



# Historical Resource Evaluation

Ballentine Vineyards Use Permit Major Modification P18-00382 &  
Variance P19-00006  
Planning Commission Hearing September 2, 2020



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

## HISTORIC RESOURCE EVALUATION OF THE PROPERTY LOCATED AT 2820 ST. HELENA HIGHWAY N., ST. HELENA, NAPA COUNTY, CALIFORNIA.

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## INTRODUCTION

Evans & De Shazo, Inc. (EDS) conducted a Historic Resource Evaluation (HRE) of the Ballentine Vineyard property located at 2820 St. Helena Highway N., St. Helena, Napa County, California within Assessor's Parcel Number (APN) 022-200-003 (Project Area). The 21.12-acre property currently contains eight residential and commercial buildings that include a ca. 1880 house, a ca. 1945 detached garage and ca. 1960 pool and associated landscape, as well as five contemporary commercial buildings associated with the Ballentine Vineyard business that include an agricultural/office building, a fermentation building with an attached tasting room, a barrel storage building, two additional agricultural buildings, and 15.0 acres of vineyards. The ca. 1880 house is not currently listed in the Napa County Historic Resource Inventory (1978), is not on the 2012 Office of Historic Preservation (OHP) Historic Properties Directory (HPD) (2012), and was previously document by Caltrans<sup>1</sup> as part of a survey, but was not thoroughly evaluated to determine historical significance. The proposed project consists of new construction, and alterations to the existing Ballentine Vineyards winery commercial buildings and infrastructure (Project) that could impact historical resources. Therefore, an HRE was recommended by EDS in compliance with the California Environmental Quality Act (CEQA) to access impacts to historical resources at least 45 years in age.

The 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., and Senior Architectural Historian, Brian Matuk, M.S., who both exceed the Secretary of Interior's qualification standards in Architectural History and History.

A Cultural Resource Study (CRS) was also completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA, and EDS Senior Archaeologist, Gilbert Browning M.A., RPA, of which the findings are presented in a separate report.<sup>2</sup> The results of the HRE are presented herein.

## PROJECT UNDERSTANDING

The proposed Project, located at 2820 St. Helena Highway N., St. Helena, Napa County, California within APN 022-200-003 (Figure 1) consists of new construction, and alterations to the existing Ballentine Vineyards winery commercial buildings and infrastructure that include the following:

1. Construction of a new 3,500 square foot (maximum) freestanding covered crush pad and outdoor work area.
2. Remodel of the existing tasting room; adding a 1,200-square-foot outdoor tasting area adjacent to the remodeled tasting room.
3. Construction of a 240-square-foot attached ADA compliant restroom
4. Construction of a 215-square-foot attached private tasting room

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<sup>1</sup> Andrew Hope, Primary record for P-28-001449. Record on file at the Northwest Information Center, Rohnert Park, California, 2000b.

