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Historic Evaluation

Regusci Winery, Major Modification to Use Permit P16-00307
& Request for Exception to Road and Street Standards
Planning Commission Hearing Date, November 15, 2017

P A S T
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June 6, 2016

George H. Monteverdi, Principal
Monteverdi Consulting, LLC
PO Box 6079
Napa, California 94581

Re: Historic Assessment for the Regusci Winery, 5584 Silverado Trail, Napa, CA
APN. 039-030-023-000

Dear Mr. Monteverdi:

This letter states the findings of historic significance, based on our research and conditions assessment of the agricultural buildings of the Regusci Winery, located at 5584 Silverado Trail, in Napa County, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on February 4, 2016 to photograph the buildings and assess their existing conditions. Research in local repositories was conducted February through April 2016 to determine the historic significance of the five agricultural buildings on the subject property.

Summary of Findings

As part of the property's Use Permit Modification application, the five, agricultural buildings of the Regusci Winery are required to be evaluated for historic eligibility criteria under the California Register of Historical Resources (California Register). The Napa County Landmarks Ordinance has adopted California Register-eligibility criteria for evaluating properties located within Napa County, according to *Chapter 15.52: Landmark Preservation* of the Napa County Code. The purpose of this report is to determine if the five buildings evaluated for this study have individual historic significance; or comprise a historic district in their entirety.

In summary, two Periods of Significance exist for the property: the Grigsby period, 1878 – 1892; and the early Regusci period, 1932 – 1966. While both periods have extant agricultural buildings dating to their respective periods, Buildings D and E from the Grigsby period represent the most significant, California Register-eligible buildings on the property, because of their association as early Napa Valley winery buildings and because they have sufficient historic integrity. Buildings A through C dating from the early Regusci period relate to the ranching period of the property. While this period is also significant, the buildings dating to this period of significance are highly altered and no longer possess sufficient historic integrity to qualify them for the California Register.

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Property Site Description

The site is located at 5584 Silverado Trail, amongst the various winery properties along the Silverado Trail, north of Napa, California. The site rises to the east from Silverado Trail and is surrounded by rolling and mountainous terrain. As seen on the below site plan (**Figure 1**), the subject property contains five agricultural buildings. For purposes of the Use Permit Modification application, the following, the following buildings were evaluated for this study:

1. Building A: Former Hay/Feed Barn (now equipment barn)
2. Building B: Former Stock Barn (now offices)
3. Building C: Former Slaughterhouse (now offices and caretaker's dwelling)
4. Building D: 1878 Grigsby Winery Building (continued use as a winery)
5. Building E: 1878 Winery Distillery (now winery production/tasting room)

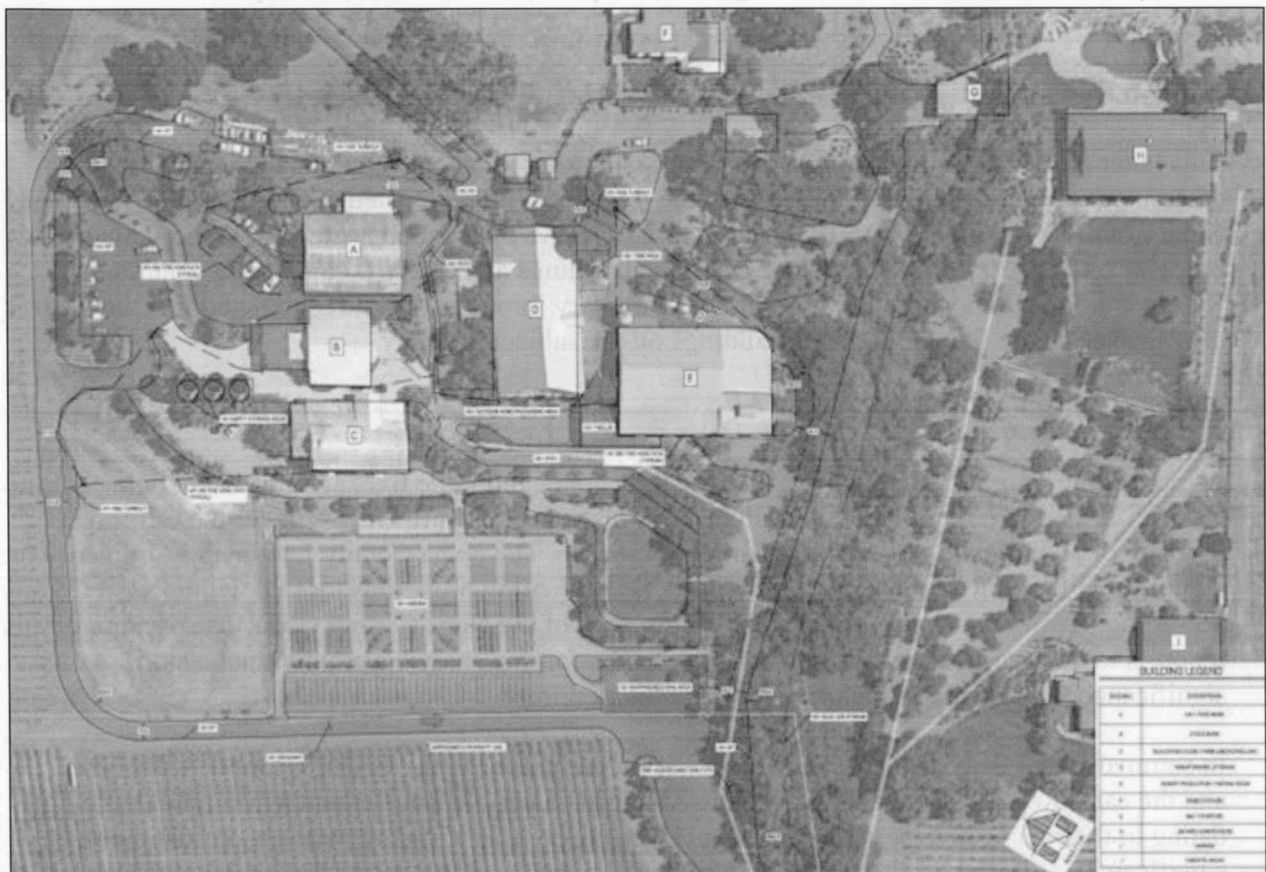


Figure 1. Regusci Winery site plan. Buildings evaluated for this study include Buildings A through E.

Building A: Former Hay/Feed Barn – Description and Alterations

The Hay/Feed Barn is a center-bay/side-aisle barn with a central, gable-roofed mass, flanked by shed-roofed side aisles (**Figures 2 through 5**). Constructed circa-1933 after the James G. Regusci family acquired the property, the structure served as animal and feed storage when the property operated the slaughterhouse. Since closure of the slaughterhouse in 1974, the barn is currently used for farm equipment storage and maintenance.



Figures 2 and 3. Left image shows the north elevation and gable roof/side aisle design. Right image shows the south elevation with corrugated shed roof and replacement T1-11 plywood siding (arrows).



Figures 4 and 5. Left image shows the north and partial west elevations. A small shed-roofed porch has been placed onto the north elevation to shelter equipment (left arrow). A new opening has been installed in the side aisle near the north shed end (right arrow). Right image shows the north and east elevations, with the addition of an open structure to the east of the side aisle (arrow).

