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Ticen Ranch Historic Assessment

Ticen Ranch
Napa County, CA

Historic Resource
Evaluation

prepared for
Boisset Family Estates

prepared by
Architectural Resources Group
San Francisco, California

September 2015





Historic Resource Evaluation

Ticen Ranch

1584 St. Helena Highway

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I. INTRODUCTION AND METHODOLOGY

Architectural Resources Group, Inc. (ARG) has completed this Historic Resource Evaluation (HRE) for the property located at 1584 St. Helena Highway, also called Ticen Ranch, in Napa County, California. This HRE includes descriptions of the site's existing conditions and landscape features, a historical summary of the site and its surroundings, and an evaluation of the property's historical significance with regard to the California Register of Historical Resources' (California Register) eligibility criteria. ARG also provides an assessment of the proposed project's potential effects given the findings of the HRE review and site visit.

Methodology

To complete the HRE for Ticen Ranch, ARG:

- Conducted a site visit to examine and photograph the project area and its surroundings on August 19, 2015; and
- Conducted archival research at repositories including the Napa County Recorder-Clerk's Office, the Napa County Building Department, the St. Helena Historical Society, the St. Helena Public Library, the Napa County Historical Society, and other online resources.

2. SUMMARY OF FINDINGS

The subject property was originally developed as a vineyard and winery in the mid-1870s by W.P. Weeks. A native of Ohio, Weeks came to the Napa Valley in the early 1870s, just as the wine industry was burgeoning. He established a small yet moderately successful operation south of St. Helena. His success, however, does not appear to have lasted long, as he left Napa County around 1893. Records indicate the property remained vacant for about a decade until George Weber purchased it in 1904. The property changed hands a number of times, until Orville and Theresa Ticen purchased it in 1956, and it remained in the Ticen family until 2014.

Based on an examination of the property and archival research, ARG has determined that the subject property appears to be significant for its association with Napa Valley's early wine industry and the existing home as a good example of a Folk Victorian residence in a rural setting.

3. SITE & BUILDING DESCRIPTIONS

3.1 Site Description

The subject property is located on the east side of St. Helena Highway between Whitehall Lane and Galleron Road, approximately two miles south of the town of St. Helena in Napa County, California. The surrounding area is largely agricultural with large parcels of land occupied by vineyards and wineries, and to a lesser extent residential and commercial properties.

The property is accessed via a long driveway lined with cypress trees. The westernmost building on the property is the Main Residence, whose primary façade faces west toward St. Helena Highway. The Guest House sits on an east-west axis to the west of the Main Residence. The Barn is located further east of the Guest House, adjacent to a mature oak tree and grape vines.

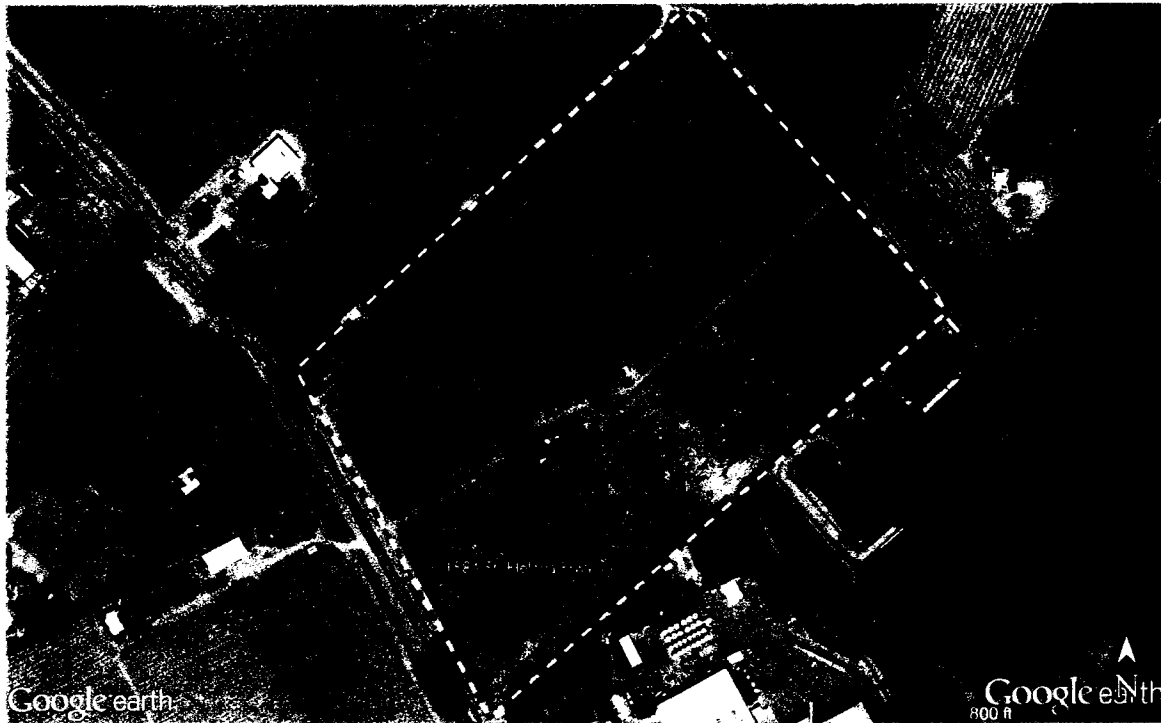


Figure 1. Aerial photograph of subject property; dashed line indicates approximate property boundary (Google Earth, appended by author)



Figure 2. Aerial photograph of subject property, detail of buildings
(Google Earth, appended by author)

3.2 Building Descriptions

Main Residence

The Main Residence is a two-story building designed in the Folk Victorian style. The moderately-pitched, cross-gabled roof is clad in asphalt shingles, while the exterior is clad in channel rustic siding. The building's main footprint is generally L-shaped in plan, with a one-story projection, likely a later addition, at the rear. A small porch extends from the main structure above the primary entrance. A projecting bay supported by square posts, also likely a later addition, at the southern portion of the building's west façade juts out above a secondary entryway creating a covered porch.



Figure 3. Main Residence, west façade
(Architectural Resources Group, August 2015)



Figure 4. Main Residence, south and east façades
(Architectural Resources Group, August 2015)

Although the residence is largely devoid of ornamentation, the most prominent decorative features are the window surrounds on the western façade and the carved wooden panels along the cornice line. Windows at the secondary façades feature less ornate, although far from plain, window surrounds. These are differentiated from the plain surrounds that frame windows on the non-original portions of the house.

Guest House / Shed

The Guest House is a vernacular-style building consisting of two parts: a two-story residence attached to a one-story, multiple-car garage. Both portions have side-gabled, corrugated metal roofs. The building is clad in horizontal wood siding and features a mix of double-hung wooden windows, fixed wooden windows, and a modern vinyl window.