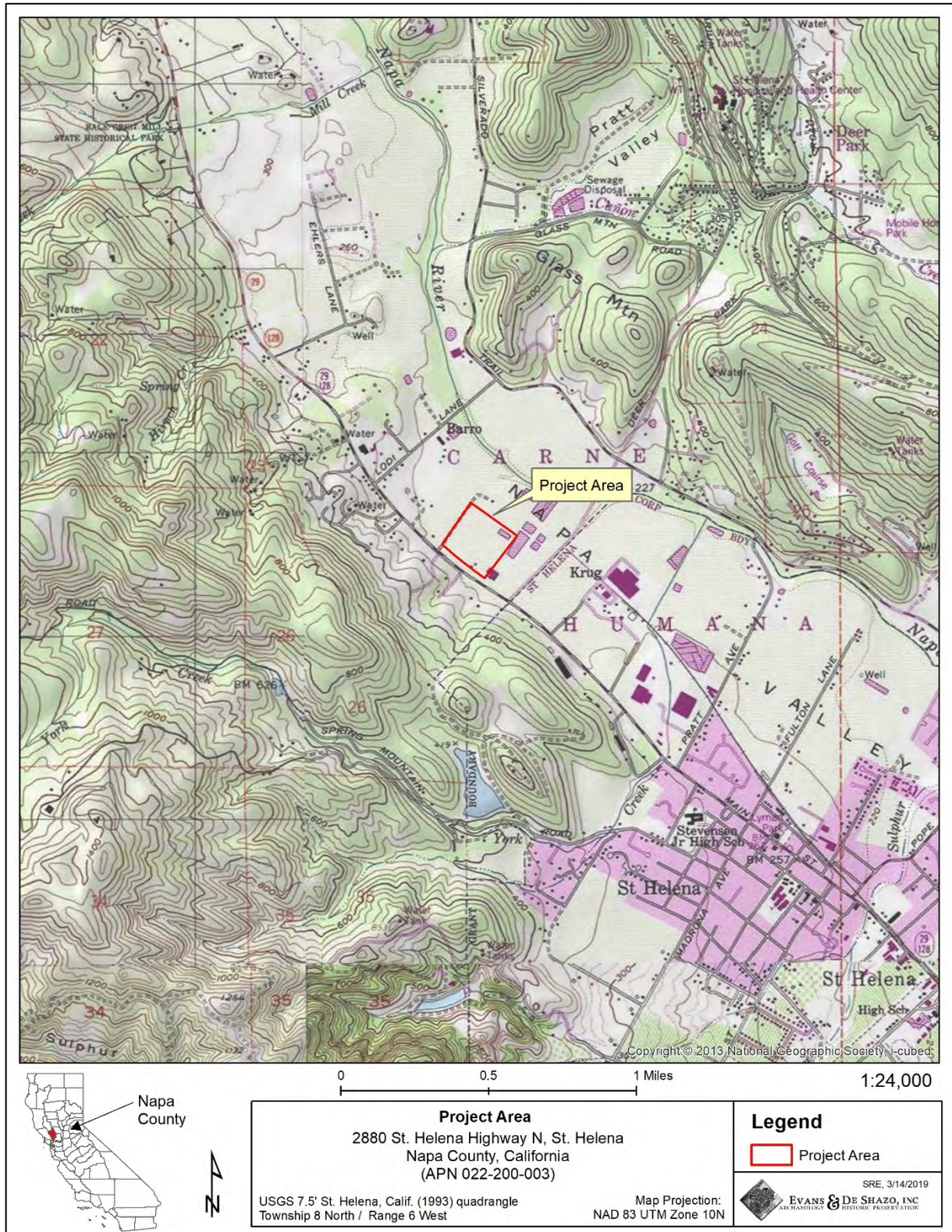
<sup>2</sup> Sally Evans, M.A. RPA, and Gilbert Browning, M.A., RPA, *Cultural Resource Study of the Ballentine Vineyard located at 2820 St. Helena Highway N, St. Helena, Napa County, California*. Evans & De Shazo, Inc., 2019.



5. Construction of a 250-square-foot attached employee break room
6. Construction of a 15' by 15' covered pumice bin
7. Revise on-site circulation including new gate and widening of the existing driveway (2-3 feet).
8. Supplement on-site landscaping including construction of 'living' walls.
9. Possible relocation of existing overhead power lines.
10. Provide accessible path of travel
11. Two bio retention areas
12. Process waste water area.

Fifteen (15) acres of vineyard will remain following completion of the proposed improvements.





**Figure 1. Location Map showing the Project Area.**



## REGULATORY COMPLIANCE

The proposed Project is subject to CEQA regulations as described below.

### 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 the California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historic Resources (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.

## **METHODS**

The HRE was prepared in compliance with CEQA regulations and guidelines. EDS utilized a records search obtained at the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS), as part of the CRS<sup>3</sup> that included the Project Area and the immediate surrounding area. In addition, local research was conducted at the Napa County Assessor's and Clerk-Recorder Office, the St. Helena Public Library, and the Napa Valley Wine Library Collection to review historic maps, photos, and various documents. EDS also completed online research that included primary and secondary information such as histories and maps available at Ancestry.com, Newspapers.com, and Napa County Newspaper Archive, as well as various other online sources. EDS also completed an intensive level survey to document built-environment resources within the Project Area that are at least 45 years in age to formulate assessments needed to determine eligibility within the current setting. Department of Parks and Recreation (DPR) 523 forms were completed for the ca. 1880 house, ca. 1945 garage, and ca. 1960 pool, as well as associated landscape (Appendix A).