Building A: Alterations

The Hay/Feed Barn has undergone various alterations. Exterior, vertical-board wood siding has been replaced in selective locations, particularly on the south elevation, where T1-11 plywood has been installed on the barn door and adjacent south elevation wall (**Figure 3**). On the north elevation, the center-bay entrance door has been replaced with a steel roll-up door; and a small shed-roof supported on squared columns has been installed. A new opening has been installed in the side aisle near the north elevation's gable end (**Figure 4**). A shed-roofed, storage structure has been installed onto the east elevation of the side aisle (**Figure 5**).

Buildings A, B and C were all constructed circa-1933, shortly after the Regusci family purchased the property and began to use the site for ranching and farming. Building A, B and C all served the new slaughterhouse operations for the ranch. Building A served as feed and animal storage; Building B was originally the animal holding pen; and Building C was the slaughterhouse. A circa-1960 Assessor's photograph shows the three buildings in configuration (**Figure 6**).¹

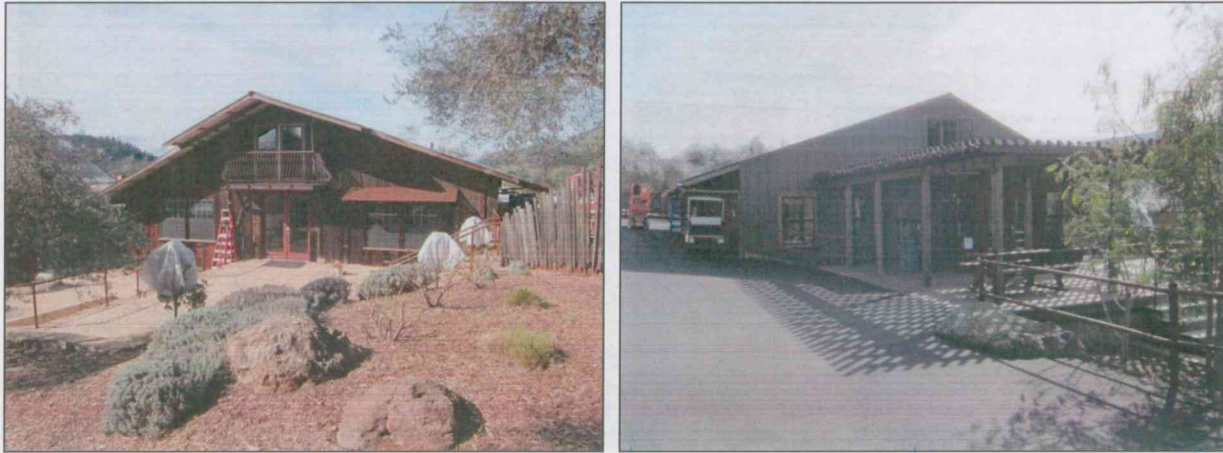


Figure 6. Circa-1960 view of the slaughterhouse operations taken from the south. The Slaughterhouse (Building C) is at the left; the Former Stock Barn (Building B) immediately to the right; and the Hay/Feed Barn (Building A) to the far right of the image (arrow).

¹ *Miscellaneous Building Record*, Napa County Assessor's Records, APN 039-030-023.

Building B: Former Stock Barn – Description and Alterations

As seen on the circa-1960 photograph (**Figure 6 – previous page**), the Stock Barn originally was an open structure with a corrugated metal roof and served as the holding area for the animals, before they entered the slaughterhouse.



Figures 7 and 8. Left image shows the south elevation of the now enclosed Stock Barn. The building was converted to offices for the present Regusci winery operations. Right image shows the north elevation with outdoor covered patio.

Building B: Alterations

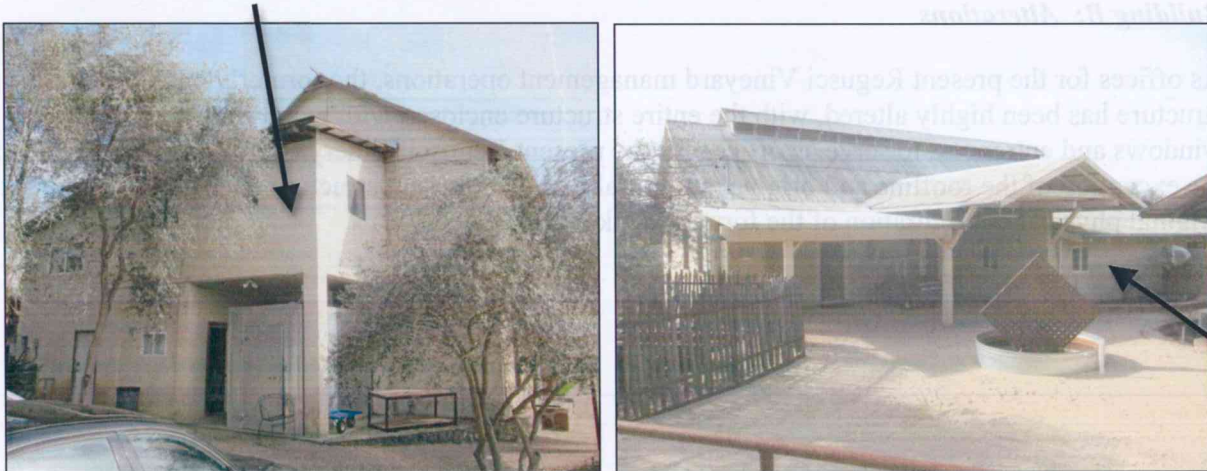
As offices for the present Regusci Vineyard management operations, the formerly open Stock Barn structure has been highly altered, with the entire structure enclosed with wood framing, new windows and entrances, to serve as offices for the present Regusci Winery (**Figures 7 and 8**). With the exception of the roofline and original structural plan, the present structure does not resemble the original physical configuration of the former Stock Barn.

Building C: Former Slaughterhouse/Caretaker's Dwelling – Description and Alterations

The former Slaughterhouse is a concrete-block building with a corrugated gable monitor roof (Figure 9). Following the end of slaughterhouse operations in 1974, the building was converted into offices and a caretaker's dwelling on the northeast side of the building.



Figures 9 and 10. Left image shows the west elevation with corrugated monitor roof and windows inserted in the building wall. Right image shows the south and west elevations, with windows and doors inserted into the building walls. Compare this image to the historic view of the south elevation, shown on Figure 6.