Figure 5. Guest House/Shed, north façade
(Architectural Resources Group, August 2015)



Figure 6. Guest House/Shed, south façade
(Architectural Resources Group, August 2015)

Barn

The two-story barn is rectangular in plan. The building features an asymmetrical monitor-style metal clad roof, and the exterior walls are clad in board-and-batten wood siding. Multiple doors, including a sliding barn door at the south end of the north façade, provide access to the interior, and an opening provides access to the hayloft on the second floor.



Figure 7. Barn, north and west façades
(Architectural Resources Group, August 2015)



Figure 8. Barn, south and east façades
(Architectural Resources Group, August 2015)

4. SITE HISTORY

4.1 Ownership/Occupant Chronology

The subject property is located along the border of Rancho Carne Humana and Rancho Caymus, which were owned by Edward Turner Bale and George C. Yount respectively.

A newspaper article from 1876 reported that W.P. Weaks purchased property from Mathew Vann, who owned a large ranch just south of St. Helena on the north side of what is now Zinfandel Lane.¹

Contemporary maps show that Mr. Weaks's property extended beyond Whitehall Lane, while today its northernmost boundary lies just south of the lane.²

Records indicate that the Bank of St. Helena obtained the property under unknown circumstances from Mr. Weaks in 1893 and held it for nearly a decade, until George Weber purchased it in 1904. By 1912, Mr. Weber had approximately seven acres of vineyard on the site, while the remaining portion of cultivated land was dedicated to grain, predominantly oats.³ At present, the cultivated land on the property is dedicated to grape vines.

Little information regarding the property's later owners is available, and any information obtained is indicated below in Table 1. Blank spaces indicate where no information was found.

Table 1. Ownership History⁴

Name(s)	Dates	Notes
W.P. Weaks	ca. 1876 - ca. 1893	See Section 5.3 for more information.
Bank of St. Helena	1893 - 1904	
George Weber	1904 - 1918	Mr. Weber was born in Germany in 1850. We worked as a miner in Michigan, Ohio, and California. ⁵
William H. & Irene Bradley	1918 - 1921	Mr. Bradley was a farmer. The couple had three daughters and one son. ⁶
Charles E. & Marion D. Noyes	1921 - 1942	Mr. Noyes was a farmer, while Mrs. Noyes tended house. By 1930, Mr. Noyes was retired and the couple lived in the house with their Chinese servant, Ah Suey. ⁷
Carrie A. & Henry J. Longstreet	1942 - 1946	Prior to living at the subject property, the Longstreets were managers in a café. Mrs. Longstreet was an immigrant from Italy and had a son from a previous relationship. ⁸

¹ *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen & Co., Publishers, 1881), 579-580; "Wine Cellar Contemplated," *St. Helena Star*, May 20, 1876.

² The parcel size (approximately twenty-six acres) of Mr. Weaks's property is roughly the same as its current size (approximately 25.48 acres), so the property boundaries as indicated on the historic maps may not be completely accurate.

³ Thomas Jefferson Gregory, *History of Solano and Napa Counties, California* (Los Angeles: Historic Record Company, 1912), 312.

⁴ The following information was collected from the Napa County Clerk-Recorder's Office.

⁵ Gregory, 312.

⁶ Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010. Images reproduced by FamilySearch.

⁷ Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

⁸ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Name(s)	Dates	Notes
Lovina Kenyon	1946 - 1951	
Fred A. & Margaret Conklin Covey	1951 - 1956	
Orville & Theresa Ticen / Ticen Family	1956 - 2014	Mr. Ticen worked as a carpenter, while Mrs. Ticen was a home economics teacher at Ridgeview Junior High School. Mrs. Ticen lived in the house until 2001, when she moved to a retirement home. ⁹

4.4 Construction Chronology

Table 1 below provides information related to the construction and development history of the main residence at Ticen Ranch, including general dates and details of significant construction or alterations. Since the house is relatively old, permits were not issued for early construction and alterations. As a result, the earliest available permits for the property date to the 1960s. All work that is on record was conducted while the property was owned by the Ticen family.

The exact construction date of the Main Residence is unknown and cannot be determined without an intensive material and architectural analysis. Based on a preliminary examination, the building appears to have been constructed in the late 1800s. If true, this places the construction of the house around the time W.P. Weeks owned the property from 1876 to 1893. As discussed below in Section 5.2, contemporary newspaper articles state that Mr. Weeks constructed an eleven-room house on his property sometime before 1884. That year, he improved it by painting it and redecorating the interior. Those same newspaper articles do not describe the house in detail and with the lack of any historical photographs, the construction date of the existing residence cannot be confirmed at this time.

At around the same time, Mr. Weeks began to construct a concrete wine cellar on his property. When completed, the cellar was described as a “mammoth...building of stone, cement and wood.”¹⁰ According to a contemporary newspaper article, Mr. Weeks also had a “beautiful residence” surrounded by approximately twenty-three acres of orchard, evergreens, and other unidentified landscape features.¹¹ Shortly thereafter, Mr. Weeks and his brother Jefferson planted about twenty acres of vineyard, presumably replacing the existing orchard.¹²

Although there are no permits for early work on the house, based on stylistic and material differences, two additions appear to have been constructed at unknown dates. One addition is the portion above the front porch on the building’s west façade. The entire single-story portion at the building’s rear also appears to be a later addition. In addition, the existing bay window appears to be an alteration.

⁹ Napa Valley Register, “Theresa Ticen,” accessed August 24, 2015, http://napavalleyregister.com/news/local/obituaries/theresa-ticen/article_b509d6c2-f85f-11df-85f3-001cc4c002e0.html.

¹⁰ “Pine Station,” *St. Helena Star*, March 30, 1877; “Wine Cellar Contemplated,” *St. Helena Star*, May 20, 1876. The wine cellar is no longer extant.

¹¹ *Ibid.*

¹² “From Pine Station,” *St. Helena Star*, May 16, 1879.

Table 2. Chronology of Known Alterations

Permit Number	Date	Description of Alteration
10552	12/20/1967	Wind damage repair
11286	12/27/1967	Foundation repair
33057	1/16/1984	Repair damage and reroof
0057513	8/7/1996	Repair gas line
B02-0025	10/18/2002	Dwelling alteration/bathroom remodel

No permits for the construction of the Guest House or Barn were found. These buildings do appear on a 1948 aerial photograph of the property, indicating that they were constructed before that date.

5. HISTORICAL BACKGROUND AND CONTEXTS

5.1 Early Napa Valley

5.1.1 Rancho Carne Humana

Dr. Edward Turner Bale, a native of England, arrived in Monterey, California in 1837. He quickly became a notorious figure for his confrontational and repugnant nature. After marrying a member of the Vallejo family, Bale received a land grant in the Napa Valley from the Mexican government. Bale named his property "Rancho Carne Humana," perhaps a reflection of the name of a local Native American village or tribe, or simply due to his eccentric personality.