## **HISTORIC SETTING**

The following historic setting is intended to provide an overview of the history and development of the Napa Valley, the City of St. Helena, and the Napa Valley grape growing and commercial wine industry, which provide context associated with the subject property.

### **Mexican Period (1821 – 1848)**

In 1821, Mexico gained independence from Spain, and by 1834 the Spanish Missions, developed by the Franciscans, were secularized. Subsequently, the land that had previously been owned by the church was distributed among the elite of Mexican Californio society and ranchos were established. The land of the Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for clearing the area of its native inhabitants and securing the region for Mexican colonization. Many of his loyal soldiers and friends, as well as his family members were rewarded with land grants in the Napa Valley. 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 Vallejo's niece, Maria Ignacia Soberanes, and he became a citizen of Mexico. During this time, early Napa Valley settler George Calvert Yount, the first permanent Euro-American settler in the Napa Valley, built one of the first homesteads in the area and was the first to plant grapes in the Napa Valley in 1839.

In 1841, Governor Juan Alvarado granted Bale the Rancho Carne Humana, a 17,962-acre (72.69 km<sup>2</sup>)

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<sup>3</sup> Sally Evans, M.A., RPA completed a record search at the NWIC on March 15, 2019 (NWIC File #18-1754).





Mexican land grant that included present day St. Helena. In 1846, Bale constructed a water-powered grist mill along a section of the rancho approximately 3.8 miles northwest of the Project Area. That same year, 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 saw mill to James Harbin and traveled to Sutter's Fort in search for gold.<sup>4</sup> After Bale died on October 9, 1849, his family began selling other portions of Rancho Carne Humana, including the area where the Project is located.

### **American Period (1848 - Present)**

The American Period in California is marked by the end of the Mexican-American War in 1848 when the U.S. signed the Treaty of Guadalupe Hidalgo and took possession of the territories of California and New Mexico. 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. However, 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 created the U.S. 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 U.S. 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 hired to defend the land titles.<sup>5</sup>

In 1850, California became a state, and the County of Napa became one of the original 27 counties created. California statehood drew land speculators to the Napa Valley and, in 1854, Stills and Walters helped establish the town of St. Helena with their purchase of the 126 acres of the Rancho Carne Humana, which encompassed the land along the north side of Sulphur Creek to what is now Madrona Avenue.

### **Development of the Town of St. Helena**

In 1853, Stills constructed a house and the first commercial building in St. Helena, located just south of Main Street, near Oak Avenue. Stills also laid out a road that led to his store, which sold general merchandise. Stills also needed to promote growth in the area to ensure the success of his business, so Stills, with his partner Walter, donated lots along what would become Main Street to anyone who would agree to open a business.<sup>6</sup> In February 1855, Walters sold his share to Still for \$500, perhaps the same amount he had contributed to its purchase.<sup>7</sup> By 1857, Main Street consisted of a hotel, a blacksmith shop, a wagon and carriage manufactory, several general merchandise stores, and a saddlery business. However, in March 1857, Stills

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<sup>4</sup> Napa County Historical Society, "Napa County History," accessed 23 April 2018, <http://wordpress.napahistory.org/wordpress/local-history/napa-county-history/>.

<sup>5</sup> Nancy Olmsted, *Vanished Waters, A History of San Francisco's Mission Bay* (San Francisco: Mission Creek Conservancy, 1986).

<sup>6</sup> City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, <http://www.ci-st-helena.ca.us/content/our-history.>; Marguerite Hunt and Harry Lawrence Gunn, *History of St. Helena* (Chicago: The S. J. Clarke Publishing Co., 1926).

