construction of second-story addition. A second-story, wood-framed addition was constructed sometime before 1950 into the southwest and rear corner of the warehouse (Figure 4). The addition contains one-over-one, double-hung sash windows and is finished with horizontal wood siding.</p> <p>Date Unknown: Construction of two-story addition. A two-story, wood-framed addition was constructed onto the southwest corner of the building and against the circa-1950 addition (Figure 5).</p>	 <p>Figure 4. Circa 1950 view of north and partial east elevations, showing the second story addition with an arrow.</p>  <p>Figure 5. West elevation showing the circa-1950 addition (left arrow) and newer two-story addition (right arrow).</p>

Date Unknown: Construction of single-story, wood-framed addition to south elevation. The addition has wood siding that matches the two-story additions and two-over-one, double-hung sash windows (**Figure 6**).



Figure 6. South elevation showing the single-story addition with arrows.

Date Unknown: Construction of single-story, wood-framed addition into addition shown on Figure 6. A single-story, flat-roofed addition was constructed to serve as a retail shop (**Figure 7**).



Figure 7. Newer addition shown with an arrow.

Date Unknown: Enclosure of north elevation loading dock. The north elevation loading dock was enclosed (**Figure 8**).



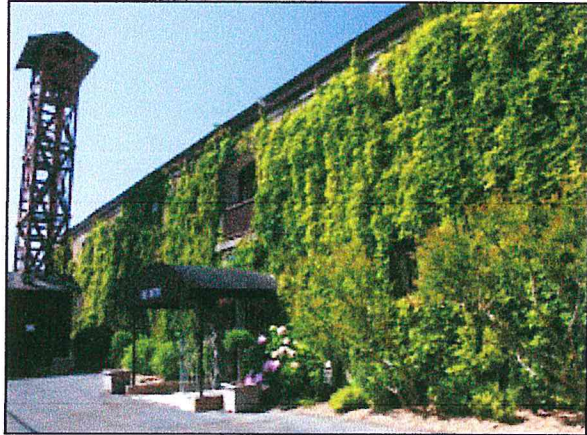
Figure 8. Loading dock enclosure shown with an arrow.

Historic Context of 1019 Atlas Peak Road

Morris M. Estee and the Hedgeside Winery and Distillery

The warehouse building at 1019 Atlas Peak Road is part of a complex of buildings comprising the Hedgeside Winery and Distillery (Hedgeside). Developed by prominent local businessman and civic leader Morris M. Estee, the first building of the Hedgeside complex, an impressive stone structure, was constructed in 1885 and remains today on the neighboring parcel at 1055 Atlas Peak Road. The 1885 construction included the digging of wine storage caves, reportedly performed by

Chinese laborers using only hand tools. Two images of the 1885 building and caves as they exist today appear below as **Figures 9 and 10**.



Figures 9 and 10. Two images of historic Hedgeside (now Del Dotto Vineyards). Left image shows the east (front) elevation of the stone building developed by M.M. Estee. The right image depicts caves dug in 1885 by Chinese laborers using only hand tools. (Courtesy: Napa County Historical Society; Historic Wineries Tour; located at http://napahistory.org/wordpress2/?page_id=1089)

Morris M. Estee was born in 1833 in Freehold, Pennsylvania. Born into a farming family, M.M. Estee forsook his agricultural roots and moved to California in 1853, seeking the fortunes of the gold fields. He tried his luck at mining in Cold Springs, El Dorado County; then at Volcano in Amador County until 1855. After minimal success as a miner, he moved to Sacramento and began practicing law at the firm of Clark & Gass, where he remained until 1859, when he established his own law practice and became a member of the California Supreme Court. In 1862 he was elected to the California State Assembly; in 1863 he was elected as District Attorney for Sacramento city and county.

Estee relocated to San Francisco and established a successful law practice in 1867. During this period, Estee wrote and published Estee's Pleadings, Practice and Forms, a three-volume set of textbooks that became a standard work for the practice of law at this time. M.M. Estee's law and political career continued to thrive. In 1875 he was elected to the California State Assembly, this time representing San Francisco, and was quickly chosen to be Speaker (History of Napa & Lake Counties, California. San Francisco, CA: Slocum, Bowen & Co., Publishers, 1881).