Edward Turner Bale was born in London, England in 1811 and trained in the medical profession.¹³ He served as surgeon on the *Harriet*, which landed at – or, perhaps, sank off the cost of – Monterey, California in 1837.¹⁴ Once in Monterey, Bale began to practice medicine, serving as medical examiner for the army. Bale also acquired a reputation for his love of liquor – so much so that he was eventually forced to pick up his drink in secret at the back of the local shop run by Thomas O. Larkin, a local businessman and future signer of the California Constitution.

In a short time, Bale became a well-known figure, not just in Monterey, but throughout the northern California region, and was both respected for his intelligence and medical skills and abhorred for his "quarrelsome" and "incurable" nature.¹⁵ Despite his intemperance and difficult personality, however, Bale managed to marry Doña María Ignacia Soberanes, a niece of General Mariano Vallejo and Captain Salvador Vallejo. Bale and María were married in 1839, after Bale affirmed his belief in Catholicism and applied for Mexican citizenship. Upon Bale's union with the Vallejo family, Captain Vallejo promised him a land grant in the Napa Valley. General Vallejo appointed Bale surgeon-in-chief of the Mexican army, a position he held from 1840 to 1843.¹⁶

¹³ Where Bale received his training is unclear, though, according to some sources Bale's only training occurred while on the *Harriet*.

¹⁴ Dean Albertson, "Dr. Edward Turner Bale, Incurable Californio," *California Historical Society Quarterly* (28:3, Sept. 1949): 59.

¹⁵ In his article, Demsky states that several of Bale's contemporaries questioned his medical training, even referring to him as "Dr." Bale, suggesting that the title was a nickname, rather than an indication of his actual level of education. Bale's gravestone, however, does state "Edward T. Bale, M.D." See <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=125268101>.

¹⁶ Albertson, 260.

In the years following his marriage to María Soberanes, Bale saw increasing conflicts with both his acquaintances and his new relatives due to his quarrelsome nature. In December 1840, Bale rented a shack from Larkin to store and dispense medical supplies. Soon afterward, Larkin needed to leave Monterey for a short while and, knowing Bale's character, Larkin "warned him the room was to be put to no other use."¹⁷ Bale did not abide by Larkin's directive and, upon the latter's departure, Bale began to operate an illicit saloon by dispensing drugs and alcohol from the rented shack. Mrs. Larkin heard about Bale's illegal operation and demanded he stop. Bale refused and "Mrs. Larkin stalked off to find David Spence, the judge of Monterey, who advised Bale to obey Mrs. Larkin."¹⁸ Bale again refused and, after defying the orders of Manuel Jimeno Casarín, the Acting Governor, Bale was eventually imprisoned, but released after a few hours. The weeks-long ordeal led to a trial and, on January 4, General Vallejo returned his verdict that Bale should be detained for eight days "for his disrespectful behavior toward the political authorities of the country."¹⁹

On March 1, 1841, Governor Alvarado officially confirmed Bale's ownership of the Napa Valley rancho, which Bale christened "Carne Humana." While now this land grant may "sound like a grand and generous offer...Vallejo was probably trying to get rid of him."²⁰ At the time, the Napa Valley was isolated and rumors persisted that the local Wappo tribe practiced cannibalism.²¹

Bale erected a gristmill in 1845 and a saw mill shortly thereafter. Florentine Erwin Kellogg, who received 600 acres for his work, constructed the gristmill. Bale also "did a large business in lumber, the increased value of his land making him a rich man."²² Ralph Kilburn received three-quarters of a league of land in exchange for constructing and operating the saw mill for ten years for one-half of the profits. Around the same time, Bale sold portions of his rancho to William and Henry Fowler and William Hargrave.

Bale continued to find trouble wherever he went, and much of it involved confrontations with Salvador Vallejo. Upon returning home one day in 1844, Bale found his wife, María, embracing her uncle, Vallejo. Whether there was any impropriety in the embrace is unclear; nevertheless, Bale became jealous and challenged Vallejo to a sword duel, which he lost. Bale further enraged Vallejo by "circulat[ing] rumors impugning his veracity" and, as a result, Vallejo had Bale publicly whipped.²³

A few months later, after Bale had served some time in jail in Monterey, the two met again in Sonoma. Bale retaliated for the public whipping and attempted to shoot Vallejo, but only grazed his chest.²⁴ Bale attempted to flee and hide, but was captured by a group of Suisun led by Chief Solano, and jailed. Not surprisingly, Bale tried to bribe the prison guard to let him escape, but was refused. Although Bale faced trial in September 1844, Governor Micheltorena ordered the case be dropped since Bale was a British subject and the Governor

¹⁷ Albertson, 260.

¹⁸ Ibid.

¹⁹ Albertson, 262.

²⁰ Andy Demsky, "Welcome to Human Flesh Ranch: Early Napa still serves up a few squeamish surprises," *Napa Valley Register*, November 6, 2005.

²¹ Although the rumor existed and persisted into the twentieth century, there is no documented evidence of cannibalism occurring among the local native population.

²² Hubert Howe Bancroft, *History of the Pacific States of North America*, vol. XIV (San Francisco: A.L. Bancroft & Company, Publishers, 1885), 708.

²³ Albertson, 263.

²⁴ One of Bale's bullets ricocheted and hit Vallejo's companion, Cayetano Juárez, in the jaw.

did not want any conflicts to arise with England. Upon his release, Bale appears to have been reformed and began to settle his numerous debts.

In the years following, Bale began to improve his rancho lands. He constructed a saw mill and grist mill on the property and began to raise sheep. Bale managed to keep a relatively low profile while residing in the Napa Valley. In 1848, Bale sold the mill to James Harbin before travelling to the goldfields. Just before his death in October 1849, Bale sold a large portion of the rancho to Kilburn. After Bale's death, his family engaged in court battles for almost thirty years, attempting to retain his original land grant. The lands were finally patented to his heirs in 1879.²⁵