<sup>7</sup> St. Helena Historical Society, *The Electroiler*, Vol. 12, May 2014, 2.



was in a financial hole and was forced to sell his store and house, and by the end of the year Stills left the town of St. Helena.<sup>8</sup>

By 1870, St. Helena consisted of 1,500 residents that included Chinese, German, and Italian immigrants who came to work in the growing agricultural and winemaking region.<sup>9</sup> On March 24, 1876, St. Helena was incorporated, and by 1890 neighborhoods southwest of the Main Street's commercial center had developed.<sup>10</sup> By 1890, Napa Valley was considered America's premier wine region and the town of St. Helena was thriving; however, by the late 1890s the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed and agricultural land that was once covered in vines was replaced by prunes and walnuts, which were considered more stable crops.

During the early twentieth century, the wine industry had begun its slow recovery from *phylloxera*; however, in 1920 the Volstead Act (commonly known as Prohibition) was passed, which outlawed the production and consumption of alcohol. During this time most wineries closed, and vineyards were again removed and replaced with a variety of agricultural crops. In 1933, the Volstead Act was repealed; however, only a few wineries in area of St. Helena survived. America was in the grips of the Great Depression, and economic recovery for the wine industry was slow and it was not until after World War II that the wine industry truly began to rebuild again.<sup>11</sup> During the 1950s and 1960s, St. Helena was still a quiet rural town 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 and St. Helena are at the center of the wine industry with a flourishing wine tourism industry that provides a stable economy for wine growers and wine makers in the area.<sup>12</sup>

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

Before the 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 in California were growing in abundance in Southern California before Napa Valley and much of Northern California was under agricultural cultivation. However, in 1848, this all changed when gold was discovered. The Gold Rush soon brought an influx of people to Northern California, which led to increased agricultural planting and production, as well as a dramatic increase in the demand for wine.

George Calvert Yount is credited with planting the first Napa Valley grapes in 1839; however, 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

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<sup>8</sup> St. Helena Historical Society, *The Electroiler*, Vol. 12, May 2014, 2.

<sup>9</sup> Kara Brunzell, *Historical Evaluation of the building at 1761 Stockton Street, St. Helena, Napa County, California*, Brunzell Historical, 2015.

<sup>10</sup> Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2009.

<sup>11</sup> Ibid.

<sup>12</sup> City of St. Helena, "Our History" [Electronic document], accessed 29 November 2016, <http://www.ci.st-helena.ca.us/content/our-history>.



Valley as a wine region by introducing the first *vitis vinifera*<sup>13</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 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>14</sup> Krug is credited with establishing the Napa Valley's first commercial winery in 1861, located 0.5 miles east of the Ballentine Vineyards property, and 1.5 miles northwest of the town of St. Helena. Krug first served as an apprentice winemaker for Agoston Haraszthy<sup>15</sup> in 1851 in Sonoma County, and then worked as Patchett's winemaker in 1858 before opening his 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>16</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 US gallons of wine per year. By the late 1880s, he owned over 1,100 acres land planted entirely in vineyards.

By 1889 there were more than 140 wineries in operation, which produced almost 5 million gallons of wine,<sup>17</sup> including important wineries 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. During this time, the wineries were very successful; however, in the late 1890s phylloxera, the destructive root parasite, destroyed more than 80% of Napa Valley vineyards. A remedy to phylloxera was discovered, but the industry was slowing recovering; however, in 1920, the Napa Valley wine industry was halted with the enactment of Prohibition. As a result, vineyards and wineries were abandoned<sup>18</sup> and over the next 14 years, only a handful of wineries continued to operate by producing sacramental wines.

In 1933, Prohibition was repealed but Napa Valley's wine industry again began its slow recovery as wine production buildings had deteriorated, vines had been removed, and planted 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, seven vintners signed the agreement of association that formed the Napa Valley Vintners trade association, which now includes 550 wineries.

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<sup>13</sup> The meaning of *vitis vinifera* is common grape vine.

<sup>14</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>15</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>16</sup> St. Helena Historical Society and Mariam Hansen, *St. Helena* (Charleston, S.C.: Arcadia Publishing, 2010), 116.

<sup>17</sup> These figures were not be seen again until the 1980s.

