

“G”

## HISTORICAL STUDY



**EVANS & DE SHAZO**  
ARCHAEOLOGY HISTORIC PRESERVATION

**HISTORIC RESOURCE EVALUATION  
OF THE CA. 1900 BARN WITHIN THE  
WHITEHALL LANE WINERY  
PROPERTY AT 1563 ST. HELENA  
HIGHWAY, NAPA COUNTY,  
CALIFORNIA**

**SUBMITTED TO:**

Mike McLoughlin, General Manager  
Whitehall Lane Winery

**SUBMITTED BY:**

Stacey De Shazo, M.A.  
Principal Architectural Historian  
stacey@evans-deshazo.com

**October 1, 2019**

Evans & De Shazo, Inc  
1141 Gravenstein Highway South,  
Sebastopol, CA 95472  
707-812-7400  
[www.evans-deshazo.com](http://www.evans-deshazo.com)



**Table of Contents**

**INTRODUCTION ..... 3**

**PROJECT LOCATION ..... 3**

**PROJECT DESCRIPTION..... 3**

**REGULATORY SETTING ..... 5**

    CALIFORNIA ENVIRONMENTAL QUALITY ACT ..... 5

**METHODS ..... 6**

    CULTURAL RESOURCE INVENTORIES ..... 6

    ONLINE RESEARCH ..... 7

**RESULTS OF THE RECORD SEARCH AND REVIEW ..... 7**

    HISTORIC SETTING ..... 7

*Mexican Period (1821 – 1848)* ..... 7

*Early American Period (1848 – ca. 1900)*..... 8

*History of Grape Growers and Commercial Wineries in the Napa Valley* ..... 9

    PROPERTY HISTORY ..... 11

**ARCHITECTURAL STYLE ..... 15**

    VERNACULAR ARCHITECTURE..... 15

**HISTORIC ARCHITECTURAL SURVEY ..... 16**

    CA. 1910 BARN..... 16

**EVALUATION FOR HISTORICAL SIGNIFICANCE ..... 23**

    CALIFORNIA REGISTER OF HISTORICAL RESOURCES..... 24

    CRHR EVALUATION..... 25

    INTEGRITY..... 25

**CONCLUSIONS AND RECOMMENDATIONS..... 26**

**BIBLIOGRAPHY..... 27**

**ATTACHMENTS: Department of Parks and Recreation (DPR) 523 forms (Appendix A)**



## **INTRODUCTION**

Evans & De Shazo, Inc. (EDS) was contracted by Mike McLoughlin, General Manager of Whitehall Lane Winery, Inc., to complete a Historic Resource Evaluation (HRE) of the ca. 1910 barn and associated location within the Whitehall Lane Winery property at 1563 St. Helena Highway, St. Helena, Napa County, within Assessor's Parcel Number (APN) 027-100-012. The Whitehall Lane Winery was founded in 1979, and consists of a ca. 1900 barn and contemporary buildings that include a winery production and tasting room, and several auxiliary buildings and associated landscape. The proposed project, although currently in the design phase, includes the demolition of the ca. 1900 barn and the construction of a new building that may include additional storage and space for event tastings (Project). The property does not appear to have ever been previously evaluated for historical significance, is not currently listed in the Napa County Historic Resource Inventory (1978), is not on the 2012 Office of Historic Preservation (OHP) Directory of Properties in the Historic Property Data (HPD) file for Napa County (OHP 2012). The HRE is required by the County of Napa to ensure compliance with the California Environmental Quality Act (CEQA).

The following HRE is based on specific guidelines and evaluation criteria of the California Register of Historical Resources (CRHR) (14 CCR §15064.5 and PRC§ 21084.1). The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History.

## **PROJECT LOCATION**

The Project Area is located within a 25.28-acre parcel (APN 027-100-012) at 1563 St. Helena Hwy, St. Helena, Napa County, California (Figure 1). The Project Area is situated on the west side of St. Helena Hwy (Highway 29) and is approximately 2.6 miles south of the City of St. Helena, and 1.2 miles north of Rutherford Road, and within an area known as the Rutherford American Viticultural Area (AVA).<sup>1</sup>

## **PROJECT DESCRIPTION**

The proposed Project includes the demolition of the ca. 1900 barn and the construction of a new building that may include additional storage and space for event tastings. Although the design is still within the planning phase, the new building will be situated within the same location of the ca. 1900 barn and the foundation of a former house.

---

<sup>1</sup> The Rutherford AVA is located within Napa Valley and is centered around the small "town" of Rutherford, California.

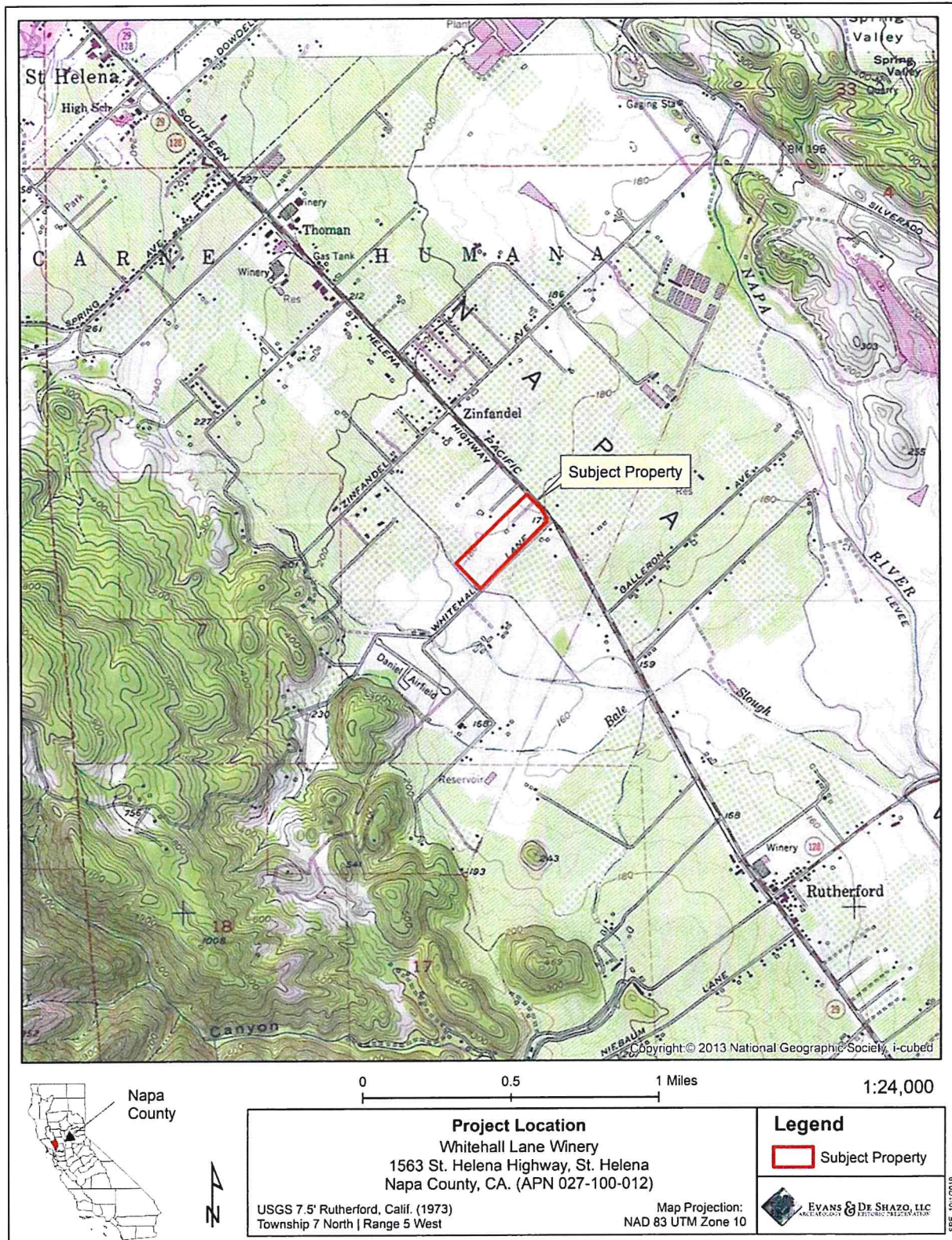


Figure 1. Project Area location map.