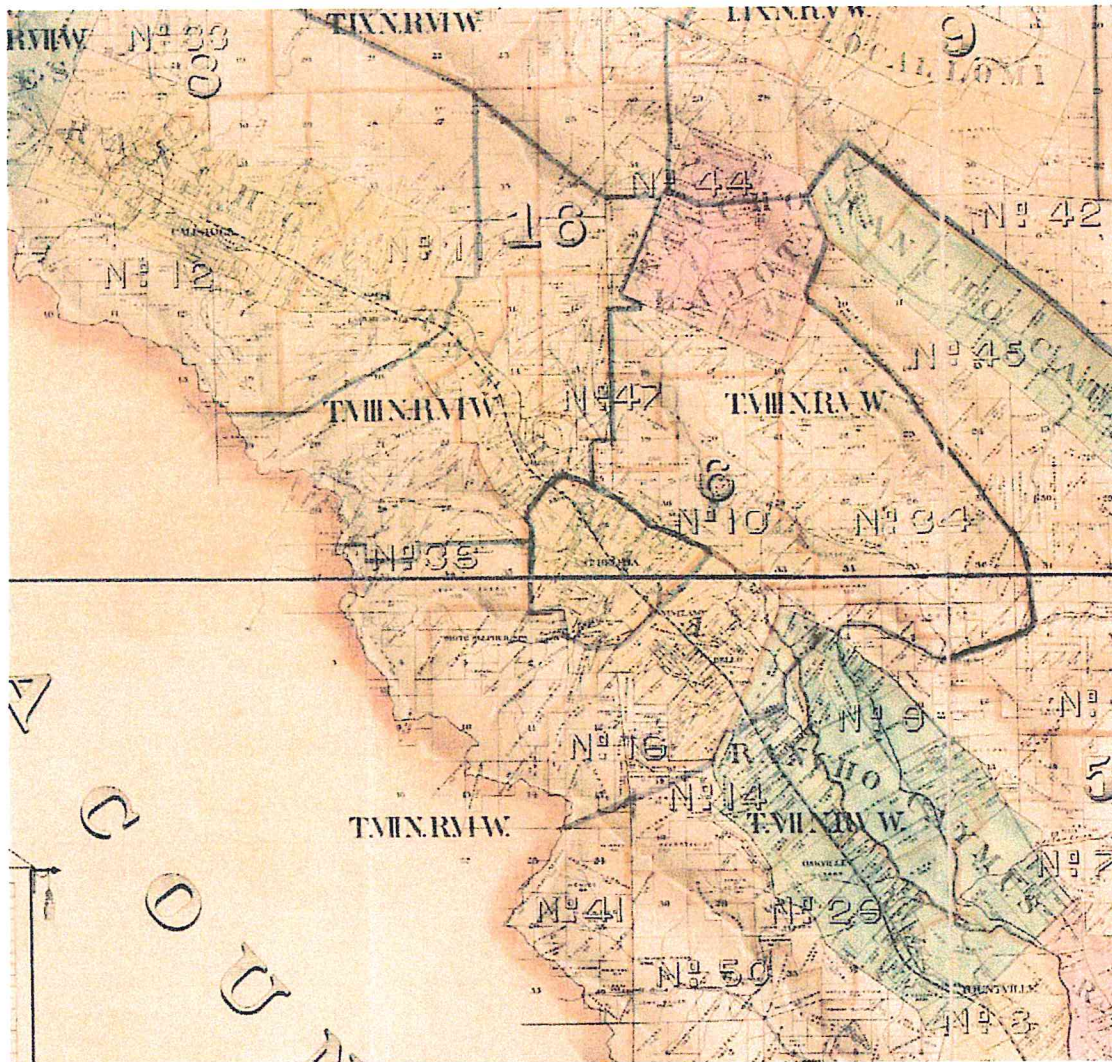


Figure 9. Official Map of the County of Napa, 1876, detail; Rancho Carne Humana is indicated in yellow and Rancho Caymus in blue.
(Source: Library of Congress, amended by author)

²⁵ Bale and María had six children: Isadora, Carolina, Eduardo Guadalupe, Anna Guadalupe, Juana María, and Marfano Guadalupe. Carolina married Charles Krug in 1860.

5.1.2 Rancho Caymus

The following summary of the history of Rancho Caymus is adapted from the book *Historic Spots in California*:

George Calvert Yount, a native of North Carolina, came to California from New Mexico with the Wolfskill party in 1831. He was soon engaged in hunting sea otter on the Santa Barbara Channel Islands and along the coast of the mainland. [In 1833], Yount trapped beaver around San Francisco Bay and along the San Joaquin River. Toward the end of the year he proceeded to the mission at San Rafael and Sonoma, where his competence and ingenuity appealed to the padres, who engaged him to repair the mission buildings.

Mission life pleased Yount, and he stayed for almost three years. When in 1835 he was baptized into the Catholic faith at Mission San Rafael, his name (as was custom in Alta California on such occasions) was rendered in the Spanish as Jorge Concepcion Yount. In the same year he came to Napa Valley. He lived there, with his family and a few Indian neighbors, until his death in 1865. Friendships with General Vallejo and the padres and Sonoma Mission determined his fortune.

In 1836, Young received the first land grant in Napa County, a great estate of 11,814 acres, which he named Rancho Caymus for the neighboring Indian tribe. This lay in the heart of the Napa Valley, and included in its boundaries the northern fringe of the town of Yountville, named in his honor. Some of the Indians from the mission, which was now secularized, accompanied Yount to Rancho Caymus, where they helped him to build his first dwelling, a Kentucky blockhouse (probably the only one of its kind ever erected in California), as well as subsequent buildings. In 1837 the blockhouse was superseded by a low, narrow building with massive adobe walls, about a hundred feet long, that were pierced by portholes. This so-called adobe "fort" antedated Sutter's in Sacramento by two years. It is said that the fort was torn down in 1870, but a map of that year shows it standing just below the point where the old road to Chiles Valley crossed the Napa River. Charles L. Camp of the University of California, who made a study of some of California's earliest pioneers, says that after Yount moved into his new adobe house his daughter Mrs. Vines lived in the old fort.

A second grant, known as Rancho de la Jota, was made to Yount in 1843. It comprised 4,543 acres of timberland lying on Howell Mountain north of his first estate. A man of energy and enterprise, by 1845 Yount had a sawmill on this new property, as well as another sawmill and flour mill on Rancho Caymus. The locations of Yount's blockhouse, adobe, and mills on the Napa River are indicated by a stone monument with bronze plaque on Yount Mil Road about one and on-half miles east of SR 29 [St. Helena Hwy], at a point about two miles northeast of Yountville. The hardy pioneer died in 1865, and his grave is in the cemetery at the northern edge of Yountville.²⁶

²⁶ Mildred Brooke Hoover, et al, *Historic Spots in California*, 5th ed. (Stanford, CA: Stanford University Press, 2002), 243.

5.2 Early Winemaking in Napa Valley – Padres to Prohibition

The following history of early winemaking and vineyards in Napa Valley is adapted from *Complete California Wine History from the Early 1800s to Today* by the Wine Cellar Insider²⁷:

Early California Vineyards

Spanish missionaries planted the first vines in California around 1779 when a group of missionaries led by Father Junipero Serra planted grapes to make sacramental wine. The initial plantings were not specific grape varieties, but rather field blends, which, due to their use by the Church, became known as Mission grapes. The birth of the commercial wine industry in the Napa Valley did not occur until nearly a century later.

The Birth of the Wine Industry

Before the Napa Valley was known for producing quality wine, many of the most popular American wines came from New York, Virginia, Ohio, and Missouri. George Calvert Yount began planting vineyards as early as the 1830s, shortly after arriving in the Napa Valley. John Patchett established the first official vineyard and winery in the Valley in the late 1850s, and many of the Napa Valley's most celebrated wineries were established between the ensuing decades. Buena Vista and Gundlach Bundschu, both located in Sonoma, were founded in 1857 and 1858 respectively. Within the next three decades, the wineries of Charles Krug (1861), Schramsberg (1862), Beringer (1875), Inglenook (1879), Montelena (1882), along with nearly 150 others, both large and small, were established.