<sup>18</sup> Later referred to as ghost wineries.



## Winemaking Cooperatives in Napa Valley

A winemaking cooperative refers to the collective production of wine using grapes from various participating vineyardists. Similar to other cooperatives, a winemaking cooperative is owned by its members, who contribute to its operations and collectively profit from the marketing and sales of the wine produced. In the Napa Valley, there were two early winemaking cooperatives: the Napa Valley Cooperative Winery, which began in 1934, and the St. Helena Cooperative Winery, which began in 1938.

### St. Helena Cooperative Winery

The St. Helena Cooperative Winery was formed in 1938 as the St. Helena Co-op Winery, also known as the “little co-op” in reference to the larger Napa Valley Cooperative Winery started in 1934.<sup>19</sup> Like other grower cooperatives, the St. Helena Cooperative Winery was a response to the 1938 “prorate” which required that 45 percent of the state’s grape crop be distilled, as the state was concerned about overproduction of grapes in the San Joaquin Valley.<sup>20</sup> The winery was producing in 1939 after the organization purchased what had been the Navone Winery north of St. Helena, and just a few years after its organization, the St. Helena Cooperative had 30 members joining in to crush a total of around 2,000 tons.<sup>21</sup>

The St. Helena Cooperative Winery was reorganized in 1954 as the St. Helena Grape Growers Cooperative<sup>22</sup>—though later newspaper articles continue to refer to the cooperative winery as the St. Helena Cooperative Winery.<sup>23</sup> In 1969, the St. Helena Cooperative Winery was bought by Allied Grape Growers, at that time the largest grape growers cooperative in the state, who took ownership of the plant and its associated operational facilities but retained existing staff.<sup>24</sup> At the time of the sale, the St. Helena Cooperative Winery had 90 members.

### Architectural Styles

The following section is intended to provide a brief understanding of the Vernacular architecture. The ca. 1880 house is that is most closely associated with Vernacular “farmhouse” architecture and the ca. 1945 barn is associated with Vernacular architecture.

### Vernacular Architecture

In architectural history, the definition of “vernacular” is not universally agreed, and there are two main definitions; an “ordinary” definition where vernacular architecture is that which belongs to “a type that is common in a given area at a given time”<sup>25</sup>, and an emerging “regionalist” definition where “vernacular

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<sup>19</sup> James T. Lapsley, *Bottled Poetry: Napa Winemaking from Prohibition to the Modern Era* (Berkeley, Calif: University of California Press, 1996), 24-25.

<sup>20</sup> Ibid, 25-26.

<sup>21</sup> Ibid, 26.

<sup>22</sup> “St. Helena Co-op Winery reorganize,” *Wines and Vines*, October 1954, in *Napa City and County Portfolio and Directory* (Napa, Calif.: Eby Press, 1975).

<sup>23</sup> “St. Helena Co-op. Winery Sale To Allied, Announced,” *St. Helena Star*, 11 September 1969, in *Napa City and County Portfolio and Directory* (Napa, Calif.: Eby Press, 1975).

<sup>24</sup> Ibid.

<sup>25</sup>



buildings are localized versions of widely known forms.”<sup>26</sup> Generally, Vernacular buildings are constructed by nonprofessionals and, in many cases, by the occupants themselves.<sup>10</sup> Vernacular architecture is also characterized as a functional shelter for people, animals and stores, “built to meet needs”, and constructed according to the availability and performance of materials and formed in response to environmental and climatic conditions. However, the term vernacular is carefully considered when evaluating buildings that appear to have “no style” or ones that do not fit the traditional known architectural styles. Whether a thatched cottage, an early “pioneer” balloon-framed house, or a trailer park, vernacular architecture is typically defined as those buildings that are outside the main-stream of professional architecture and based on local influences, such as available materials and the environment.

The term “vernacular architecture” is also applied to “everyday” forms such as barns that are set within agricultural landscapes and designed and constructed of materials that reflect regional and functional variations that help to convey specific significant design trends of a particular group of people or local industry. The vernacular form, such as barn shape, is part of the vernacular design, which often embodies ethnic traditions and local customs that reflect changing farming practices and advances in building technology.