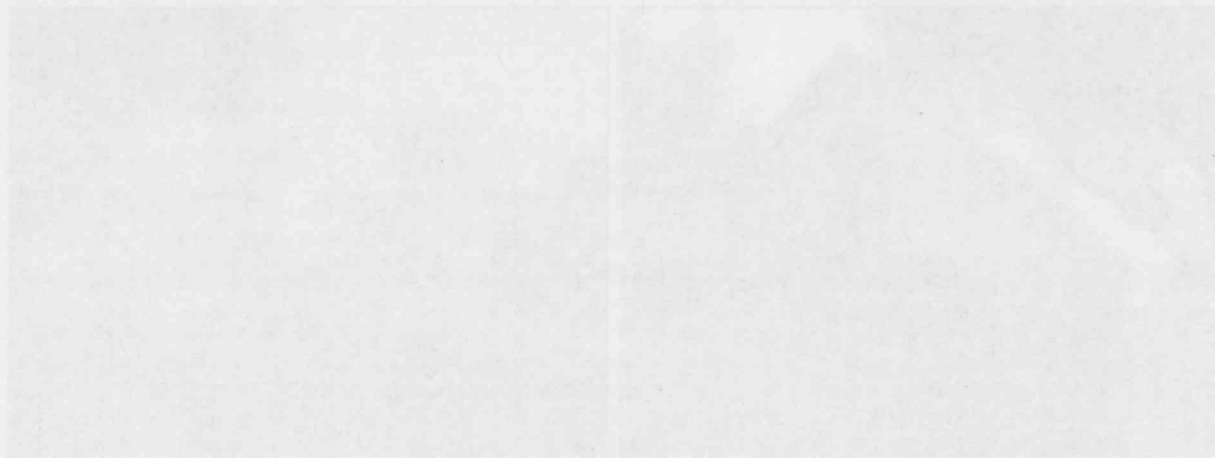
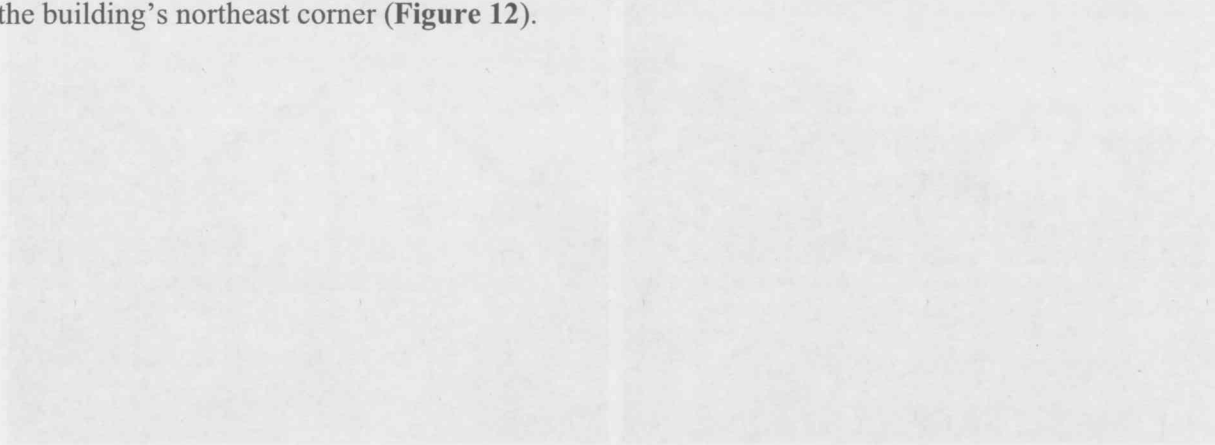


Figures 11 and 12. Left image shows large addition installed onto the north elevation (arrow). Right image shows the east elevation with the caretaker's dwelling at the far right of the image (arrow).

Building C: Alterations

The Former Slaughterhouse has undergone numerous alterations for conversion to offices and a caretaker's dwelling. As seen on **Figure 6**, the building was constructed of plain concrete block walls with few window openings. Numerous windows have been inserted onto the south and west elevations subsequent to the building's original construction (**Figures 9 and 10**).

The north elevation originally featured an open, wood-framed structure that has been subsequently framed and covered with stucco, with newer window insertions (**Figure 11**). Additions to the east elevation include various shed roofs, including the shed roof sheltering the caretaker's dwelling at the building's northeast corner (**Figure 12**).

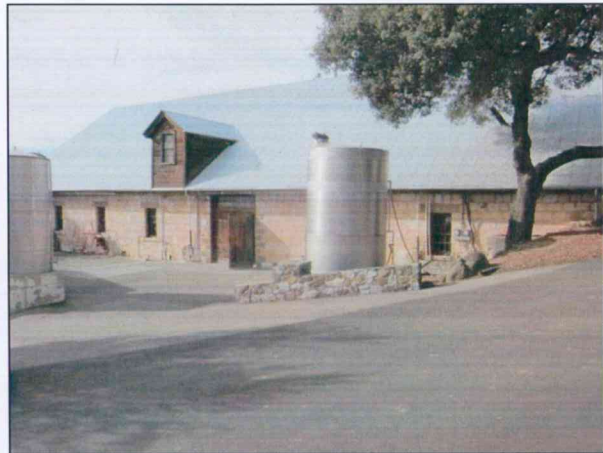


Building D: Winery/Barrel Storage – Description and Alterations

The circa-1878 Grigsby Winery building is a three-story stone building that dominates the farm site (**Figure 13**). The large, stone gable end facing Silverado Trail (west elevation) consists of a symmetrical composition with arched windows flanking a central arched entrance on the ground floor. The second and third floors also contain arched windows (**Figure 14**). The building is constructed into the hillside, to allow easy access to the building from the north elevation, which features a large set of double doors (**Figure 15**). Both the side elevations contain gable-roofed dormers, framed in wood and containing a single window (**Figure 16**).



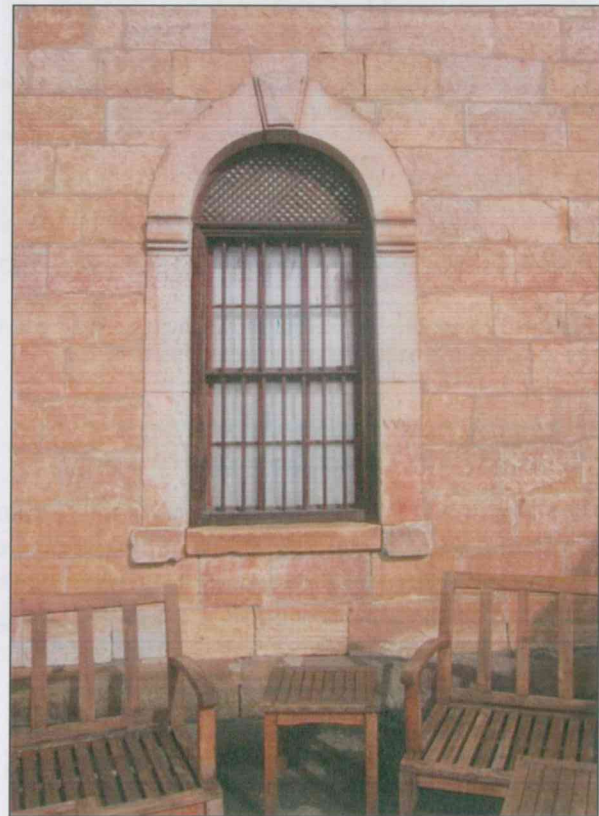
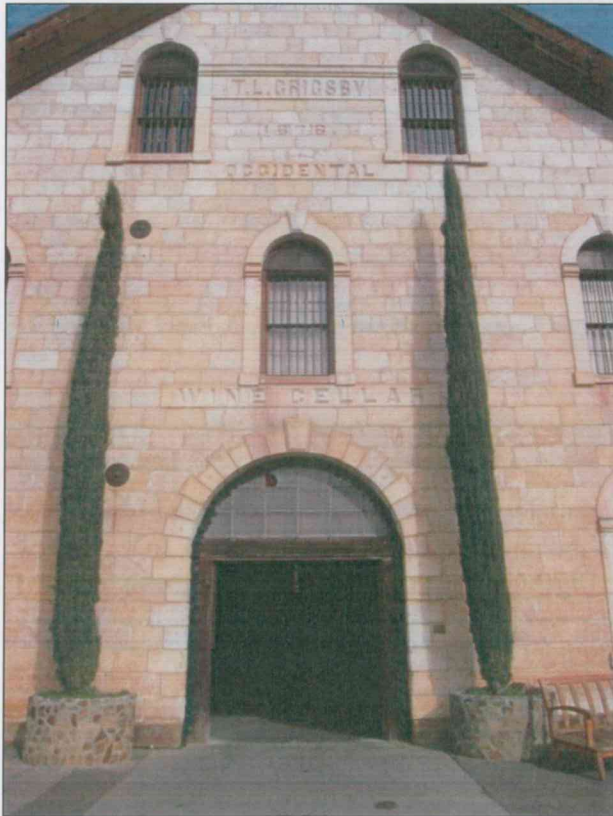
Figures 13 and 14. Left image shows the west elevation taken from the lawn. Right image shows the west elevation's composition of arched windows flanking an arched central entrance.