## REGULATORY SETTING

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the County of Napa is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the CRHR (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency



determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States (U.S.) history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

## **METHODS**

The methods used to complete the HRE included a record search at the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) to review documents pertaining to previously recorded cultural resources within or adjacent to the Project Area. In addition, EDS conducted local research at the St. Helena Public Library/Napa Valley Wine Library Collection, and online research that included Ancestry.com, Newspapers.com, and California Digital Newspaper Collection to obtain details regarding property ownership and occupancy history and to develop a historic context in which to evaluate the historic significance of the ca. 1900 barn. EDS Principal Architectural Historian Stacey De Shazo, M.A. also conducted an architectural survey of the built environment resources at least 45 years in age within the Project Area to identify the style, character-defining features, materials, and alterations of the buildings. Department of Parks and Recreation (DPR) 523 forms were completed for the property, which are attached to this report as Appendix A.

## **CULTURAL RESOURCE INVENTORIES**

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)



- California Points of Historical Interest (CPHI)
- Directory of Properties in the Historic Property Data (HPD) File for County of Napa (OHP 2012)

## ONLINE RESEARCH

Online research was also conducted that utilized the following sources:

- [www.newspapers.com](http://www.newspapers.com)
- [www.ancestry.com](http://www.ancestry.com)
- [www.calisphere.com](http://www.calisphere.com) (University of California)
- <http://www.library.ca.gov/> (California State Library)
- <https://cdnc.ucr.edu/> California Digital Newspaper Collection

## RESULTS OF THE RECORD SEARCH AND REVIEW

EDS Researcher, Bee Thao, B.A., M.A. (candidate in Cultural Resource Management at Sonoma State University) conducted a record search at the NWIC on July 1, 2019 (NWIC File #19-0009). According to information on file at the NWIC, the Project Area has not been previously surveyed or evaluated and the ca. 1900 barn and property are not listed on the OHP's HPD for the County of Napa (OHP 2012). In addition, the record search at the NWIC did not reveal any cultural resources located within or adjacent to the Project Area that are listed on the NRHP, CRHR, CHL, CPHI, or the CIHR.

The results of the local and online research are within the Historic Setting section of this report.

## HISTORIC SETTING

The following historic setting is intended to provide a context within which the built-environment resources within the Project Area were assessed for historic significance.

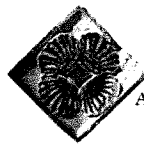
### Mexican Period (1821 – 1848)

In 1821, Mexico won its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish mission period and the beginning of the rancho period in "Alta California".<sup>2</sup> Dramatic changes occurred throughout California under Mexican rule due to the lack of strong oversight and military rule imposed by the Spanish. Soon new opportunities arose for trade, as foreign ships that had previously been held off by Spanish guarded military ports could dock and provide a variety of provisions to local settlers. The missions were also "secularized" and the Mission land and property, as well as huge land holdings, called ranchos, were either sold or given to politically prominent Mexican citizens and military leaders.

---

<sup>2</sup> *Alta California* was a polity of New Spain founded in 1769 and became a territory of Mexico after the end of the Mexican War of Independence on 1821.





During the Mexican Period, the Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for securing the region for Mexican colonization. During this time, many of General Vallejo's loyal soldiers and friends, as well as his family members were rewarded with one or more land grants in Napa Valley, including General Vallejo's younger brother Salvador, who was granted 21,650 acres of land extending from what is now north Napa along the west side of the Napa River to Yountville. A total of 14 land grants that totaled over 200,000 acres were issued in Napa County. Among the most noted ranchos connected with the history of Napa County include *Caymus*, *Napa*, *Entre Napa*, *Tulucay*, *Huichica*, *Locoallomi*, *Yajome*, *La Jota*, *Las Putas*, *Mallacomes*, *Catacula*, *Chimiles*, and *Carne Humana*.

The Project Area is located in the Mexican era land grant of *Carne Humana*, an 18,000-acre property granted to Dr. Edward Turner Bale by the Mexican government in 1841 that included present-day Calistoga and St. Helena. Dr. Edward Turner Bale, a British surgeon who arrived in Monterey, California in 1839, became Surgeon-in-Chief of the Mexican Army under General Vallejo. On March 21, 1839, Bale married General Vallejo's niece, Maria Ignacia Sobrantes, which made him a Mexican citizen and eligible to receive land from the Mexican government. Bale and his family moved to the rancho in 1843 and built a grist mill to grind corn and wheat, and a saw-mill that was completed in 1847.<sup>3 4</sup> In 1846, the Mexican-American War began, and by the end of the war in 1848 Mexico had lost nearly half of its territory, including California. Bale had his share of financial and personal troubles during this time, and in 1848, Bale sold his sawmill to James Harbin and traveled north to Sutter's Fort in search for gold.<sup>5</sup> After Bale died on October 9, 1849, his family began to sell off other portions of *Rancho Carne Humana*.

### Early American Period (1848 – ca. 1900)

The American Period in California is marked by the end of the Mexican-American War when the United States (U.S.) took possession of the territories including California, New Mexico, and Arizona in the signing of the Treaty of Guadalupe Hidalgo (1848). The Treaty of Guadalupe Hidalgo provided the resident Californios (Mexican citizens living in California) their American citizenship and guaranteed title to land granted in the Mexican period; although, with the excitement of the Gold Rush from 1848 to 1850, land claims were temporarily put aside. The California Gold Rush and the promise of excellent soil and abundant water drew numerous American settlers to the area from all over, and soon squatters began to take over land held by former Mexican citizens. To resolve land ownership disputes, the U.S. Congress passed the California Land Act of 1851 that created a 3-member Public Land Commission following admission of California into the Union in 1850 to validate the land titles of Spanish and Mexican land grants in California. Although the Public Land Commission eventually confirmed most land grants, the cost of litigation forced most Californios to lose their property, and more often than not, it was lost to newly arriving American settlers and the lawyers who were

---

<sup>3</sup> Now part of Bale Grist Mill State Historic Park located at 3315 St. Helena Highway, St. Helena, California.

<sup>4</sup> Hubert Howe Bancroft. *The Works of Hubert Howe Bancroft. Vol. XXII: History of California. Vol. V 1846-1848.* The History Company, Publishers. San Francisco. 1886 (Reprinted by Wallace Heberd in 1970).

<sup>5</sup> Lynn Webber. "Old Napa Valley, The History to 1900", Wine Ventures Publishing, St. Helena, 1998.



hired to defend the land titles.<sup>6</sup>

On September 9, 1850 California was admitted into the Union and included 27 counties. Napa County was one of the original counties of California, created on February 8, 1850, seven months before statehood, and at the time also included present-day Lake County, which later became a separate county in 1861.<sup>7</sup>

Throughout the 1850s and the 1860s, small communities near the Project Area, such as Oakville, and Rutherford were established. In 1865, Hamilton Walker Crabb (aka Hiram Walker Crabb) (1828-1899) moved to Napa County and purchased land near Oakville, close to the Napa River. In 1868, Crabb sold some of that land to build the Oakville railroad depot in support of the construction of the Napa Valley Railroad, which arrived later that same year.<sup>8</sup> In 1871, the Rutherford train station was constructed when the Napa Valley Railroad extended its line northward toward Calistoga and established a temporary end-of-track within the small community called 'Rutherford', approximately 1.2 miles south of the Project Area. The area and the train were named after Thomas Rutherford, who had received 1,040 acres of land as a wedding gift when he married the granddaughter of George C. Yount. According to the St. Helena Star in an 1882 interview, Thomas Rutherford paid the railroad for a new train terminal to spare his new wife and family the inconvenience of bumpy wagon rides from the old Yountville terminus to their Upvalley lands.<sup>9</sup>

By the late 1880s the Southern Pacific Railroad, which had taken over the Napa Valley Railroad, was running its Napa Line through the area, which was a key component to the success of early Napa Valley grape growers and commercial wineries. During this time, the area, which became known as Rutherford, was well established with vineyards, including those of Thomas Rutherford, who had also established himself as a grower and producer of high-quality wines. By the twentieth century, Thomas' vineyard land in Rutherford formed what became the Rutherford AVA, which includes the Project Area.<sup>10</sup>

### **History of Grape Growers and Commercial Wineries in the Napa Valley**

Before Napa Valley was known for producing quality grapes and wines, many of the most popular American wines during the nineteenth century came from New York, Virginia, Ohio and Missouri. During the mid-nineteenth century, vineyards were growing in abundance in Southern California before Napa Valley and much of Northern California was under cultivation. However, in 1848, this all changed when gold was discovered in the Sierra Nevada foothills, which soon brought an influx of people to Northern California that resulted in an increase of agricultural planting and production, as well as a dramatic increase in the demand for wine.