### **Vernacular “Farmhouse” Architecture**

The following section is intended to provide a brief understanding of the Vernacular “farmhouse” that appears to be the architectural type that is best associated with the ca. 1880 house extant within the Project Area.

Vernacular farmhouses were prevalent across rural America throughout the nineteenth century. The original form is simple and functional in appearance, which are the characteristics of this type of vernacular style. These houses were often originally rectangular in plan, and typically evolved into L- or T-shaped plans with the addition of porches, kitchens, and other wings. They are generally one or two stories in height with a side-gabled roof. Windows are commonly vertical in orientation and feature divided panes in a one-over-one or two-over-two configuration. In some cases, unembellished friezes, window surrounds, and corner boards are present and contribute to the modest character of these rural houses. Other features such as covered porches, if present, often contain the only ornamentation present. Chimneys are typically located within the center of the house or along the side-gabled end.

The ca. 1880 house and the ca. 1945 barn were evaluated under the theme of Vernacular architecture.

## **RESULTS OF RECORD SEARCH**

The following section details the results of a review of documents associated with the Project Area and surrounding area available at the NWIC, local repositories, and those available through online sources.

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<sup>26</sup> Thomas Carter and Bernard L. Herman, ed. *Perspectives in Vernacular Architecture, IV* (Columbia, MO: University of Missouri Press, 1991), 1.





## NWIC

EDS Principal Archaeologist Sally Evans, M.A., PRA conducted a record search at the NWIC on March 15, 2019 (NWIC File #18-1754). According to information on file at the NWIC, there have been two cultural resource studies, and one built-environment study previously conducted within the Project Area, and there is one archaeological resource (P-28-000951) and one built-environment resource (P-28-001449) previously documented on DPR 523 forms within the Project Area. Additionally, there have been ten built-environment resources recorded on a DPR 523 forms within ¼ mile of the Project Area.

The building environment resource previously documented within the Project Area includes:

- **P-28-01449:** A ca. 1890 house (subject property ca. 1880 house) and associated barns located within the Project Area at 2820 St. Helena Highway North<sup>27</sup> were documented as part of the Caltrans Historic Architecture Survey Report for the proposed improvements to Highway 29 in Napa County from York Creek in the City of St. Helena to Bale Lane in 2000. However, the documentation did not provide a completed context from which to evaluate and determine significance as required under CEQA.

The other nine built-environment resources previously documented on DPR 523 forms within ¼ mile of the Project Area include:

- **P-28-000956:** The historic Lodi Lane Rock Wall located along the eastern side of Highway 29 from York Lane to Lodi Lane.<sup>28</sup>
- **P-28-000966:** An historic railroad trestle.<sup>29</sup>
- **P-28-001450:** A ca. 1880, two-story stone building located at 2825 St. Helena Highway North, immediately west of Highway 29 and the Project Area.<sup>30</sup>
- **P-28-001451:** The William Cole Vineyards; Harrison Residence; J. C. Weinberger Winery. A ca. 1876, 2-½ story masonry winery and cellar building located at 2849 St. Helena Highway North.<sup>31</sup>
- **P-28-001452:** A ca. 1876, two-story Italianate residence located at 2867 St. Helena Highway North.<sup>32</sup>

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<sup>27</sup> Andrew Hope, *Primary record for P-28-001449*. Record on file at the Northwest Information Center, Rohnert Park, California, 2000.

<sup>28</sup> Janet Pape and Thompson, *Primary Site Record for P-28-00956 (CA-NAP-836H)*. Unpublished site record on file at the Northwest Information Center. Rohnert Park, California, 1992.; Tom Origer and R. Douglass, *Primary Record for P-28-000956 (CA-NAP-836H)*. Unpublished site record on file at the Northwest Information Center. Rohnert Park, California, 2005.

<sup>29</sup> Adam Sriso and Bright Eastman, *Primary Record for P-28-000966*. Unpublished site record on file at the Northwest Information Center. Rohnert Park, California, 1998.; Tom Origer and Associates, *Supplemental Primary Record for P-28-000966*. Unpublished site record on file at the Northwest Information Center. Rohnert park, California, 2009.