Figures 15 and 16. Left image shows the east elevation built into the hillside. The double doors access the building's third floor. Right image shows the south elevation, punctuated by a series of multiple-pane windows, with a gable-roofed dormer containing a single window.

Building D: Winery/Barrel Storage – Additional Photographs

The building is constructed of lava stone, a locally quarried igneous rock. The composition is a hybrid Greek Revival/Romanesque Style, with roof cornice returns, arched windows that contain mult-light Greek Revival-style wood sash windows and framed by Romanesque stone surrounds with decorative keystones. The building features the carved stone inscription, “T.L. Grigsby/1878/Occidental/Wine Cellar.” The arched entrance is surrounded by quoins with a keystone (**Figure 17**). Windows also contain steel bars to prevent entry and theft (**Figure 18**).



Figures 17 and 18. Left image shows the front (west) elevation of the lava stone, circa 1878 Grigsby Winery building, with a handsome arched entrance surrounded by stone quoins and a keystone. Note the fixed-glass windows inserted in the arch's tympanum, likely done after the property changed ownership in the 1930s. Arched windows mimic the entrance and are placed symmetrically on the composition. Right image shows an arched window detail, with stone surround and keystone. Each window contains 6-over-6, wood sash windows in the Greek Revival style. The windows also contain steel bars for security.

The building interior contains large timber vertical supports, capped with rounded column capitals and diagonal bracing. The columns support a series of Douglas fir floor joists. The floor is concrete slab for easy cleaning and maintenance (**Figures 19 and 20**).



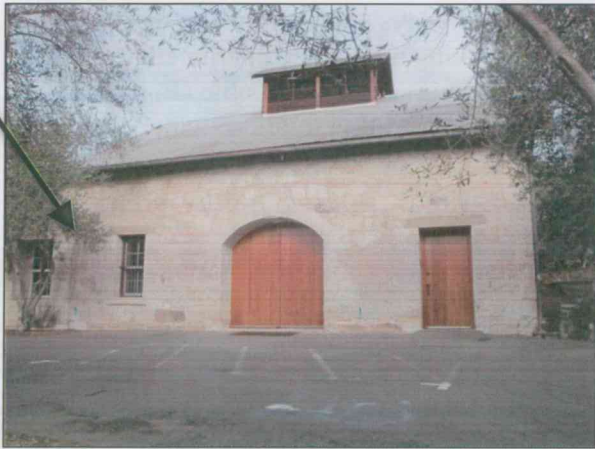
Figures 19 and 20. Left image shows the ground floor interior looking east from just inside the entrance. Right image details the timber supports of the ground floor interior.

Building D: Alterations

The building is largely unaltered, with the primary changes being the addition of a shed roof sheltering building infrastructure on the north elevation and new entry stairs and deck to the east elevation (**Figure 15**). A circa-1930s fixed glass tympanum has been installed over the main entrance on the west elevation (**Figure 17**). Original wood sash windows remain; however windows contain various cracked, broken or missing panes at various locations.

Building E: Winery Production/Tasting Room – Description and Alterations

The present Winery Production/Tasting Room includes the circa-1878 Distillery as part of the composition. Also constructed of lava stone, the distillery mimics the winery building's composition with an arched entrance (Figure 21). In 1996, a tasting room was constructed adjacent and immediately north of the distillery, by enclosing the circa-1940 wood-framed structure (Figure 25 – next page) and finishing it with stucco scored to mimic the original lava stone (Figure 22). An outdoor patio seating area was constructed north of the tasting room, adjacent to the circa-1878 lava stone wall that connects the winery and distillery buildings (Figures 22 and 23).



Figures 21 and 22. Left image shows the west elevation of the circa-1878 Distillery, also composed of lava stone and containing a central arched entrance and roof dormer. The enclosed structure that is now the tasting room was constructed against the distillery wall (arrow). Right image shows the enclosed, circa-1940 wood structure that now serves as the tasting room. Compare this image to the historical image in Figure 25 – next page.



Figures 23 and 24. Left image shows the north elevation of the enclosed tasting room, with outdoor patio area. Note the lava stone wall at the left of the image. This wall was constructed in 1878, along with the winery and distillery buildings and connects the entire composition (arrow). Right image shows the south elevation of the distillery, with large addition constructed to the east (arrow).

Building E: Alterations

The circa-1878 distillery building is largely unaltered on its primary (west) elevation. The enclosed tasting room was constructed against the north distillery building wall and uses a scored stucco wall finish that mimics the lava stone of the distillery (**Figure 21**).

The circa-1878 composition consisted of the winery building and distillery connected by a lava stone wall. Following purchase of the property by the Regusci family in 1932, James G. Regusci constructed a roof structure to the north of the distillery in 1942. This structure appears below in a circa-1940s photograph of the buildings (**Figure 25**). The tasting room was created by enclosing the open structure and finishing it with scored stucco to resemble lava stone and using the 1878 stone wall as the tasting room's rear building wall. A patio seating area was constructed north of the enclosed tasting room structure and allowing the original stone wall to be visible (**Figure 23**). Lastly, the rear (east) distillery building wall has received a large addition to house winery production infrastructure (**Figure 24**).