Although George C. Yount is credited with planting the first Napa Valley grapes in 1839, early Napa Valley grape pioneers John Patchett (1797–1876), Charles Krug (1825–1892), and Hamilton Walker Crabb (aka Hiram Walker *Crabb*) (1828-1899) are credited as the first pioneers of the development of the *Napa Valley* as a wine

---

<sup>6</sup> Nancy Olmsted, *Vanished Waters, A History of San Francisco's Mission Bay*, San Francisco: Mission Creek Conservancy, 1986.

<sup>7</sup> Lynn Webber, *Old Napa Valley, The History to 1900.*, St. Helena, Calif.: Wine Ventures Publishing, (1998) 138.

<sup>8</sup> St. Helena Historical Society and Mariam Hansen, *St. Helena* (Charleston, S.C.: Arcadia Publishing, 2010), 116.

<sup>9</sup> "Upvalley" refers to the areas of the Upper Napa Valley, including Rutherford, St. Helena, and Calistoga.

<sup>10</sup> <https://www.thewinecellarinsider.com/california-wine/california-wine-history-from-early-plantings-in-1800s-to-today/>



region by introducing the first *vitis vinifera*<sup>11</sup> grapes to the area for use in commercial wine and table grape production. Patchett first visited the Napa Valley in 1852 and soon began to purchase land in the area. His first acquisition was 16 acres of land, which he soon increased to 200 acres. Patchett was the first person to plant a commercial vineyard in Napa County in 1854 and the first to build a commercial wine cellar in the Napa Valley in 1858. Patchett hired Krug in 1858 as his winemaker. Patchett died on August 13, 1876 and is buried in the Tulocay Cemetery in the City of Napa.<sup>12</sup>

Krug is credited with establishing the Napa Valley's first commercial winery in 1861, which is located 1.5 miles northwest of the town of St. Helena. Krug first served as an apprentice winemaker for Agoston Haraszthy<sup>13</sup> in 1851 in Sonoma County, and then worked as Patchett's winemaker in 1858 before opening his own winery in 1861. His success and leadership sparked new growth in the Napa Valley throughout the late nineteenth century. Crabb moved to Napa in 1865, and in 1868 he bought land near Oakville, close to the Napa River. Crabb sold some of that land in the same year to build the Oakville railroad depot.<sup>14</sup> He first established Hermosa Vineyard, which produced table grapes and raisins, and in 1872, Crabb established a vineyard and winery named To-Kalon (Greek: "the call of beauty"). By 1877, Crabb had planted 130 acres of vines that produced 50,000 gallons of wine per year. By the late 1880s, he owned over 1,100 acres of land planted entirely in vineyards.

By 1889, there were more than 140 wineries in operation in the Napa Valley, which produced almost 5 million gallons of wine,<sup>15</sup> and important wineries were established by Jacob Schramsberg (founded in 1862), Jacob Beringer (1876), Gustave Niebaum (Inglenook) (1879), and John Benson (Far Niente) (1885), as well as numerous others, of which several were within the Rutherford or Oakville AVA. During this time, the wineries were very successful; however, in the late 1890s phylloxera, a destructive root parasite, destroyed more than 80 percent of Napa Valley vineyards. A remedy to phylloxera was discovered and the industry began to slowly recover when, in 1920, the Napa Valley wine industry was halted due to the enactment of the Volstead Act (aka Prohibition). As a result, vineyards and wineries were abandoned,<sup>16</sup> and over the next 14 years only a handful of wineries continued to operate by producing sacramental wines.

In 1933, Prohibition was repealed and Napa Valley's wine industry again began its slow recovery, as wine production buildings had deteriorated, and many vines had been removed and replaced with orchards and various other agricultural crops. Fortunately, during this time, many of the original wineries of Napa Valley were re-established. In 1939, John Daniel Jr. resurrected Inglenook, Georges de Latour re-established Beaulieu Vineyards (BV), and the Mondavi family purchased the Krug winery.

The 1940s marked an important point in winemaking history in Napa Valley history when these early vintners realized they would be more successful working together than on their own. In 1944, the wine industry began

---

<sup>11</sup> The meaning of *vitis vinifera* is common grape vine.

<sup>12</sup> C.A. Menefee, *Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino* (Napa, Calif: Reporter Publishing House, Napa City, reprinted by California History Books, 1873).

<sup>13</sup> Agoston Haraszthy is known in California as the father of modern winemaking and was the founder of the Buena Vista Winery in Sonoma, California.

<sup>14</sup> St. Helena Historical Society and Mariam Hansen, *St. Helena* (Charleston, S.C.: Arcadia Publishing, 2010), 116.

<sup>15</sup> These figures were not be seen again until the 1980s.

<sup>16</sup> Later referred to as ghost wineries.



to rebuild, and seven vintners signed the agreement of association that formed the Napa Valley Vintners trade association, which now includes 550 wineries.<sup>17</sup> During the 1950s and 1960s, the Napa Valley remained a rural agricultural community that was home to farmers and local business owners; however, change was again on the horizon when in 1976 the Paris Tasting (known as the Judgement of Paris) gave international recognition to Napa Valley vintners, wines, and methods of grape growing and wine production. Today, Napa Valley is a center of the wine business in Northern California and the local wine tourism industry with a flourishing and stable economy.<sup>18</sup>

## PROPERTY HISTORY

As part of the record search, EDS reviewed documents available at the St. Helena Public Library/Napa Valley Wine Library Collection that included city directories, historical maps, and newspaper articles, as well as documents available online to determine the property ownership and occupancy history. The results are detailed in the section below.

The 25.28-acre Project Area was originally part of a 103.13+ acre parcel owned by Martin Norton who purchased the land in 1856. Martin was born in New York and moved to California in the 1850s, settling in Napa Valley. Martin was one of five siblings born in Herkimer County, New York, of which included John George, Norman, Adaline, and Abram William (A.W.), who all appeared to have traveled to Napa Valley by the late 1850s. According to the 1860 U.S. Census, Martin (35 years of age), his sister Adaline (24 years in age), and two of his brothers John George (23 years in age), as well as two other family members, Martha (unknown relation, 18 years of age) and David (unknown relation, 15 years of age) were living on the land. On the 1866 California Voters Registers database, Martin and John are listed as farmers and A.W. is listed as a blacksmith working in the City of Napa. In 1868, Martin passed away, and the 103.13+ parcel passed to his brother A.W. During this time, John continued to farm, but appears to have leased land separate from the land owned by A.W.; and then by the late 1860s, Martin was principally engaged in viticulture within the subject property even though A.W. continued to be the owner of the property. A.W. was married to Mary E. Johnson and they had five children. A.W. owned a blacksmith shop on Main Street in Napa that he purchased in 1857 and operated until 1870. A.W. was a savvy business person, and in 1872, he purchased an interest in the B. F. Sawyer & Co., a tannery business, where he acquired the majority of the stocks. He amassed a significant amount of wealth during this time and built a mansion on Randolph and First streets in Napa (demolished in 1931). A.W.'s wife, Mary, died in 1875, and in 1876 he married Frances E. Harrington.