<sup>30</sup> Andrew Hope, *Primary record for P-28-001450*. Record on file at the Northwest Information Center, Rohnert Park, California, 2000.

<sup>31</sup> Stacey De Shazo, National Register of Historic Place Nomination Form. Unpublished record on file at the Northwest Information Center, Rohnert Park, California, 2014.

<sup>32</sup> Andrew Hope, *Primary record for P-28-001452*. Record on file at the Northwest Information Center, Rohnert Park, California, 2000.



- **P-28-001454:** A ca. 1893, Victorian residence located at 1210 Rockland Road.<sup>33</sup>
- **P-28-001547:** An historic railroad alignment, which is adjacent and west of the project area.<sup>34</sup>
- **P-28-001560:** An historic rock wall.<sup>35</sup>
- **P-28-001561:** A historic olive orchard, located at 2600 Spring Mountain Road.<sup>36</sup>

## Local Research

Local research was conducted by EDS at the Napa County Assessor's and Clerk-Recorder Office, and the St. Helena Wine Library to provide context for which to assess the property. The research revealed details regarding land ownership, the development Project Area, and occupancy history of the ca. 1880 house.

## 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)
- [www.library.gov](http://www.library.gov) (California State Library)
- [www.ncptt.nps.gov](http://www.ncptt.nps.gov) (National Center for Preservation Technology and Training)

Online research conducted by EDS provided additional context for which to assess the property including the history and development of the City of St. Helena, Viticulture in Napa Valley, and the area surrounding the Project Area.

## PROPERTY HISTORY

The following section documents the property history and ownership history related to the ca. 1880 house, ca. 1945 detached garage, ca. 1960 pool, and associated landscape located at 2820 St. Helena Highway N, St. Helena.

### Parcel History and Ownership History

The earliest property owner appears to have been John Christian Weinberger, Sr., or J. C. Weinberger, Sr. (J.C. Sr.), who is shown as owner of the land that includes the Project Area on the 1876 Lyman and

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<sup>33</sup> Andrew Hope, *Primary record for P-28-001454*. Record on file at the Northwest Information Center, Rohnert Park, California, 2000.

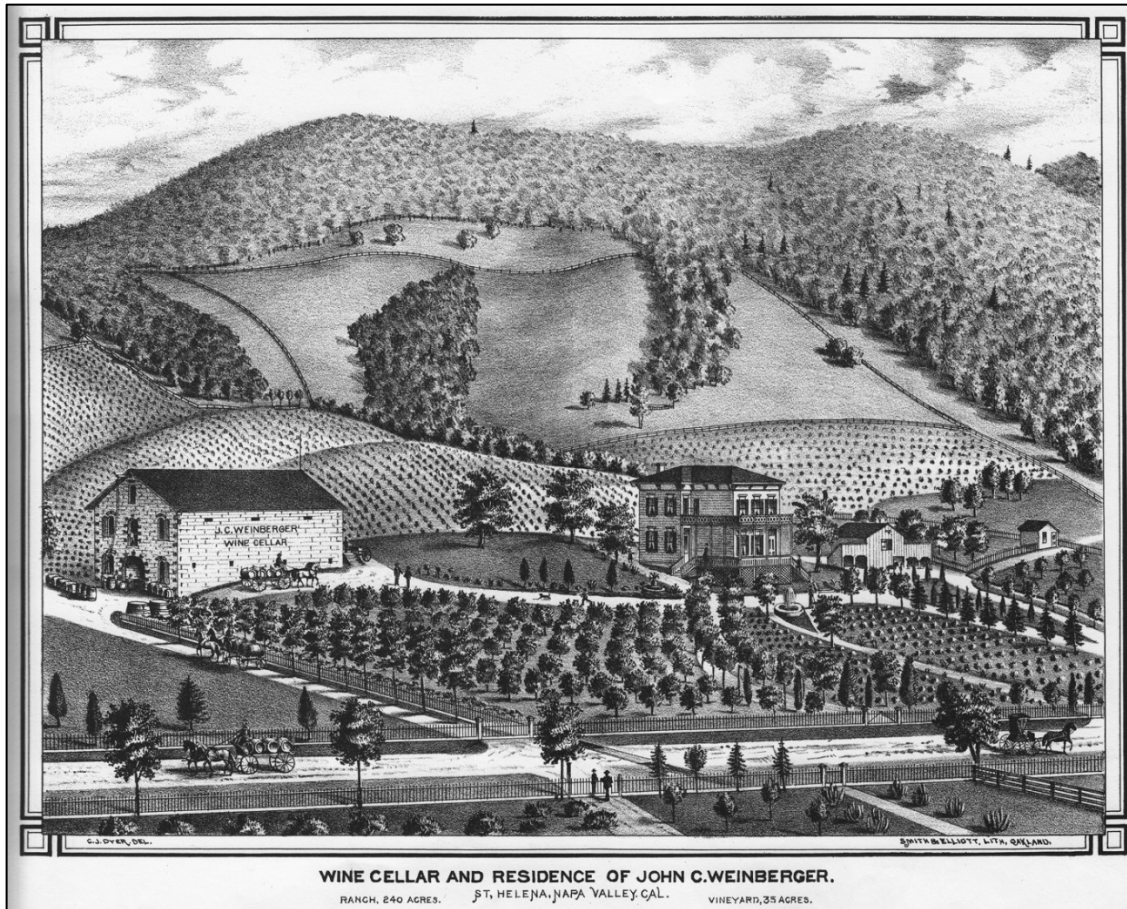
<sup>34</sup> Vida Germano, *Primary Site Record for the Napa Valley Railroad*. Unpublished site record on file at the Northwest Information Center, Rohnert Park, California, 2002.