Early California wines, however, were not popular, partly due to their high price and low quality. The wines were mostly the product of field blends and inferior Mission grapes. At the time, a portion of California wines were fortified because consumers preferred sweeter tasting wines and the fortification acted as a preservative. Furthermore, shipping by train was costly, making California wine far too expensive to ship to the east coast, while imported wines from France and Italy were cheap due to low international tariffs.

The Gold Rush brought about great change to California, including to its burgeoning wine industry. Countless new settlers, merchants, farmers, and prospectors, as well as wealthy speculators moved into the area. San Francisco's population exploded from 1,000 residents to more than 25,000 residents in less than a year. People began moving from the big city populating many of the best wine growing regions in Napa County, Sonoma County, and other viticultural areas.

California wine exports doubled from 100,000 cases to 225,000 cases by 1870. While many wines were exported to other countries throughout the world, most of the shipments were delivered to the East Coast, particularly New York, Philadelphia, Boston, and Baltimore. With time, wine from the Golden State became so popular, wineries from outside the state began labeling and selling their wine as California wine, bringing about the first national pure wine law.

²⁷ The Wine Cellar Insider, "Complete California Wine History from the Early 1800's to Today," accessed August 24, 2015, <http://www.thewinecellarinsider.com/california-wine/california-wine-history-from-early-plantings-in-1800s-to-today/>

Agoston Haraszthy, a Hungarian immigrant and founder of the Buena Vista Winery in Sonoma, revolutionized the California wine industry when he imported nearly 100,000 grape vine cuttings from Europe, mostly from Hungary, to the Napa Valley. These vines, which Mr. Haraszthy brought to California in 1852, were the first European vines. Prior to this, almost all vines planted in California were of the Mission variety. Mr. Haraszthy returned to Europe in 1861 to collect 200,000 more cuttings and vines consisting of 1,400 different grape varieties for his own winery as well as other vintners in the area. During the 1860s the most popular California wines consisted of white wines, sweet wines, and, later, sparkling wines.

In late 1875, the three leading California wine making pioneers, Charles Krug, Henry Pellet, and Seneca Ewer established the St. Helena Viticultural Club, which later became the St. Helena Viticultural Society. The St. Helena Viticultural Club consisted of wine makers and vineyard owners who shared the same problems and dreams. Together they agreed that to improve the quality of California wines, they needed to remove the Mission grapes and plant French and Italian grape varieties, as well as reduce the need for chaptalization, increasing the alcohol in a wine by adding sugar to the must before or during fermentation. The industry received an added boost thanks to the tariff act of 1864, which increased duties on imported wine, making California wine more attractive. To further aid and promote sales of California wine, plus make it a more profitable industry, excise taxes were reduced to zero for producers.

The Phylloxera Epidemic

Just as the industry was expanding, a phylloxera epidemic broke in 1863. The spread of phylloxera likely came from native American grapes that were brought to the English Botanical Gardens. Because phylloxera is indigenous to North America, many American vines were able to develop resistance to phylloxera. However, it spread dramatically in Europe, destroying nearly 80 percent to 90 percent of many of Europe's most famous growing regions over the course of twenty years. While several cures were developed, the most popular and economical solution discovered was to graft the *Vitis vinifera* vines onto the American rootstock *Vitis riparia*.

Many California vineyards with old vines needed to be replanted. To avoid the same problem in the future, growers replanted their vineyards with *V. vinifera*, phylloxera resistant varieties, just as was done in Europe. One of the most popular varieties being planted after phylloxera was Zinfandel, which is why the Napa Valley has a significant number of old Zinfandel vines.

While phylloxera was one of the major issues facing growers of the day, none of the problems dulled the enthusiasm for making wine in the Golden State. Even the great depression of 1873 to 1876 did not curtail the growth of the California wine industry. Despite that, growers during this time still faced hard times and plummeting prices. Many previously successful vintners went bankrupt. Many years passed before the fledgling California wine industry recovered, due in part to the increased quality, the removal of Mission grapes, and better economic conditions. The high protectionist tariffs levied against French wine in 1879, thanks the lobbying efforts of California wineries, coupled with the small production of European wines due to the ravages of phylloxera made California wine more popular than ever. By the 1880s, the future of the California wine began to improve and, by 1890,

the northern California area had grown in popularity so much that more than one hundred vineyards in St. Helena alone were producing wine.

Before the turn of the twentieth century, more than 200,000 acres of vines were planted, too much for America alone to consume. Another factor that led to problems with the burgeoning California wine industry was that much of the massive quantity being produced was done without thought to quality or grape varietal. This led to the creation of the California Wine Association (CWA) in 1894. The CWA, along with other wine trade organizations, endeavored to raise prices and demand and helped the Napa Valley become America's greatest wine producing region. For the first time, quality standards were enacted and, as a result, producers were able to charge more money. Labels began stating if the vineyard was planted on a hillside or the valley floor. More importantly, the Mission grape was rapidly being replaced with better European grape varieties. Wine quality was improving and this helped foster demand.

Prohibition

The California wine industry was beginning to prosper until the 18th Amendment, better known as Prohibition, was ratified in 1919. The amendment, which outlawed the sale and production of alcoholic beverages, nearly destroyed the California wine industry. For instance, prior to 1919, more than 2,500 wineries were licensed to make wine in America. By 1933, the year Prohibition was repealed, less than one hundred remained.

Many vintners abandoned their land and allowed their vines to die. The few that remained were reduced to selling sacramental wines or dry must, better known as raisin cakes, to home winemakers who produced their own wine for religious purpose. The raisin cakes were sold with explicit instructions how not to allow the product to develop any degree of alcohol, which of course was a code, informing consumers how to make wine. There was also demand for what was known as industrial wine, which, for example, was sold to tobacco companies for use in macerating tobacco. A few growers survived by selling their fruit as table grapes. However, with special permits from the Prohibition Department, a limited number of producers were legally permitted to make wine and brandy during Prohibition.

Even though grape prices promptly escalated, this was not enough to keep the wine industry afloat. The Great Depression of 1929 added even more problems to the California wine industry and conditions did not begin to improve until the late 1930s.

5.3 W.P. Weeks (1819-ca. 1906?)

Washington Perry (W.P.) Weeks was born in Fairfield County, Ohio to Nathan and Barbara Weeks on September 25, 1819. W.P. Weeks attended school and became a farmer and carpenter. He married Mary Macklin on December 19, 1839 and the couple had a daughter, Louisa, in 1842.

Mr. Weeks and his family traveled by ox-team to California in 1852. Initially arriving in Sierra County, the Weeks family relocated to Marysville in Yuba County, where they lived until 1863. Mr. Weeks raised cotton in Mazatlán, Mexico until 1867, when he returned to California, this time arriving in San Francisco.