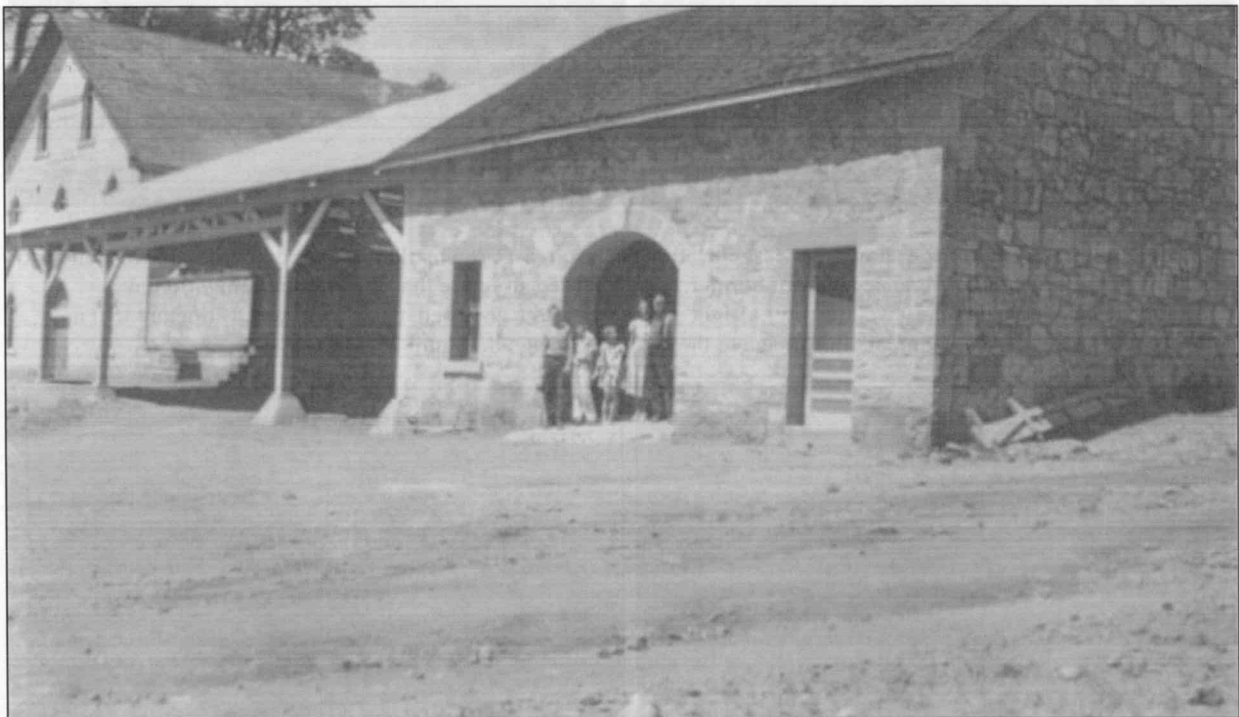


Figure 25. View of circa-1940s open structure between the Winery Building and the Distillery. This structure was enclosed in 1996 to create the present tasting room (*Courtesy: James Regusci Family*)

Property History

Summary of the Early Napa Valley Wine Industry

While winemaking was being practiced in the Napa Valley during the Spanish and Mexican eras using “Mission Grapes,” European immigrants began considering winemaking in earnest following the California Gold Rush. German immigrant Charles Krug arrived in Sonoma in 1852, and partnered with Hungarian-born Agostin Haraszthy, vintner for the Mexican General Vallejo during Mexico’s occupancy of the region. Their first enterprise together was gold smelting. However, when this business venture failed, Haraszthy taught Charles Krug winemaking using the local “Mission Grapes.” Krug would go on to influence numerous Napa Valley immigrants to pursue the art of winemaking and is considered one of the founding fathers of the Napa Valley wine industry. Soon Krug was teaching others how to make wine; his next venture occurring in 1858 when he helped John Patchett make wine at his Napa location. Krug used a cider press to crush Mission grapes into 2,000 gallons of wine, helping John Patchett open his own winery.² A year later, Krug made 5,000 gallons of wine for George Yount, founder of the town of Yountville. Charles Krug married smartly in 1860 when he wedded Carolina Bale, Edward Turner Bale’s daughter, and inherited 540 acres of land between Yountville and St. Helena.³ In 1861, Krug would build his impressive Charles Krug Winery, with its elegant stone buildings and cellars. Now operated by the Peter Mondavi family, the Charles Krug winery is the oldest winery in Napa Valley and is a National Historic Landmark.⁴

The traditional Mission grapes did not make the best tasting wine, and winemakers quickly sought to import the European vines so valued by vintners. American Dr. George Belden Crane, trained as a medical doctor at the State University of New York, arrived in St. Helena in 1859 and used Chinese laborers to clear a space for his home and what would become his fledgling winemaking enterprise. Rather than using Mission grapes, George Crane planted *Vitis vinifera*, a European variety of grape favored for winemaking. He made his first crush in 1862, and quickly expanded his winery operations in the 1860s. Crane convinced Henry Pellet, John Patchett’s winery manager to help him run his burgeoning operation. Pellet would become president of St. Helena’s Board of Trustees when the town was incorporated in 1876; and would leave Crane to found his own winery in St. Helena with a new partner, D.B. Carver. Crane then hired a new wine manager, Italian Frank Sciaroni, to run his expanding operations. Sciaroni later would start his own winery. Both Charles Krug and George Crane are considered to be the primary founders of the Napa Valley wine industry, as they influenced a new group of pioneers to develop wine in the region.⁵

In 1866, George Tucker and George Burrage constructed the Vine Cliff Vineyard, about three miles northeast of Yountville. The partners planted a variety of European vines totaling nearly 65,000 in

² Lin Weber, Old Napa Valley: The History to 1900. St. Helena, CA: Wine Ventures Publishing, 1998, 146.

³ Lin Weber, Napa Valley Wine Country: Images of America Series. Charleston, SC: Arcadia Publishing, 2004, 46.

⁴ Thomas Maxwell-Long, Napa County Wineries: Images of America Series. Charleston, SC: Arcadia Publishing, 2002, 21.

⁵ Old Napa Valley: The History to 1900, 216-217.

number on the hillsides surrounding their winery, constructed a large wood-framed structure as the winery, and built cellars into the hillside – a method of storing and wine that took advantage of the stable subterranean climate. The development of Vine Cliff is significant, as it was the first location where the young Missouri immigrant, Terrell L. Grigsby, would learn to make wine.⁶

European immigrants continued to arrive in the Napa Valley to attempt winemaking. The Beringer family arrived at St. Helena in 1868, bringing their previous experience in winemaking from their German homeland. Beringer first worked for Charles Krug as his cellar master.⁷ In 1876, the Beringer brothers, Jacob and Frederick, would construct their impressive Beringer stone winery and wine cellars, one of the most picturesque wineries in Napa Valley.⁸

Development of T.L. Grigsby's Occidental Winery

It was in this climate of experimentation and early winemaking that Terrell L. Grigsby arrived with his family to the Napa Valley. The cousin of Captain John Grigsby, one of the leaders of the Bear Flag Revolt, Terrell L. Grigsby (T.L. Grigsby) accompanied his cousin John Grigsby from Missouri to Napa Valley in 1852.⁹ After working his family farmstead near Yountville and following the death of George Tucker and George Burrage, T.L. Grigsby purchased the Vine Cliff winery, which had built a wine cellar by 1872.¹⁰ T.L. Grigsby developed his knowledge of winemaking at Vine Cliff before opening up his Occidental Cellars in 1878.

T.L. Grigsby espoused the bright future of Napa Valley winemaking at local viticulture meetings in St. Helena in the 1870s. His construction of the Occidental Winery at 5584 Silverado Trail in 1878 appears to have been intended to rival the Beringer Winery constructed only several years earlier. Grigsby's impressive stone edifice and wine cellar was wider than Beringer's at 58 feet wide, compared to Beringer's 40 feet; and was 112 feet long, compared to Beringer's 104 feet. Grigsby employed the Beringer model of constructing the winery into the hillside to take advantage of the topography to access all three floors of the winery for easy loading and processing of the grapes. Both wineries had impressive stone edifices that offered sweeping views of the valley.¹¹ T.L. Grigsby named his new venture, "Occidental Wine Cellars," possibly using the term to mock the locals' disdain for Grigsby's use of Chinese labor to construct his winery. The 1878 Grigsby Winery was featured in a leading historical publication (**Figure 26 – next page**).¹²

⁶ Ibid, 223.