During his active professional and political career, M.M. Estee became interested in wine-making. He was one of the driving forces behind the formation of the Napa Viticultural Society in 1881 and was selected as the organization's first president. In 1885 he purchased over 300 acres of prime agricultural property along Atlas Peak Road and constructed Hedgeside Winery and Distillery. At the time, the *Napa Register* noted:

The (stone) building is located on the southeast corner of the farm and fronts on the new Soda Springs or Atlas Peak Road. Its dimensions on the ground are 60 x 125 feet. The

walls of the first two stories are of stone, from two feet to twenty inches thick, with bedrock for their base... The stone used is quarried in the hills, not a mile away, and is easily worked and splendidly adapted to building purposes. The architect of the cellar is W.H. McIntyre, the builder of the Niebaum cellar at Rutherford, and the material chosen as well as the plan of building is the very best. The cellar will be ready for this season's (1885) vintage. (Cecelia Elkington Setty. Atlas Peak: A History of a Napa County Settler 1870 – 1902. Napa, CA: Cecelia Elkington Setty, 2004)

Hedgeside was considerably successful. By 1890 it is listed as producing 100,000 gallons of product, including zinfandel, cabernet and other varieties. The winery was locally known for its production of an excellent cabernet (Directory of the Grape Growers, Wine Makers and Distillers of California. Sacramento, CA: Board of State Viticultural Commissioners of California, 1891).

Morris M. Estee died in Hawaii in 1903; after being appointed to that state's United States District Court.

Construction of Expanded Distillery Operations at Hedgeside

Distilling was ongoing at Hedgeside prior to Prohibition in 1920. However, it appears that the distilling operation was contained in the original stone building as none of the present industrial hollow clay tile buildings, including the warehouse at 1019 Atlas Peak Road, were constructed. Napa County Assessor records list the construction date of the subject warehouse building as 1935, likely an accurate date as Prohibition ended in 1933, thirty years after M.M. Estee's death. It appears that distilling became the primary operation at the winery complex, as a number of industrial buildings, all of the same design and use of hollow clay tile, were constructed on the site. An example appears below as **Figure 11**.

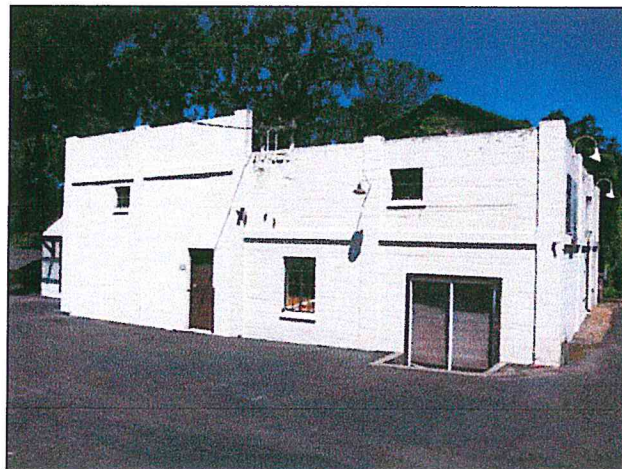


Figure 11. Industrial building immediately south of 1885 stone building constructed using the same techniques and materials as 1019 Atlas Peak Road.

Distilling operations were taken over by the United States government at the onset of World War II. It is not clear when the distilling operation was abandoned.

Evaluation of National and California Register Significance

The subject warehouse at 1019 Atlas Peak Road is eligible for both the National and California registers.

National Register of Historic Places Significance

The building is eligible for National Register Criterion A (*associated with events that have made a significant contribution to the broad patterns of our history*) because of its association with the production of wine and spirits in Napa County, California. One of the leading wine-producing regions in the United States, Napa County developed numerous important wineries throughout the historic period. M.M. Estee's Hedgeside Winery and Distillery represents one of the more productive wineries constructed in the late 1800s. The site evolved to include the construction of a series of industrial buildings to serve an expanded distilling operation after the repeal of Prohibition in 1933. The warehouse at 1019 Atlas Peak Road represents an extant example of the industrial expansion that took place at Hedgeside after Prohibition.