According to *A History of the Napa Viticultural District*, during this time, John lived with his family across from "the Inks on the north side of Whitehall Lane,"<sup>19</sup> until he leased and later purchased the property north and adjacent to A.W.'s property. From ca. 1876 to 1891, A.W. continued to own the land where the Project Area is located and it appears that John George farmed the land, which he had mainly planted in vines. By 1881, A.W. either gifted or sold 9.8-acres of the land along the southeast corner of the property that included the

---

<sup>17</sup> Ibid.

<sup>18</sup> City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, <http://www.ci-st-helena.ca.us/content/our-history>.

<sup>19</sup> Ernest P. Peninou. *A History of the Napa Viticultural District*, An Unpublished Manuscript, 1965.



Project Area, to his sister Adaline (Figure 2), which reduced the property from 103.13+ acres to 95-acres; however, at this time it is unclear if there was a house constructed within the 9.8-acre parcel.<sup>20</sup>

In 1891, A.W. died and the land where the Project Area is located passed to his wife Frances and his six children. The California Wills and Probate Records for A.W. show receipts for rail shipments of “grape wine” from the subject property and receipts for a barley delivery, which was ordered prior to A.W.’s death. By 1895, the property was further divided into two 36.3-acre parcels, of which one of the parcels was located north and adjacent to the Project Area and belonged to A.W.’s son, Homer F. Norton (H.F.), and the other 36.3-acre parcel, which was located adjacent and north of Whitehall Lane was owned by A.W.’s wife, Frances. It appears that the parcel owned by Frances is where the Project Area is located and remained under the ownership of the Norton family until Frances death in 1930.

### Project Area History

In the later part of the 1930s the 36.3 acre property owned by Frances was either owned or leased by Guiseppe and Rosalie “Rosie” (aka Rosa) Baranzini. Guiseppe was born in 1883 in Italy and married Rosalie in Italy prior to immigrating to the U.S. in 1904. In the 1940s, Guiseppe is listed as a foreman and farmer working on the subject property. Guiseppe and Rosie lived on the property until 1953 when Guiseppe passed away. An aerial photo from the 1940s appears to show the land under cultivation, although there are no vineyards planted (Figure 3).

In 1965, an aerial photo shows of the Project Area shows the property was again planted in vineyards (Figure 4). By 1967 the property was owned by Angelo S. and Shirley Joan Ivanich, along with their three children Sheldon, William and Geri (Cortez) Ivanich. They lived in a small house along the rear of the property. It is unclear when the house was constructed, as it is no longer extant within the Project Area. Angelo was a former Marine and he worked as a lineman for Pacific Gas and Electric (PG&E). It does not appear that they were utilizing the property as a farm at this time as there is no evidence that they are farmers. However, in 1971, Davis Bynum purchased the property and began making wine under the label “Barefoot Bynum” from grapes likely grown within the Project Area. He bottled the wine at a warehouse he had purchased in Albany and by 1973, he attempted to open a new winery in the Napa Valley, but this was met with great public opposition and as such decided to open his winery in Sonoma County, within an old hop kiln.<sup>21</sup> It appears that for a short time after his failed attempt to secure a winery building permit, he continued to grow grapes within the Project Area, shipping them to his winery in Sonoma County. According to the St. Helena Star, in an article dated May 1, 1975, Angelo Ivanich was still living within the Project Area in the small house (no longer extant). By ca. 1974 Howard Allen owned the property, but Allen was also unsuccessful at obtaining a winery building permit from the County. Allen eventually sold the property to business partners Art and Bunnie Finklestein and Art’s brother,<sup>22</sup> Allan M. Steen and his wife Charlene Steen, in partnership purchased the now 25.28-acre property and established the “Whitehall Lane Winery”, which Art designed. The winery was

---

<sup>20</sup> [www.ancestry.com](http://www.ancestry.com)

<sup>21</sup> San Francisco Examiner. “A Sigh of Relief, Davis Bynum Winery is finally settling down”, March 18, 1992.

<sup>22</sup> Napa Valley Register, “Brothers team up at Whitehall Lane, May 5, 1991.



named for the adjacent Whitehall Lane road (Figure 5). When the brothers purchased the property, Art was a successful architect in Los Angeles, and Allan was a successful plastic surgeon, in addition, Charlene was a successful psychologist. Early in their youth, the brothers had set out to own a winery someday.<sup>23</sup> During the 1970s Art had become a prolific home winemaker at his home in Beverly Hills, often winning awards in wine competitions and teaching winemaking to the Cellar Masters at UCLA. By the 1977 Allan had moved his family to Napa and commuted to his practice in Los Angeles for the next several. Art and his family moved to Napa in 1979 and they purchased the subject property.

In 1993, the Tom Sr. and Karen Leonardini purchased the 25.28-acre property and took over the winery operations.

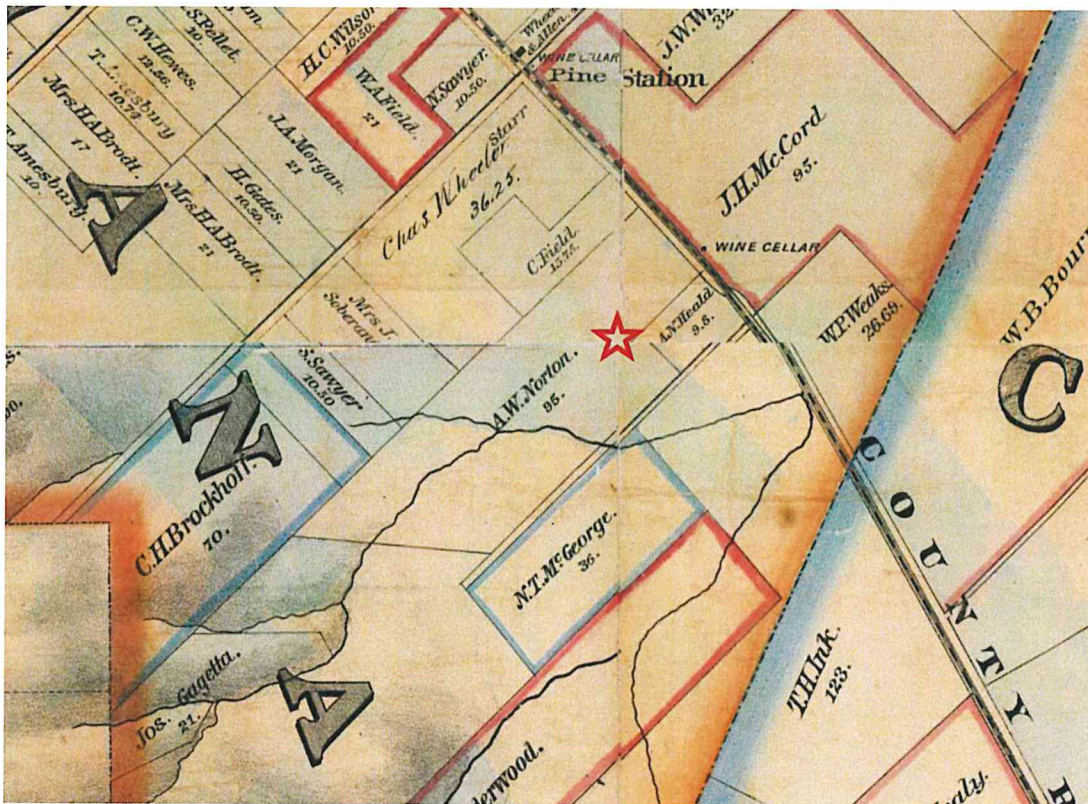


Figure 2. The red star showing the location of the Project Area within the 1881 T. W. Morgan & M. G. King.

<sup>23</sup> Napa Valley Register, "Brothers team up at Whitehall Lane, May 5, 1991.



Figure 3. 1945 aerial photo showing the approximate location of the Project Area (U.C. Santa Barbara Library).