⁷ Lin Weber, *Napa Valley Wine Country: Images of America Series*, p. 50.

⁸ Thomas Maxwell-Long, *Napa County Wineries: Images of America Series*, 9.

⁹ Barbara R. Warner, *The Men of the California Bear Flag Revolt and Their Heritage*, Sonoma, CA: Sonoma Valley Historical Society, 1996, 186.

¹⁰ Richard H. Dillon. *Napa Valley Heyday*. San Francisco, CA: The Book Club of California, 2004, 181.

¹¹ William F. Heintz, *Wine Country: A History of Napa Valley*. Santa Barbara, CA: Capra Press, 1999, 153.

¹² *Illustrations of Napa County California with Historical Sketch*. Oakland, CA: Smith & Elliott, 1878 (Reprint by Valley Publishers, Fresno, CA), 54-55.

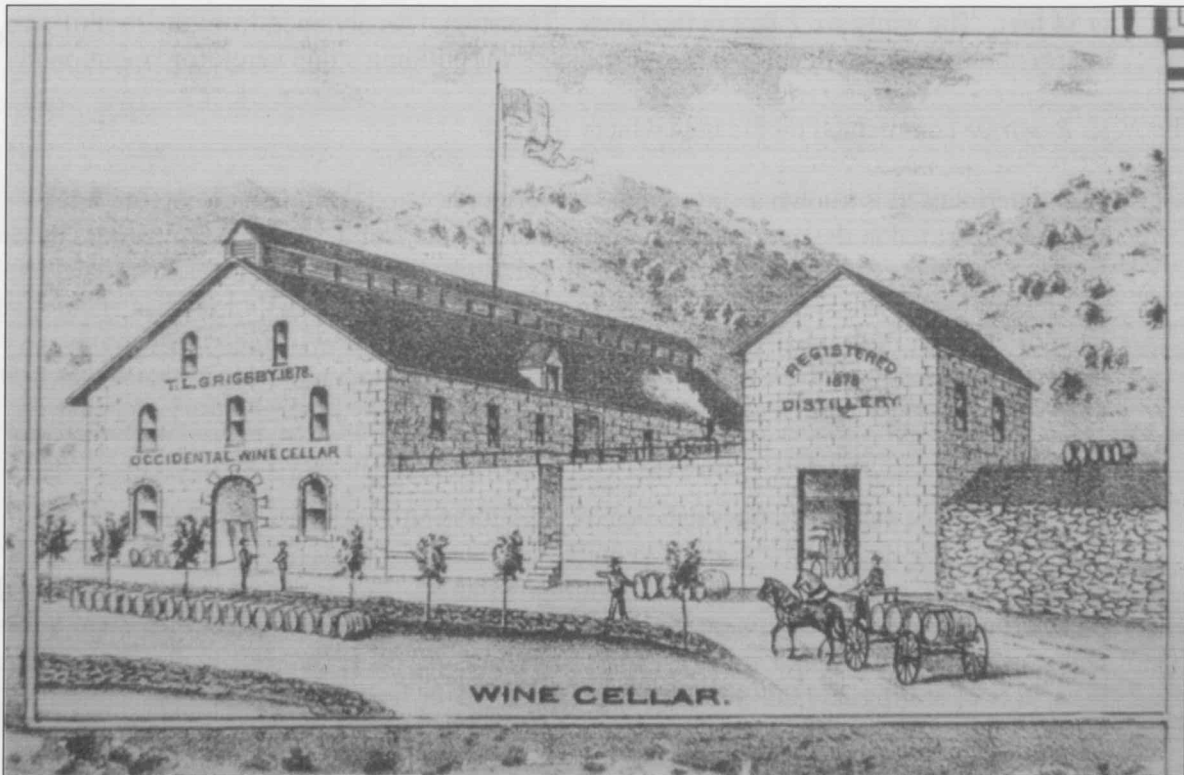


Figure 26. Detail of circa-1878 drawing of Grigsby Winery. Please note that the Grigsby Winery as constructed differs significantly from this illustration, which was common for these publications.

While the illustration shown on **Figure 26** shows the essential composition of winery and distillery connected by a stone wall, the building orientation and details, as constructed, differ significantly. The winery building does not have a monitor roof as shown in the image; nor does the connecting wall have a central staircase. The staircase is located at the south end of the wall adjacent to the distillery. The distillery shown in the circa-1878 drawing orients the gable end facing west, as in the winery building. However, this was not how the distillery was constructed, which was to orient the gable roof direction opposite what is shown in the drawing. Also, the drawing does not show the central roof dormer that presently exists on the distillery building (**Figure 21**).

Local newspapers and publications were impressed with T.L. Grigsby's new enterprise. The 1878 publication, *Illustrations of Napa County California with Historical Sketch*, described the winery:

The wine cellar lately constructed by Mr. Grigsby exceeds any yet erected in size and stability. It is built of stone and in size is 112x58 feet, and three full stories in height. The first and second stories are used for storing wine, and the third for working and fermenting it. The entire walls are of stone, nicely dressed and beautifully laid, with four large doors, 8 feet square, so as to admit of the passage of wagons for loading or unloading wine or grapes. There are 33 windows all nicely arched, and heavy redwood frames with iron bars in all the windows. The entire woodwork is very heavy and well framed. The total height to the peak

is 54 feet. The walls are 2 feet in thickness. The stone was obtained from the foothill at a quarry about one mile distant, and is of the superior building stone heretofore mentioned.¹³

The *Napa Reporter* commented on the new winery in 1878:

The material used is known as lava stone – a very pretty and durable building material – which is procured at the quarry, where there is an inexhaustible supply, about a mile below, and near the Napa Soda Springs. This stone, we think, is one of the hornblende varieties, and resembles asbestos. In color it is white and gray, with greenish and reddish shades, and when first taken from the quarry it cuts nicely with an axe or saw. One glance at the building satisfied us that it was not only a pretty design of architecture, but that it was built of the very prettiest stone that we have seen. The stone cuts very beautifully and smooth, and looks very much like California marble.”

The basement or cellar in which the wine is stored is well ventilated, with large and small ventilators. The building is so situated on the hillside as to drive on to each floor, and on one floor to drive entirely through the building. Grapes are carried by the wagon load to the crusher on the upper floor, where the work is all done. The juice or wine runs down to the tanks on the next floor, and at the proper time is taken down to the basement. The building is capable of storing 250,000 to 275,000 gallons of wine besides having ample working room.¹⁴

The above, circa-1878 illustration taken from Illustrations of Napa County California with Historical Sketch (Figure 26) demonstrates the significance of the Napa Valley wine industry before the combined effects of a national financial panic and the Phylloxera pest infestation of the 1870s/1880s sent the wine industry into significant collapse. These effects placed a huge toll on T.L. Grigsby’s financial holdings, as he was heavily invested in his Occidental Winery. Grigsby also made a catastrophic mistake when he organized the San Francisco, Clear Lake and Humboldt Co. Railroad in 1887.¹⁵ The line would run from Napa City, through the then-fertile Napa Valley wine region north to Clear Lake, and along the Eel River in Humboldt County. The railroad was described in 1887 in the journal *Railway World*, but the railroad was never constructed.¹⁶ The combined effects of the Phylloxera pest infestation’s destruction of the vineyards, the Financial Panic of the 1870s-1880s and the failed railroad venture led to the financial ruin of Terrell L. Grigsby, who died in Napa in 1892. The Grigsby property was sold by Terrell’s heirs in 1932 to James G. and Livia Regusci.