Mr. Weeks arrived in Napa County in 1872, settling on the county road just south of St. Helena. Records indicate he practiced carpentry, and even constructed his own house.²⁸ Newspaper articles report that he initially had an orchard on his property, and planted twenty acres of grape vines in 1879. By the following year, Mr. Weeks was producing his own wine and named his winery Monongo.²⁹

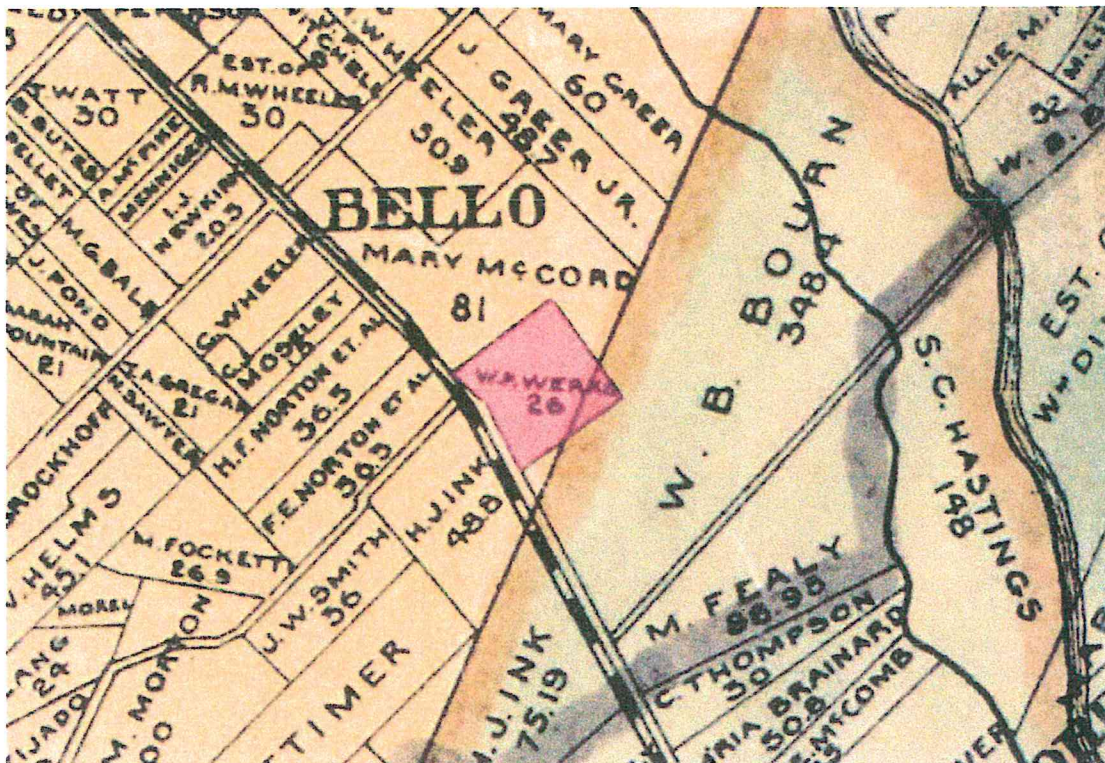


Figure 10. Official Map of the County of Napa, 1876, detail vicinity of subject property; Rancho Carne Humana is shaded in yellow and Rancho Caymus in blue; subject property is highlighted in pink
(Source: Library of Congress, amended by author)

²⁸ "Work of His Own Hands," *St. Helena Star*, April 3, 1884. The description of Weeks's house is vague and is unclear if it refers to the existing house on the subject property.

²⁹ Charles L. Sullivan, *Napa Wine: A History* (San Francisco: The Wine Appreciation Guild, 2008), 50; Irene W. Haynes, *Ghost Wineries of Napa Valley* (San Francisco: The Wine Appreciation Guild, 1995), 70; Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen & Co., Publishers, 1881), 588. Records are not clear if he grew wine grapes prior to 1879, or if he planted the vines to replace an existing vineyard. Regardless, records indicate that Weeks constructed a cellar around 1876-1877 and began producing wine within the next few years.

Census records reveal significant information about Mr. Weaks's business. According to the 1880 census, Mr. Weaks owned twenty-six acres, twenty-two of which comprised his vineyard. That year, he produced 8,000 pounds of grapes.³⁰ His vines yielded 32,000 gallons of the 1882 vintage and 60,000 gallons of the 1885 vintage. Records also indicate that, by 1891, Weaks's property contained only eighteen acres of vineyard, all of which bore wine grapes, including Zinfandel, Chasselas, and Riesling.³¹

Mrs. Weaks died in 1892 and Mr. Weaks appears to have left Napa County the following year. A report on the vineyards in Napa County published in 1893 lists a property owned by "W. Weeks" in Napa, whose crop was infested with phylloxera.³² By 1900, Mr. Weaks was residing in Alameda County in the Fruitvale area, possibly relocating to live closer to his daughter, Louisa, and her husband, Mr. Andrew J. Mason, who lived near Berkeley.

Although Mr. Weaks owned a small parcel and, presumably, operated a small-scale winery, he was nevertheless a well-known and relatively prominent figure and viticulturist in his time.

5.4 Folk Victorian

Though the reign of Britain's Queen Victoria spanned from 1837 to 1901, the Victorian Era in American architecture occupied roughly the latter half of the 19th century and is characterized by a number of styles that are generally referred to as "Victorian." According to Virginia and Lee McAlester:

During this period rapid industrialization and the growth of the railroads led to dramatic changes in American House design and construction. The balloon frame, made up of light, two-inch boards and held together by wire nails, was rapidly replacing heavy-timber framing as the standard building technique. This...freed houses from their traditional box-like shapes by greatly simplifying the construction of corners, wall extensions, overhangs, and irregular ground plans. In addition, growing industrialization permitted many complex house components – doors, windows, roofing, siding, and decorative detailing – to be mass-produced in large factories and shipped throughout the country at relatively low cost on the expanding railway network. Victorian styles clearly reflect these changes through their extravagant use of complex shapes and elaborate detailing, features hitherto restricted to expensive, landmark houses.³³

A number of distinct architectural styles, and several sub-styles developed under the broad category of "Victorian," and many houses built during this era were designed in a combination of styles. The Victorian styles were a departure from the Classical aesthetics of previous decades, and the first post-classical styles to emerge were the Gothic Revival and Italianate styles in the 1830s. The Stick style came next in the 1860s and 1870s, followed by the Queen Anne, Richardsonian Romanesque, Shingle, and Colonial Revival styles in the

³⁰ Ernest P. Peninou, "A History of the Napa Viticultural District Comprising the Counties of Napa, Solano, and Contra Costa with Grape Acreage Statistics and Directories of Grape Growers" (unpublished manuscript, 2000).

³¹ *Ibid.*, 236.

³² Peninou, 260; UC Pest Management Guidelines, "Grape Phylloxera," accessed August 25, 2015, <http://www.ipm.ucdavis.edu/PMG/r302300811.html>.