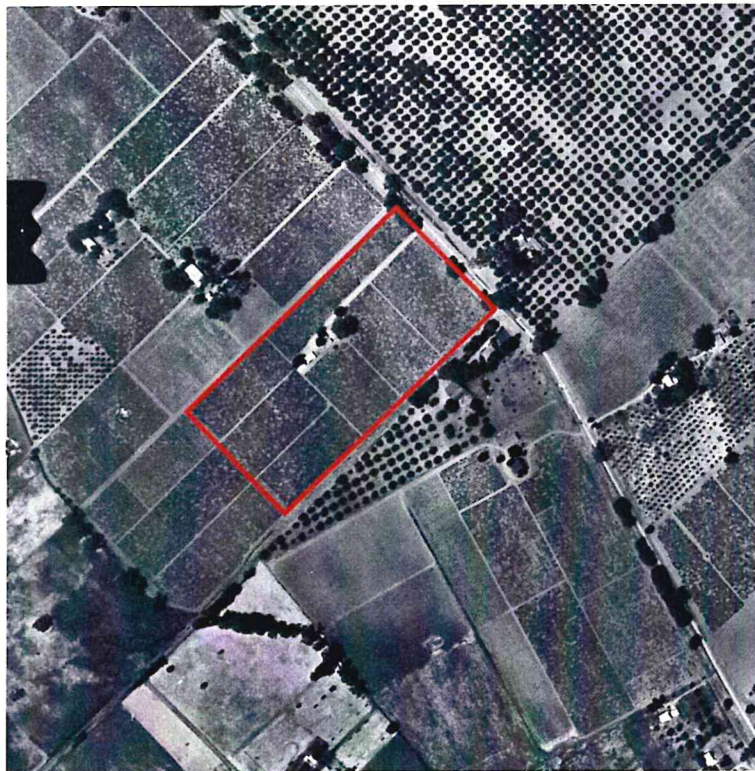


Figure 4. 1965 aerial photo showing the approximate location of the Project Area (U.C. Santa Barbara Library).



**FICTITIOUS BUSINESS  
NAME STATEMENT  
FILE NO. 80-120**

The following persons are doing  
business as:

**WHITEHALL LANE WINERY**  
1563 St. Helena Hwy. South  
St. Helena, Ca. 94574

**ALAN M. STEEN**  
3085 St. Helena Hwy. N.  
St. Helena

**CHARLENE STEEN**  
3085 St. Helena Hwy. N.  
St. Helena

**ARTHUR S. FINKELSTEIN**  
9550 Oak Pass Rd.  
Beverly Hills

**BUNNIE FINKELSTEIN**  
9550 Oak Pass Rd.  
Beverly Hills

This business is conducted by a  
general partnership.

Signed: **CHARLENE STEEN**  
**CERTIFICATION**

I hereby certify that the forego-  
ing is a correct copy of the original  
on file in my office.

Dated: February 29, 1980.

**FLORENCE W. CUNNY,**  
County Clerk

By **C. A. NELSON**  
Deputy Clerk

**EXPIRES: 12-31-85**

(3-4, 11, 18, 25)

Figure 5. Notice for "Whitehall Lane Winery" in the Napa Valley Register, Tuesday, March 25, 1980.

## ARCHITECTURAL STYLE

The following section is intended to provide a brief understanding of Vernacular architecture that is associated with the ca. 1900 barn.

## VERNACULAR ARCHITECTURE

The following description of Vernacular architecture is taken in part from the "*A Field Guild to American Houses*".<sup>24 25</sup>

Vernacular architecture is characterized as a functional shelter for people, animals and stores, "built to meet needs", constructed according to the availability and performance of materials, and formed in response to environmental and climatic conditions. This regional specific nature of the architecture in a rather simple, functional form defines "vernacular architecture" without attributing a specifically defined architectural style, as the attribution of a studied and accepted architectural style to such a regional and functional type would not be appropriate. The definition of the term "vernacular architecture" is not universally agreed upon, and is sometimes extended to include the "everyday": city neighborhoods, market towns, roadside diners, suburban housing developments, barns, and anonymous industrial complexes. However, recently the Vernacular Architecture Forum (VAF) more closely align with the earlier description focused on regional and

<sup>24</sup> McAlester, Virginia and Lee McAlester. *A Field Guild to American Houses*. New York, Alfred A. Knopf. Munro-Fraser, J.P. 2009.

<sup>25</sup> The term "vernacular architecture", as opposed to traditional, vernacular or folk buildings, first appeared in the post-war period of the 1950s and 1960s when architects sought to appropriate simple traditional buildings to legitimize prevalent functionalist theories of design.





functional elements, which is gaining wider acceptance in the field of architectural history. As such, this use of the term is carefully considered when evaluating buildings that appear to have “no style” or one that does fit the traditional known architectural styles. Whether thatched cottages or trailer parks, vernacular architecture is typically defined as those buildings that are outside the main-stream of professional architecture, and may carry a form, design, or use of materials that is fit for the region and function of the building, structure, or object.

## HISTORIC ARCHITECTURAL SURVEY

On July 9, 2019, EDS Principal Architectural Historian, Stacey De Shazo, M.A., completed a historic architectural survey of the Project Area that includes the ca. 1900 barn.

### CA. 1910 BARN

The ca. 1900 barn is a front gable, two-story building that is constructed in the Vernacular style; however, the building was significantly modified in the 1980s, and also may have been modified at an earlier date when the building was converted into a residential unit that included an addition at the west elevation, which was recently demolished. The ca. 1900 barn is a front gable plan with a moderate pitch roof and king post truss system (Figure 6). The building rests on a concrete foundation and is clad in shingles that are not original to the barn.

#### North Elevation (Primary Façade)

The north elevation (primary façade) was somewhat obscured from view during the survey due to overgrown vegetation that blocked the primary façade; however, some sections were visible. The primary façade consists of the front gable two story form. This façade is clad in a combination of wood shingles and hardy board over what appears to be original wood framing (Figure 7). There is no original exterior siding that is visible along this section, as it was likely removed when the barn was converted into a residence. There is a sliding metal window and a sliding “patio” style door that have been added to the north elevation (Figure 8). There is also a trellis that leans against the building and is covered in vines. There is also a lean-to shed roof addition along the east elevation that is visible from the primary façade, which appears to be original, though it has been modified to accommodate the residential use.



Figure 6. The photo shows the roof line of the ca. 1900 barn, which is situated along a gravel road that runs east-west.

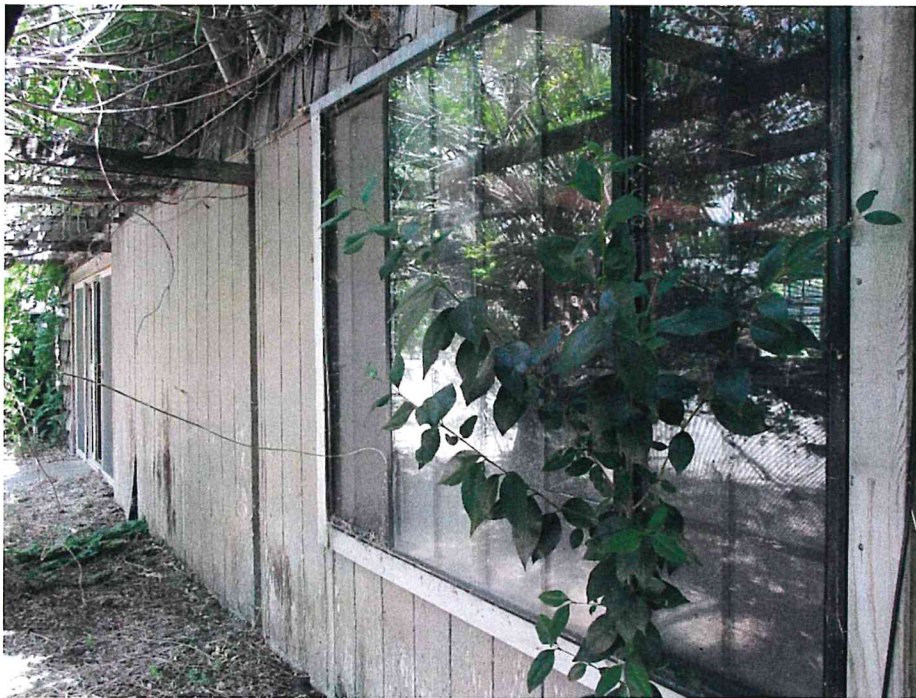


Figure 7. North elevation, facing east.