Extant historic resources from the T.L. Grigsby ownership are Building D, the 1878 Grigsby stone winery building; Building E: the Distillery (now part of the Tasting Room); and the stone wall connecting the two buildings.

¹³ Illustrations of Napa County California with Historical Sketch, 7.

¹⁴ *Ibid*, 7.

¹⁵ The Men of the California Bear Flag Revolt and Their Heritage, 189.

¹⁶ *Railway World*, September 10, 1887, 880.

James G. Regusci Family Ownership

James G. Regusci introduced the raising and production of cattle on the property and constructed three buildings, circa-1933, for this purpose:

1. Building A: Former Hay/Feed Barn (now equipment barn)
2. Building B: Former Stock Barn (now offices)
3. Building C: Former Slaughterhouse (now offices and caretaker's dwelling)

Extant resources from the James G. Regusci family ownership include the former Hay/Feed Barn (Building A); the former holding pen or Stock Barn (Building B); and the former Slaughterhouse (Building C).

The three buildings serviced the cattle processing aspects of the ranch. Animals were fed and housed in the Hay/Feed barn (Building A); moved to the adjacent holding pen, or stock barn (Building B); then on to the Slaughterhouse (Building C). James G. Regusci operated the ranch until 1974 when animals were no longer processed on the property.

James G. Regusci continued winemaking on a limited scale from estate vineyards after acquiring the property in 1932. In 1970, Angelo Regusci, son of James G. Regusci began crushing estate grapes again. Angelo's son, James A. Regusci, grandson of James G. Regusci, kept the estate winery production in 1996 when Regusci Winery received a Use Permit approval from Napa County (Permit No. 9550-UP).¹⁷

The use of the Regusci (formerly Grigsby) Winery Building by Clod du Val (CdV) started in 1972 and continued through 1996. During this time, CdV produced, aged, and bottled wine on the premises. From 1996 through circa 1999, CdV and Regusci shared the winery space, after which Regusci became (and continues) to be the sole occupant of the winery. From 1996 through present Regusci has used the building for wine production, ageing and storage.

¹⁷ The Regusci Winery Use Permit (#9550-UP) was approved by the Napa County Planning Commission on May 15, 1996.

Historic Resource Evaluation

The Napa County Landmarks Ordinance has adopted California Register-eligibility criteria as the criteria for evaluating properties located within Napa County, according to *Chapter 15.52: Landmark Preservation* of the Napa County Code. Since the criteria for the National and California registers are essentially the same, the following section evaluates the five buildings on the subject property for California Register historic significance eligibility.

Two periods of significance exist for the property:

1. T.L. Grigsby Winery Operations: 1878 – 1892; and
2. Early Regusci Family Ownership: 1932 – 1966.

While extant agricultural buildings were constructed for both periods, the most significant period of ownership for the subject property is the T.L. Grigsby period, when the extant circa-1878 winery building and distillery were constructed. The agricultural buildings constructed by James G. Regusci as a cattle-processing ranch remain extant but have been converted and are all highly altered. It is unlikely that the agricultural buildings dating to the Regusci ranching period maintain sufficient historic integrity to communicate this period of significance. The integrity analysis for each building follows this significance evaluation.

As individual buildings, none of them appear eligible for the National Register of Historic Places. The T.L. Grigsby winery and distillery buildings clearly are the most significant and least altered resources on the property; however, it is unlikely that these two buildings would qualify at the National Register-level of significance. The following discussion evaluates the subject buildings for California Register-eligibility.

Evaluation of California Register Significance

The California Register Criteria appear below, with an evaluation of the subject property:

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

Buildings D and E (Winery and Distillery) on the subject property are eligible under this criterion for their association with early winemaking in Napa County. Terrill L. Grigsby followed in the footsteps of early pioneers Charles Krug and George Belden Crane, learning the art of winemaking at his first winery, the Vine Cliff Winery. Seeking to outdo the Beringer brothers who built their impressive stone winery in 1876, T.L. Grigsby constructed his Occidental Winery in similar style, using lava stone, a locally-quarried igneous rock. T.L. Grigsby saw a bright future in Napa Valley winemaking and the stone edifice of his Occidental Winery dominates the view from Silverado Trail. The Occidental Winery was one of the earlier grand winery buildings to be constructed and helped usher a boon in Napa Valley winemaking until the combined effects of the Phylloxera pest infestation and the financial panic of the 1870s – 1880s led to the temporary demise of the industry.

2. *Is associated with the lives of persons important in our past.*

The Grigsby Winery buildings D and E (Winery and Distillery) are eligible under this criterion for their association with Terrill Lindsey Grigsby (1818-1892), early Napa County vintner and member of a pioneering family that included cousin John Grigsby of the Bear Flag Revolt.

One of seven children of Samuel Harrison Grigsby (1794-1873), Terrill L. Grigsby traveled overland from Missouri to California in 1852 with three of his brothers and cousin John Grigsby, one of the leaders of the Bear Flag Revolt, who was returning back to California after a trip to his native land in 1850. After helping work his family's livestock business at its new location near Yountville, T.L. Grigsby got involved in winemaking, having learned the trade from the owners of the Vine Cliff Winery, before taking over that operation in the early 1870s. T.L. would construct his impressive Occidental Winery in 1878. His obituary did not focus on his failed railroad venture when it appeared in the *Napa Register* in 1892; rather the article noted him as the owner of the Occidental Vineyard and Wine Cellar.¹⁸

T.L. Grigsby's biographical sketch also lauded the creation of his Occidental Winery, with descriptions of the stone building, along with construction costs. The sketch notes his loss of assets in his failed railroad venture.¹⁹ Clearly, his most significant and extant contribution to Napa County history was his Occidental Winery and Distillery (Buildings D and E).

3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The circa-1878 Grigsby Occidental Winery Building (Building D) is eligible under this criterion because it embodies the distinctive characteristics of an early stone building constructed exclusively for the purpose of processing and storing wine. The Winery Building is constructed of locally-quarried stone into a handsome edifice that combines Greek Revival and Romanesque design elements, as seen in the roof cornice returns, and decorative stone details in window and doorway surrounds. The Winery Building maintains a high degree of historic integrity and still contains original window sash and glass in most locations, as well as the stone decorative elements. In its present condition, the Winery Building (Building D) continues to possess high artistic values as an early stone winery building constructed during the rise of the Napa Valley wine industry.

4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

The property does not contain any archaeological sites, or other site characteristics that would potentially yield information important to prehistory or history.

¹⁸ "Terrill L. Grigsby," *Napa Register*, January 22, 1892, 1.

¹⁹ Thomas Jefferson Gregory, *History of Solano and Napa Counties, California, with Biographical Sketches*. Los Angeles, CA: Historic Record Company, 1912, 447.