³³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 239.

late 19th century.³⁴ A more modest version of Victorian styles emerged, commonly referred to as “Folk Victorian,” which is

defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration; occasionally the Gothic Revival provides a source. The primary areas for the application of this detailing are the porch and cornice line. Porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled (chamfered) as in many Italianate porches. In addition, lace-like spandrels are frequent and turned balusters may be used in both porch railings and in friezes suspended from the porch ceiling. The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Centered gables are often added to side-gabled and pyramidal examples. Window surrounds are generally simple or may have a simple pediment above. Most Folk Victorian houses have some Queen Anne spindlework detailing, but are easily differentiated from true Queen Anne examples by the presence of symmetrical façades and by their lack of the textured and varied wall surfaced characteristic of the Queen Anne.

...the spread of Folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers, where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional folk house forms familiar to local carpenters. Fashion-conscious homeowners also updated their older folk houses with new Victorian porches. These dwelling make strong stylistic statements and are therefore treated here as distinctive styled houses, rather than pure folk forms.

Typical character-defining features of Folk Victorian architecture include:

- Porches with spindlework detailing (turned spindles and lace-like spandrels)
- Flat, jig-saw cut trim appended to National Folk (post-railroad) house forms
- Symmetrical façade (except gable-front-and-wing subtype)
- Cornice line brackets

³⁴ Stephen Calloway and Elizabeth Cromley, Eds., *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present* (New York: Simon & Schuster), 272.

6. EVALUATIVE FRAMEWORK

6.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register of Historic Places (National Register) are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of 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.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing on the California Register.

Second, for a property to qualify under the California Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."³⁵ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."³⁶ Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

³⁵ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 3, accessed January 16, 2015, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.

³⁶ *Ibid.*, 44.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

7. EVALUATION OF SIGNIFICANCE

7.1 California Register of Historical Resources

Below is an evaluation of the property's significance under each California Register criterion:

California Register Criterion 1 [Association with Significant Events]

The subject property appears to be significant for its association with early winemaking in Napa Valley. W.P. Weaks operated a small vineyard and, compared with similarly-sized vineyard in the area, produced an average quantity of grapes. Nonetheless, the property was developed as a vineyard during a time when many of the historic wineries were established, around the 1860s to 1880s. Although Weaks's original vines are no longer extant, the property is used as a vineyard to this day and reflects the small-scale vineyard and wineries that emerged during the early years of the wine industry in Napa Valley.

Therefore, the subject property appears to be significant under Criterion 1 for its association with the early wine industry in Napa Valley.

California Register Criterion 2 [Association with Significant Persons]

The property's most notable owner was W.P. Weaks, who operated a vineyard and winery there from approximately 1876 to 1893. Mr. Weaks was not as prominent as contemporary winemakers such as Charles Krug or the Beringers. Despite his small operation, Mr. Weaks appears to have been both a relatively well-known figure and a moderately successful grower during his short winemaking career. However, the property does not appear to be significant for its association with Mr. Weaks, as he appears to have been a representative small-scale grower and is not known to have made any significant contributions to the field of viticulture.

Little information has been found about subsequent owners, including the Ticens. Orville and Theresa Ticen purchased the property in 1956. Mr. Ticen lived there until his death in 1965, while Mrs. Ticen lived there until the early 2000s, when she moved to a retirement home. The property remained in the Ticen family

until 2014. Records indicate that Mr. Ticen was a carpenter and Mrs. Ticen was a home economics teacher at Ridgeview Junior High School in Napa. Neither appear to have been historically significant or made significant contributions in their respective fields.

As a result, the subject property does not appear to be significant under Criterion 2.

California Register Criterion 3 [Architectural Significance]

The Main Residence on the subject property appears to be a good example of the Folk Victorian style. There have been additions to the original structure over the years, but the building appears to originally have been a gable front and wing subtype. The building does not feature spindlework or cornice line brackets, both characteristics of the Folk Victorian style. It does, however, have carved decorative wood trim at the cornice line and ornate window surrounds at the primary façade, along with more modest, yet decorative, surrounds on the secondary façades. These ornamental details, while restrained, are distinctive enough to make this building representative of the Folk Victorian style, particularly on a small-scale rural property.

As a result, the subject property appears to be significant under Criterion 3 as a representative example of the Folk Victorian style.

California Register Criterion 4 [Potential to Yield Information]

Criterion 4 is generally applied to archaeological resources and evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

7.2 Period of Significance

The Period of Significance for the property is ca. 1876 to ca. 1893, indicating the period when the property is most closely associated with the early wine industry in the Napa Valley under the ownership of W.P. Weeks.

7.3 Evaluation of Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association. These aspects closely relate to the property's significance and must be primarily intact for eligibility.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The Main Residence building remains in its original location. Therefore, it retains integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The building has undergone numerous alterations over the years, resulting in changes to the original design. Since historic photographs or drawings of the building are no longer extant, determining to what degree those alterations have impacted the original design is difficult. Based on visual analysis, the form, plan, and space

have been significantly altered, but the form of the original house structure appears to be largely intact. Many elements of the original elements of the Folk Victorian style appear to remain as well. As a result, the property retains integrity of design.

Setting

Setting is the physical environment of a historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space. As a rural agricultural property, the Main Residence would likely have been part of a larger complex, including, perhaps, a tank house and other ancillary buildings. In addition, historic documents refer to a cellar building constructed by W.P. Weaks on the property. None of these original buildings remain, and no historic images of the property have been found. The existing Guest House / Shed and Barn are later additions that do not date to the period of significance and are not a part of the original setting. The overall rural setting of the subject property has not changed much, as the surrounding area remains largely agricultural. As a result, the property retains a moderate degree of integrity of setting.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A significant portion of the Main Residence's original structure and materials, including windows, associated trim, and exterior siding, appears to remain. As a result, the property retains integrity of materials.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history. A number of original building features, including the decorative window surrounds, wooden windows, appear to remain that show the different construction techniques used during the late 19th century. As a result, the subject property retains integrity of workmanship.

Feeling

Feeling is a property's expression of the aesthetic or historical sense of a particular period of time. Despite the additions to the building, the Main Residence still retains its feeling as a late 19th century Folk Victorian in a rural setting. Many of the building's original decorative features remain intact, and the property and its surroundings have undergone little development since then. As a result, the property retains integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property. Since it still functions as a vineyard and retains its feeling as a late-19th century agricultural property, the subject property maintains its link to the early development of Napa Valley's wine industry. Further, many of the character-defining features that distinguish the Main Residence as Folk Victorian remain intact. As a result, the property retains integrity of association.

7.4 Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. In order for an important historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates an appropriate level of restoration, rehabilitation, maintenance, and protection.