Figure 8. North elevation, showing the modifications to the ca. 1900 barn.

#### East Elevation

The east elevation consists of an entire wall covered in wood shingles that are not original to the building (Figure 9). The east elevation is void of fenestrations. The lean-to shed addition is visible along this elevation and consists of existed rafter tails (Figure 10).



**Figure 9. East elevation, facing west.**



**Figure 10. East elevation, facing west.**

### **South Elevation**

The south elevation consists of some original details that include what appears to be a hay hook along the



roof gable; however, there is no hay loft door, which may have been covered up by the wood shingles (Figure 11). The south elevation is clad in wood shingles and there are two six-over-six double hung wood windows with wood surrounds that could be original to the building, but are slightly pushed forward from the plane of the façade (Figure 12 and Figure 13). There is an exhaust vent along the roof that is visible along the south elevation, which is connected to a contemporary interior gas stove.



**Figure 11. South elevation, facing north.**



**Figure 12. South elevation, facing north, northeast.**



**Figure 13. South elevation, showing the two six-over-six double hung wood windows.**

#### **West Elevation**

The west elevation has been significantly modified and shows where the side gable addition was attached to



the barn, which has caused significant damage to the original building with the removal of the original framing material (Figure 14). There is also a new door opening along this elevation that is surrounded by a wood boards and new framing walls that were added when the wall was removed to add an addition to the building in the 1980s. There is a concrete pad foundation covered with remnants of aluminum flooring along the west elevation where the gable addition was located.



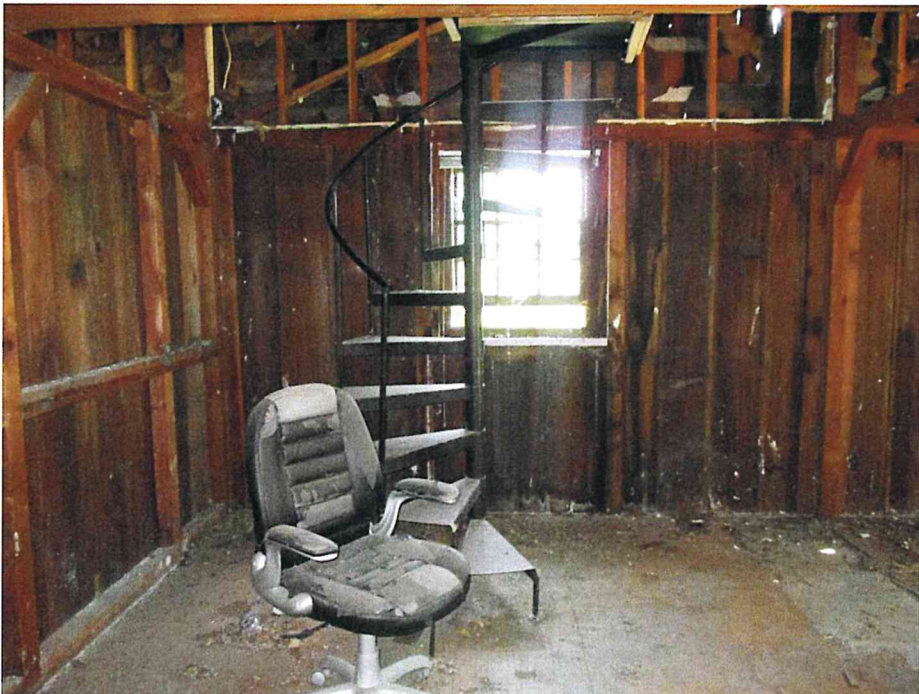
Figure 14. West elevation, facing east.

### Interior

The interior of the building consists of an open shed addition, open “living” section, and a spiral staircase to the second story loft (Figure 15 and Figure 16). The framing is exposed and the roof trusses have been reinforced. There is no evidence within the interior of the building that this was a former barn with the exception of the lean-to shed addition, which appears to consist of original wide wood boards.



**Figure 15. Interior, showing the roof truss and wall system.**



**Figure 16. Interior, facing the south.**

## **EVALUATION FOR HISTORICAL SIGNIFICANCE**

The Project Area includes a ca. 1900 barn that was evaluated to determine eligibility for listing on the CRHR,





under the theme of Vernacular architecture, with a period of significance as ca. 1900, which is the approximate date when the barn was constructed. The following section summarizes the potential historic significance of the ca. 1900 barn.

## CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data”.<sup>26</sup>

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the 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.

The following section examines the eligibility of the ca. 1900 barn for listing on the CRHR.

---

<sup>26</sup> California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



## CRHR EVALUATION

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

The ca. 1900 barn was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the ca. 1900 barn is not individually eligible for listing in the CRHR under Criterion 1.*

2. **(Person): Associated with the lives of persons important to local, California or national history.**

Despite extensive research, it does not appear that the ca. 1900 barn is associated with the lives of individuals or families that are important to local, California, or national history enough to warrant eligibility under this criterion.

*Therefore, the ca. 1900 barn does not appear eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1900 barn is most closely associated with Vernacular Architecture; however, the barn is a poor example of Vernacular architecture due to its conversion for residential use and the removal of character-defining features that are associated with a barn.

*Therefore, the ca. 1900 barn does not appear eligible for listing in the CRHR under Criterion 3.*

4. **(Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1900 barn does not have the ability to convey information potential that is unique or unknown in regard the Vernacular architectural style.

*Therefore, the ca. 1900 barn is not eligible for listing in the CRHR under Criterion 4.*

The property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or have the potential to yield, information important to the prehistory or history of the local area, California or the nation.

## INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic



integrity, including location, design, setting, materials, workmanship, feeling and association.<sup>27</sup> A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.”

Since the ca. 1900 barn was not found to be eligible under any of the CRHR criteria, it is not necessary to discuss integrity.

## CONCLUSIONS AND RECOMMENDATIONS

EDS completed an HRE ca. 1900 barn located within the Whitehall Lane Winery at 1563 St. Helena Highway, St. Helena, Napa County, California to determine if the ca. 1910 barn is considered a historical resource and to address potential impacts to historical resources under CEQA. Historical resources include properties eligible for listing on the CRHR, the NRHP, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)).

A record search revealed that the ca. 1900 has not been previously evaluated and is not listed on the OHP’s HPD for the County of Napa (OHP 2012) or the County of Napa’s Historic Resource Inventory. Therefore, in compliance with CEQA regulations and guidelines, EDS Principal Architectural Historian, Stacey De Shazo, M.A., conducted research and an historic architectural survey to determine if the ca. 1900 barn qualifies for listing on the CRHR. The evaluation determined that the ca. 1900 barn does not meet the CRHR eligibility criteria, and is therefore not considered historical resources under CEQA.

As such, there will be no impacts to built environment historical resources as a result of the Project; therefore, no Project specific recommendations are warranted.

---

<sup>27</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).



## BIBLIOGRAPHY

### Ancestry.com

1860 U.S. Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

1870 U.S. Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

1880 U.S. Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

1910 U.S. Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

California, Wills and Probate Records, 1850-1953 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015. Original data: California County, District and Probate Courts.

California Historical Society, U.C. Digital Library. Electronic document,

<http://digitalibrary.usc.edu/cdm/ref/collection/p15799coll65/id/19436>. Accessed August 04, 2019.

City of Healdsburg, Planning and Building Department. "Historic Preservation."

<https://www.ci.healdsburg.ca.us/362/Historic-Preservation>. Accessed July 20, 2018.

City of Healdsburg, *Healdsburg 2030 General Plan*.

<https://www.ci.healdsburg.ca.us/DocumentCenter/View/633/General-Plan-Background-Report-PDF>. Accessed July 20, 2019.