Period of Significance

As stated above, the Period of Significance for California Register-eligibility includes the time that the T.L. Grigsby Winery was in operation: 1878 – 1892. The end date was selected as the date of T.L. Grigsby's death, 1892.

While the early Regusci Family Period of Significance, 1932 – 1966, represents a time when ranching was ongoing, this period is of lesser importance than the Grigsby period for two reasons. First, the primary association of historic significance is for Napa Valley wine production rather than ranching. Second, the most intact historic resources date from the T.L. Grigsby period and include the two circa-1878 buildings: the Winery (Building D) and Distillery (Building E). Buildings A through C, constructed during the early Regusci period have been highly modified and no longer communicate the ranching Period of Significance clearly.

An analysis of Historic Integrity for each of the five buildings evaluated for this study appears on the next page.

Historic Integrity

	Building A	Building B	Building C	Building D	Building E
Location	In original location, has Integrity of location.	In original location, has Integrity of location.	In original location, has Integrity of location.	In original location, has Integrity of location.	In original location, has Integrity of location.
Design	The building maintains integrity of design, despite conversion to an equipment barn.	The enclosure of the open stock barn and conversion to offices has removed integrity of design.	While the original massing remains, conversion to offices and a residence has removed integrity of design.	The Winery Building maintains integrity of design in its stone construction and details, window sash and surrounds, and large interior spaces supported by huge structural timbers.	The Distillery and adjoining stone wall communicate integrity of design, despite the additions to the building.
Setting	In original farmstead setting, has integrity of setting.	In original farmstead setting, has integrity of setting.	In original farmstead setting, has integrity of setting.	In original farmstead setting, has integrity of setting.	In original farmstead setting, has integrity of setting.
Materials	The building maintains integrity of materials.	Enclosure and conversion has removed integrity of materials.	Conversion and stucco cladding have removed integrity of materials.	The Winery Building maintains integrity of materials in the use of stone and timber.	The Distillery has integrity of materials in the use of stone and timber.
Workmanship	Despite the additions and wood siding replacement, the building has integrity of workmanship.	Enclosure and conversion has removed integrity of workmanship.	Conversion and stucco cladding have removed integrity of workmanship.	The Winery Building maintains integrity of workmanship in the hand-dressed stone, wood sash windows and timber interior supports.	The Distillery has integrity of workmanship seen in its stone and timber construction details.
Feeling	The alterations have reduced the integrity of feeling as an animal barn.	Conversion of the open stock barn structure to an enclosed building has removed integrity of feeling as an animal storage pen.	Conversion of the building to offices and the north apartment addition has removed integrity of feeling.	The nearly intact condition of the Winery Building's' massing, plan and construction materials give it integrity of feeling.	The tasting room addition to the north has reduced integrity of feeling.
Association	The alterations have reduced the integrity of association as an animal barn.	Conversion of the open stock barn structure to an enclosed building has removed integrity of association as an animal storage pen.	Conversion of the building to offices and the north apartment addition has removed integrity of association as a slaughterhouse.	The nearly intact condition of the Winery Building's' massing, plan and construction materials give it integrity of association.	The tasting room addition to the north has reduced integrity of association.

Integrity Conclusion

- **Buildings D and E, Grigsby Winery Period of Significance.** Building D – Grigsby Occidental Winery maintains a high level of historic integrity, as revealed in its original massing and footprint; lava stone walls with decorative stone window surrounds; arched window openings with 6-over-6 wood sash windows with iron bars; the T.L. Grigsby inscriptions on the building’s west elevation; and the huge interior spaces framed by large structural timbers.

Building E – Grigsby Winery Distillery (with tasting room addition) maintains sufficient historic integrity, as revealed in its matching stone construction and window surrounds, its original gable roof massing and orientation with the 1878 Winery and the stone wall that connects the two buildings.

- **Buildings A through C, Stock Raising Period of Significance.** Since all three of these buildings are related to cattle raising and processing, they need to be considered as a three-part group that communicates the historic use of cattle processing. Of the three buildings, Building A – Hay/Feed Barn maintains the highest level of historic integrity as the barn is in use today, for farming equipment storage and repair. However, changes to the barn, including removal of exterior stalls for holding and feeding animals, replacement of much of the original siding, and additions installed onto the building, have reduced the historic integrity of the barn.

Building B – Stock Barn was originally an open holding pen for cattle with a roof to provide shelter. Subsequent enclosure, addition of windows and outdoor deck have removed nearly all of the building’s historic integrity. In its present condition, this building does not have sufficient historic integrity to communicate its historic use as an animal holding pen.

Building C – Slaughterhouse was originally the slaughterhouse for the ranch. The addition of new window and door openings and the large north addition for conversion to offices and a caretaker’s residence have removed nearly all of the building’s historic integrity. In its present condition, the building does not have sufficient historic integrity to communicate its historic use as a slaughterhouse.

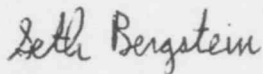
	<p>Building D – Grigsby Occidental Winery maintains a high level of historic integrity, as revealed in its original massing and footprint; lava stone walls with decorative stone window surrounds; arched window openings with 6-over-6 wood sash windows with iron bars; the T.L. Grigsby inscriptions on the building’s west elevation; and the huge interior spaces framed by large structural timbers.</p>			
	<p>Building E – Grigsby Winery Distillery (with tasting room addition) maintains sufficient historic integrity, as revealed in its matching stone construction and window surrounds, its original gable roof massing and orientation with the 1878 Winery and the stone wall that connects the two buildings.</p>			
	<p>Building A – Hay/Feed Barn maintains the highest level of historic integrity as the barn is in use today, for farming equipment storage and repair. However, changes to the barn, including removal of exterior stalls for holding and feeding animals, replacement of much of the original siding, and additions installed onto the building, have reduced the historic integrity of the barn.</p>			
	<p>Building B – Stock Barn was originally an open holding pen for cattle with a roof to provide shelter. Subsequent enclosure, addition of windows and outdoor deck have removed nearly all of the building’s historic integrity. In its present condition, this building does not have sufficient historic integrity to communicate its historic use as an animal holding pen.</p>			
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Conclusion

In conclusion, the two buildings (Buildings D and E – Winery and Distillery) dating to the Grigsby Period of Significance maintain the most historic character-defining features to communicate their historic significance. These two buildings are individually eligible under the California Register of Historical Resources under Criteria 1 through 3. Buildings A through C no longer maintain sufficient historic integrity to communicate the historic significance of the cattle-ranching period of the property's history. For these reasons, the entire site would not be eligible under the California Register as a historic district.

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

Sincerely,



Seth A. Bergstein
Principal

cc: James Regusci, Regusci Winery; George Monteverdi, Monteverdi Consulting, LLC; Napa County Planning Department

Conclusion

In conclusion, the two buildings (Buildings D and E - Winery and Distillery) dating to the Grigsby Period of Significance maintain the most historic character-defining features to communicate their historic significance. These two buildings are individually eligible under the California Register of Historical Resources under Criteria I through J. Buildings A through C no longer maintain sufficient historic integrity to communicate the historic significance of the early-renting period of the property's history. For these reasons, the entire site would not be eligible under the California Register as a historic district.

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

Sincerely,



Seth A. Berkebile
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