Character-defining features of the Main Residence include:

- Decorative trim at cornice line
- Window surrounds (primary and secondary façades of original portion of residence)
- Double-hung and fixed wooden windows
- Channel rustic siding

8. SUMMARY OF FINDINGS

The subject property was originally developed as a vineyard and winery in the mid-1870s by W.P. Weeks. A native of Ohio, Weeks came to the Napa Valley in the early 1870s, just as the wine industry was burgeoning. He established a small yet moderately successful operation south of St. Helena. His success, however, does not appear to have lasted long, as he left Napa County around 1893. Records indicate the property remained vacant for about a decade until George Weber purchased it in 1904. The property changed hands a number of times, until Orville and Theresa Ticen purchased it in 1956, and it remained in the Ticen family until 2014.

Based on an examination of the property and archival research, ARG has determined that the subject property appears to be significant for its association with Napa Valley's early wine industry and as a good example of a Folk Victorian residence in a rural setting. The building's Period of Significance dates to ca. 1876 to ca. 1893, marking its association with the early winemaking industry in Napa Valley. The property also retains its historic integrity. The Guest House/Shed and Barn were not constructed within the period of significance, and are not considered historic resources.

9. IMPACTS ANALYSIS

9.1 Project Description

The project proposed by Raymond Winery, as described in the Use Permit Exhibits prepared by Paul Kelley Architect and dated August 28, 2015, would retain the historic Folk Victorian residence for winery accessory use. This will involve removal of non-historic additions/alterations, and construction of an appropriately designed new entry porch on the west façade and ADA ramp on the rear of the south facade. The scope also includes removal of the non-historic Guest House/Shed, and retention of the non-historic Barn for winery

accessory use. The proposed site work involves a new visitor / employee access road, visitor parking south of the residence and a picnic area and gardens east of the residence.

9.2 Impacts Assessment

According to the California Environmental Quality Act (CEQA), a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”³⁷ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”³⁸ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in the California Register.³⁹

As proposed, the project will not alter the historic resource such that its significance will be materially impaired. The historic, Folk Victorian residence will be retained. Non-historic additions and alterations will be removed, to reveal the early configuration of the building. New additions, including the entry porch and ADA ramp have been designed to be compatible, yet easily distinguished from the historic home. The Guest House/Shed building that will be removed is not considered historic. The proposed site work has been sensitively located and does not impact primary views of the historic residence. As such, the proposed project will not have a significant effect on the environment.

³⁷ CEQA Guidelines subsection 15064.5(b)

³⁸ *Ibid*, 15064.5(b)(1)

³⁹ *Ibid*, 15064.5(b)(2).

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Appendix A: Existing Conditions Photographs



Driveway of property, view looking southwest toward St. Helena Highway
(Architectural Resources Group, August 2015)



Main residence, view looking east along driveway
(Architectural Resources Group, August 2015)



Main residence, west (primary) facade
(Architectural Resources Group, August 2015)



Main residence, west (primary) facade, detail
(Architectural Resources Group, August 2015)



Main residence, west facade
(Architectural Resources Group, February 2015)



Main residence, south facade
(Architectural Resources Group, August 2015)



Main residence, south facade, detail
(Architectural Resources Group, August 2015)



Main residence, south and east facades
(Architectural Resources Group, August 2015)



Main residence, east facade
(Architectural Resources Group, August 2015)



Main residence, east facade, and courtyard
(Architectural Resources Group, August 2015)



Guest house (left), courtyard (center), and main residence (right), view looking south
(Architectural Resources Group, August 2015)



Central courtyard, detail
(Architectural Resources Group, August 2015)



Courtyard and guest house, view looking east from main residence
(Architectural Resources Group, August 2015)



Guest house, south facade
(Architectural Resources Group, August 2015)



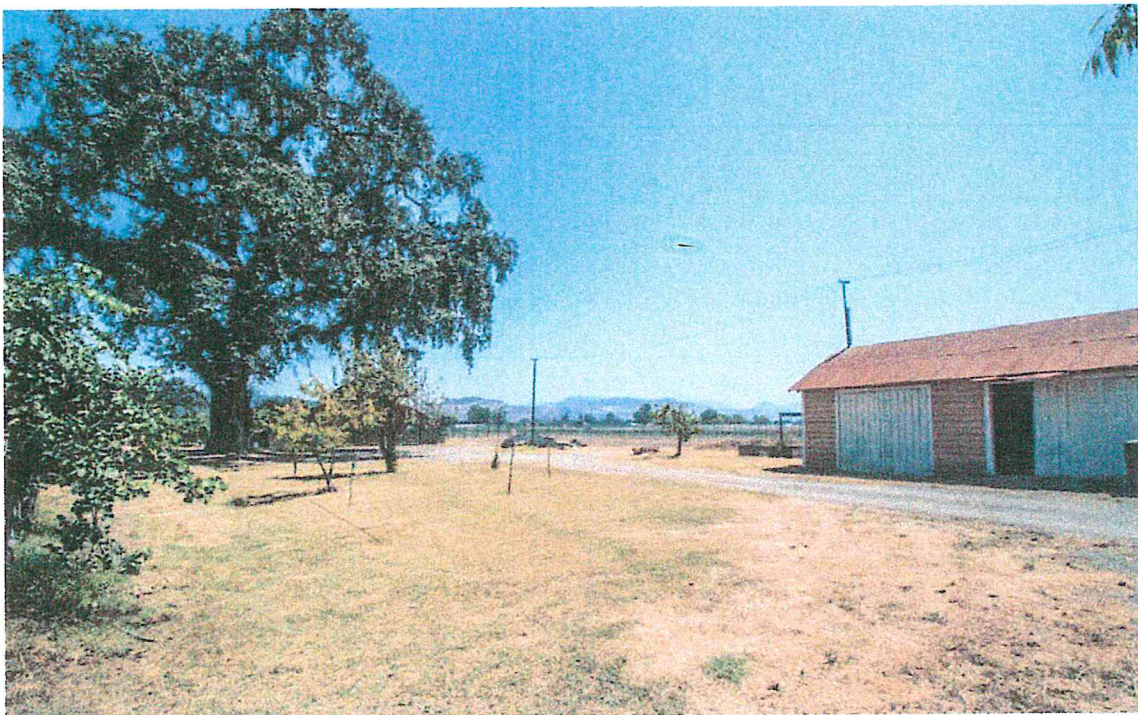
Guest house, west facade
(Architectural Resources Group, August 2015)



Guest house, north facade
(Architectural Resources Group, August 2015)



View looking east toward guest house (center) and barn (left)
(Architectural Resources Group, August 2015)



View looking southeast toward guest house (right) and vineyards
(Architectural Resources Group, August 2015)



View looking northeast toward vineyards and barn (right)
(Architectural Resources Group, August 2015)



Barn, west facade
(Architectural Resources Group, August 2015)



Barn, north and west facades
(Architectural Resources Group, August 2015)



Barn, east facade
(Architectural Resources Group, August 2015)



Barn, south and east facades
(Architectural Resources Group, August 2015)



Vineyards, view looking northeast
(Architectural Resources Group, August 2015)



Guest house and main residence, view looking west from barn
(Architectural Resources Group, August 2015)