Clayburn, Hannah, Rich Cartiere, Frances Etchell, and Carl Moore, *Historic Homes of Healdsburg, A Self-Guided Tour*. Chevron U.S.A. Inc. 1995.

Clayborn, Hannah. *Healdsburg History Timeline*. Electronic document,

<http://www.ourhealdsburg.com/history/historyhome.htm>. Accessed July 29, 2018.

Cronise, Titus Fey. *The Natural Wealth of California*, San Francisco. H.H. Bancroft and Co., 1868.

Edwin Langhart Museum, *Healdsburg Cultural Resource Survey Final Report*, Conducted by Edwin Langhart Museum, City of Healdsburg, Healdsburg, California. Funded in part by California State Office of Historic Preservation.

Gudde, Erwin Gustav, and William Bright. *California Place Names: The Origin and Etymology of Current Geographical Names*. University of California Press. 1998

### Historicaerials.com.

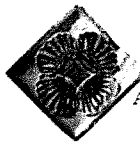
1952 Aerial photograph of Santa Rosa.

History of Sonoma County, *1880 History of Sonoma County*. Alley, Bowen & Co., San Francisco. Republished in 1973 by Charmain Burdell Veronda, Petaluma.

McAlester, Virginia and Lee McAlester. *A Field Guild to American Houses*. New York, Alfred A. Knopf. Munro-Fraser, J.P. 2009

Our Healdsburg History, *Hannah Clayborn's History of Healdsburg*. Electronic document,

<http://www.ourhealdsburg.com/history/matheson.htm>. Accessed August 8, 2019.



Reeves, Bev, *Healdsburg and Northern Sonoma County, California: A Pictorial History*. D-Books Publishing, Marceline, Missouri. 1996

R. L. Polk & Co.

*Polk's City of Santa Rosa (California) City Directory 1911*. San Francisco: R. L. Polk & Co. 1911.

*Polk's City of Santa Rosa (California) City Directory 1966*. San Francisco: R. L. Polk & Co. 1966.

Sonoma Heritage Collection - Sonoma County Library Electronic document,

<http://heritage.sonomalibrary.org>. Accessed August 09, 2019.

Thompson, Thomas H. 1877 *Atlas of Sonoma County California with Illustrations*. Thos. H. Thompson & Co, Oakland.

Tyler, Norman, Ted Ligibel, and Ilene R. Tyler. *Historic Preservation: An Introduction to Its History, Principles, and Practice*. New York: W.W. Norton & Co., 2009.

U.C. Santa Barbara

1940 Aerial photograph of Santa Barbara

1965 Aerial photograph of Santa Barbara



EVANS & DE SHAZO, INC  
ARCHAEOLOGY HISTORIC PRESERVATION

---



**Appendix A:**  
**DPR Forms**

---

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 10

\*Resource Name or #: 1563 St. Helena Highway

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Napa County and

\*b. USGS 7.5' Quad Rutherford Date 1973 T 7N; R 5W;  of  of Sec ; MD B.M.

c. Address 1563 St. Helena Hwy City St. Helena Zip 94574

d. UTM: Zone 10, 548928 mE/ 548928 mN

e. Other Locational Data: The resource is located within Assessor's Parcel Number 027-100-012 and bound on the east side of St. Helena Hwy (Highway 29), on the south by Whitehall Lane, and on the north and west by vineyards. The property is located approximately 2.6 miles south of the City of St. Helena

\*P3a. **Description:** The resource consists of a ca. 1900 barn that is a front gable, two-story building that is constructed in the Vernacular style; however, the building was significantly modified in the 1980s, and also may have been modified at an earlier date when the building was converted into a residential unit that also included an addition at the west elevation, which was recently demolished. The ca. 1900 barn is a front gable plan with a moderate pitch roof and king post truss system. The building rests on a concrete foundation and is clad in shingles that are not original to the barn. (See Continuation Sheet, Page 2)

P5a. Photograph or Drawing



\*P3b. **Resource Attributes:**

HP4. Ancillary Building: \_\_\_\_\_

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: South elevation, facing north;

07/9/2019

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
ca. 1900 barn (estimated age based on aerial photographs and survey)

\*P7. Owner and Address:

Whitehall Lane Winery, 1563 St. Helena Highway, St. Helena, Napa County, California

\*P8. Recorded by:

Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway South, Sebastopol, CA 95070

\*P9. Date Recorded: 07/9/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation:

Stacey De Shazo, M.A. (2019): HRE of the ca. 1900 Barn within the Whitehall Lane Winery Property at 1563 St. Helena Hwy., St. Helena, Napa County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

Page 2 of 10

### (Continued from Primary, Page 1)

The ca. 1900 barn is a front gable plan with a moderate pitch roof and King truss system. The building rests on a concrete foundation and is clad in shingles that are not original to the barn.

### North Elevation (Primary Façade)

The north elevation (primary façade) was somewhat obscured from view during the survey due to overgrown vegetation that blocked the primary façade; however, some sections were visible. The primary façade consists of the front gable two story form. This façade is clad in a combination of wood shingles and hardy board over what appears to be original wood framing. There is no original exterior siding that is visible along this section, as it was likely removed when the barn was converted into a residence. There is a sliding metal window and a sliding "patio" style door that have been added to the north elevation. There is also a trellis that leans against the building and is covered in vines. There is also a lean-to shed roof addition along the east elevation that is visible from the primary façade, which appears to be original, though it has been modified to accommodate the residential use.

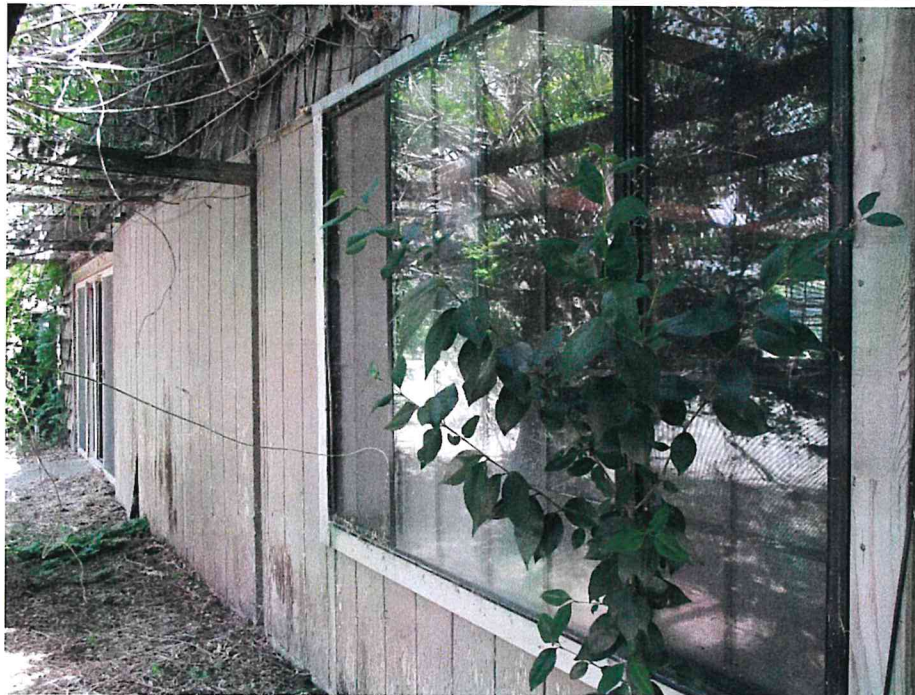


The photo shows the roof line of the ca. 1900 barn, which is situated along a gravel road that runs east-west.

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

Page 3 of 10



North elevation, facing east.



North elevation, showing the modifications to the ca. 1900 barn.