The warehouse building is eligible for National Register Criterion B (*associated with the lives of significant persons in or past*) for its association with Morris M. Estee, a prominent California attorney, author, civic leader and viticulturist. Estee developed Hedgeside Winery and Distillery in 1885. The subject building became part of a larger distilling operation subsequently and was located on the Hedgeside site.

California Register of Historic Resources

Napa County uses the California Register of Historic Resources criteria for evaluation of local resources. The warehouse building is eligible for California Register Criterion 1 (*associated with 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*) because of its association with the production of wine and spirits in Napa County, California; a prominent region for the production of wine and spirits.

The warehouse building is eligible for California Register Criterion 2 (*associated with the lives of persons important to local, California or national history*) because of its association with Morris M. Estee and his Hedgeside Winery and Distillery. It should be noted that Hedgeside was part of Napa County Historical Society's Historic Winery Tour conducted in 2013.

The warehouse building is potentially eligible for California Register Criterion 3 (*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*) for its use of hollow clay tile construction. Like other industrial buildings constructed circa 1935 at Hedgeside, the warehouse at 1019 Atlas Peak Road is constructed out of hollow clay tile using bond courses of alternating thickness set within pilasters that project above the building's roofline. The production of these units may have been accomplished locally; the decorative techniques have also been found at the Hall winery in Napa County (**Figure 12**). While additional research would be needed to determine the source of the

hollow clay tile, the construction techniques and materials at 1019 Atlas Peak Road provide an additional aspect of historic significance.

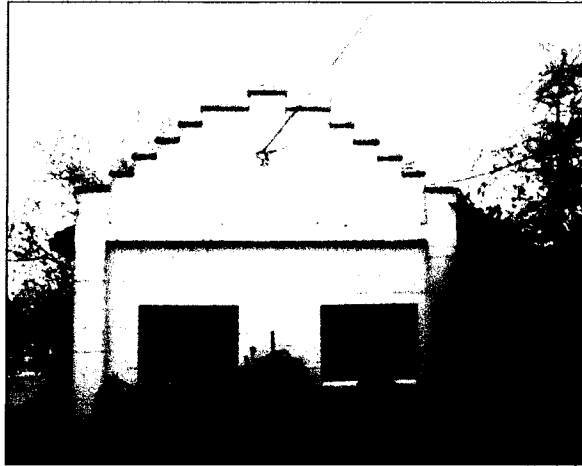


Figure 12. Distillery building at Hall Winery, Napa County, constructed using the same techniques and hollow-clay-tile bonding pattern found at 1019 Atlas Peak Road.

Period of Significance

The period of significance spans the dates between the warehouse's original construction and when it was taken out of service as a distillery warehouse and offices. Although it is known that the U.S. government used the Hedgeside industrial buildings for large-scale production during World War II, it is not clear when the operations were abandoned. Therefore, the end date for the period of significance will be estimated at 1950. The period of significance for the warehouse building at 1019 Atlas Peak Road is 1935 to 1950.

Historic Integrity

The warehouse at 1019 Atlas Peak Road retains a sufficient degree of historic integrity to communicate its historic significance. The seven aspects of integrity are:

- ***Setting:*** The warehouse remains in its original setting, constructed as a series of buildings laid out on the Hedgeside site along Atlas Peak Road.
- ***Location:*** The building remains in its original location.
- ***Design:*** The building retains its industrial design aesthetic, consisting of projecting pilasters with hollow clay tile infill and steel industrial sash windows. The wood-framed additions are constructed to the rear and least visible façade of the warehouse and don't remove a significant amount of the spatial relationships, design and construction techniques of the building.
- ***Workmanship:*** As revealed by the retention of historic construction materials and methods, such as hollow clay tile construction, the building retains integrity of workmanship.

- **Materials:** The historic construction techniques and materials remain visible on the building.
- **Feeling:** Despite the rear and side additions, the building retains enough of its historic character-defining features to give it integrity of feeling.
- **Association:** The building retains enough of its historic character-defining features to give it integrity of association.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein
Principal

cc: David G. Knitter, Esq., Knitter Lamping, LLP
Robert Anglin, Esq., Holman Teague Roche Anglin, LLP
Paul Kelley, Architect, AIA