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

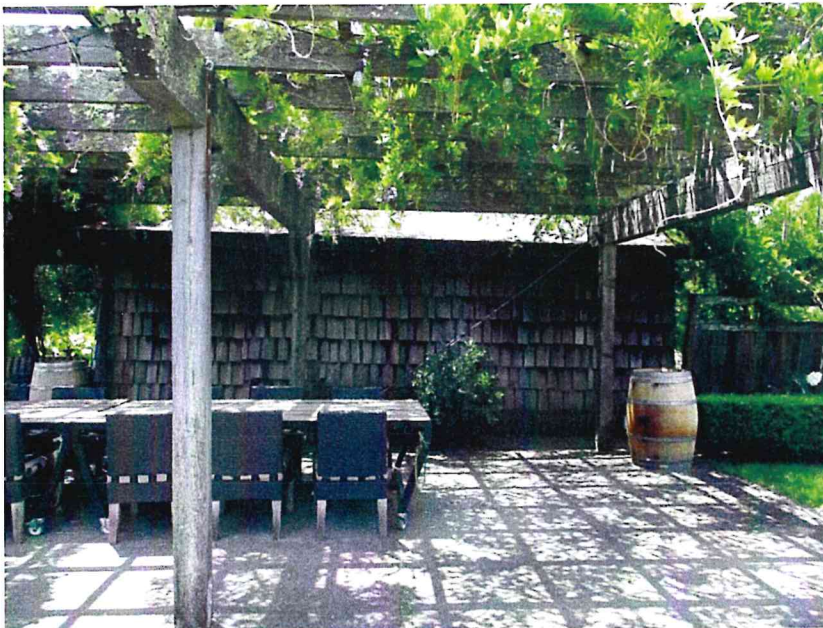
Page 4 of 10

### East Elevation

The east elevation consists of elevation consists of an entire wall covered in wood shingles that are not original to the building. The east elevation is void of fenestrations. The lean-to shed addition is visible along this elevation and consists of existed rafter tails.



East elevation, facing west.



East elevation, facing west.

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

Page 5 of 10

### South Elevation

The south elevation consists of some original details that include what appears to be a hay hook along the roof gable; however, there is no hay loft door, which may have been covered up by the wood shingles. The south elevation is clad in wood shingles and there are two six-over-six double hung wood windows with wood surrounds that could be original to the building, but are slightly pushed forward from the plane of the façade. There is an exhaust vent along the roof that is visible along the south elevation, which is connected to a contemporary interior gas stove.



South elevation, facing north.

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

Page 6 of 10



South elevation, facing north, northeast.



South elevation, showing the two six-over-six double hung wood windows.

### West Elevation

The west elevation has been significantly modified and shows where the side gable addition was attached to the

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

Page 7 of 10

barn, which has caused significant damage to the original building with the removal of the original framing material. There is also a new door opening along this elevation that is surrounded by a wood boards and new framing walls that were added when the wall was removed to add an addition to the building in the 1980s. There is a concrete pad foundation covered with remnants of aluminum flooring along the west elevation where the addition was located.



**West elevation, facing east.**

### Interior

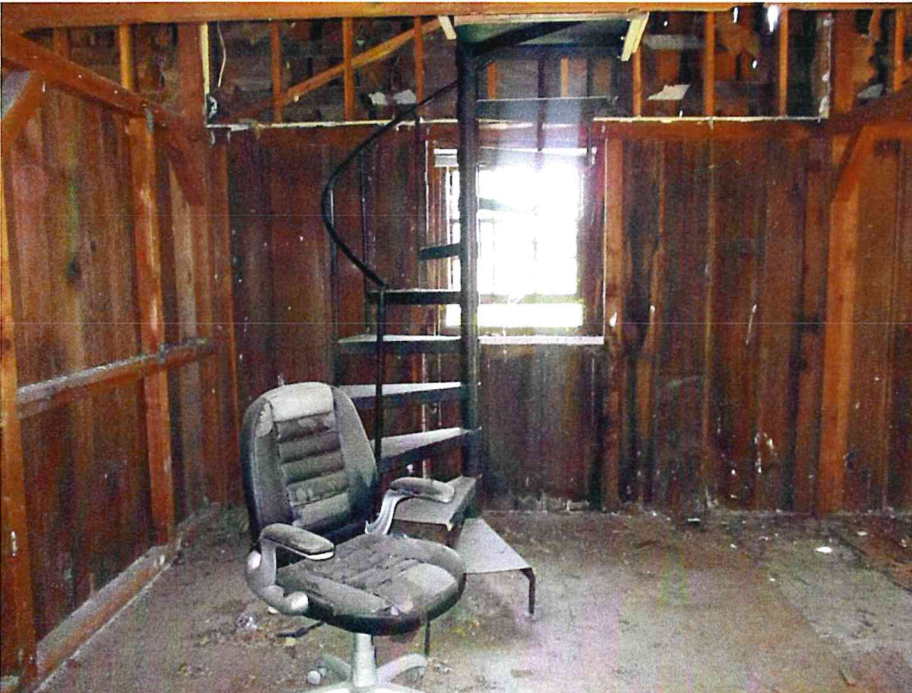
The interior of the building consists of an open shed addition, open "living" section, and a spiral staircase to the second story loft. The framing is exposed and the roof trusses have been reinforced. There is no evidence with the interior of the building that this was a former barn with the exception of the lean-to shed addition, which appears to consist of original wide wood boards.

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway  
Page 8 of 10



Interior, showing the roof truss and wall system.



Interior, facing the south.

## CONTINUATION SHEET

Property Name: 1563 St. Helena Highway

Page 9 of 10

### CRHR EVALUATION

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

The ca. 1900 barn was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the ca. 1900 barn is not individually eligible for listing in the CRHR under Criterion 1.*

2. **(Person): Associated with the lives of persons important to local, California or national history.**

Despite extensive research, it does not appear that the ca. 1900 barn is associated with the lives of individuals or families that are important to local, California, or national history enough to warrant eligibility under this criterion.

*Therefore, the ca. 1900 barn does not appear eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1900 barn is most closely associated with Vernacular Architecture; however, the barn is a poor example of Vernacular architecture due to its conversion for residential use and the removal of character-defining features that are associated with a barn.

*Therefore, the ca. 1900 barn does not appear eligible for listing in the CRHR under Criterion 3.*

4. **(Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.**

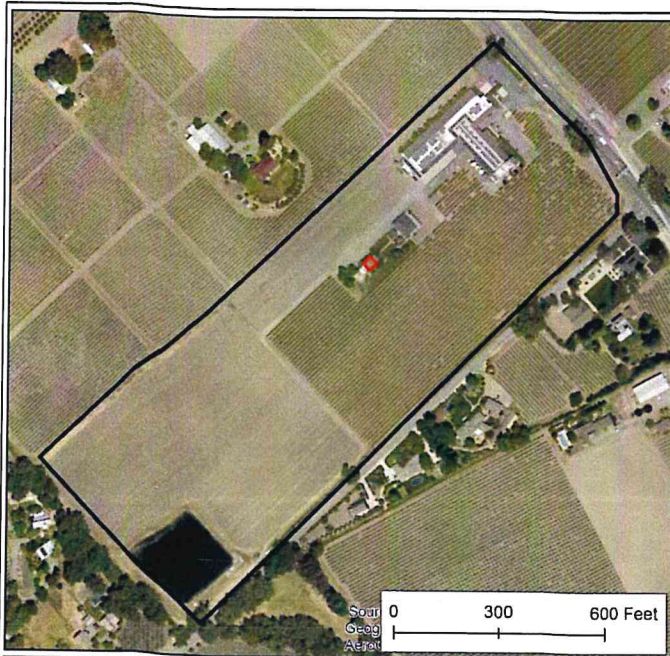
Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1900 barn does not have the ability to convey information potential that is unique or unknown in regard the Vernacular architectural style.

*Therefore, the ca. 1900 barn is not eligible for listing in the CRHR under Criterion 4.*

The property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or have the potential to yield, information important to the prehistory or history of the local area, California or the nation.





**Resource Location Map**

ca. 1900 barn  
 Whitehall Lane Winery  
 1563 St. Helena Highway  
 St. Helena, Napa County, CA  
 (APN 027-100-012)

**Legend**

- ca. 1900 barn
- Subject Property



Map by Sally Evans, 10/27/2019