<sup>35</sup> Sally Evans, *Primary Site Record for P-28-001560*. Unpublished site record on file at the Northwest Information Center, Rohnert Park, California, 2008.

<sup>36</sup> Sally Evans, *Primary Site Record for P-28-001561*. Unpublished site record on file at the Northwest Information Center, Rohnert Park, California, 2008.



Throckmorton map of Napa County.<sup>37</sup> The map shows that J.C. Sr. owned the land where the subject property is currently located; however, during the time this map was completed Rosenbaum and Caster<sup>38</sup> owned the property across St. Helena Highway to the south and west. That same year, J.C. Sr., purchased the Rosenbaum and Caster property and constructed the J.C. Weinberger Wine Cellar (1876), as well as other buildings, including a house (Figure 2).



**Figure 2: 1878 sketch of the J. C. Weinberger Wine Cellar and residence, located across St. Helena Highway North from the Project Area. The southwest portion of the Project Area is visible at bottom right of sketch.**

The following information regarding J.C. Sr. and history wife Hannah Elizabeth Rabbe Weinberger, who was a significant figure in Napa Valley, is quoted from the National Register nomination for the J. C. Weinberger Winery, located at 2849 St. Helena Highway:

*"[J.C. Sr.] was born in Weissenburg, Bavaria on July 13, 1830, and at the age of eighteen he immigrated to the United States. He first practiced the confectionary trade in New York, which he learned in Bavaria. In 1853 he left New York for Cincinnati, Ohio, and then moved on a few months later to Indianapolis, Indiana. Weinberger resided in Indiana until 1870, during which time he left the confectionary trade to start a fruit and nursery business. In 1860 he married Anna Von Dakkum, who*

<sup>37</sup> George G. Lyman and S. R. Throckmorton, Jr., "Map of the County of Napa California" [map], 1876.

<sup>38</sup> Although researched, no additional information was found on Rosenbaum or Caster.



*died in 1866. [J.C. Sr.] visited California in 1869 and ‘was so pleased with the country’ that he decided to move there the following year. Upon moving to California, Weinberger purchased 240 acres of land just north of St. Helena in Napa County and began his wine business called J.C. Weinberger Winery. [J.C. Sr.] went to Ohio in 1871 to marry Hannah Elizabeth Rabbe, who was born October 7, 1840 in New Albany, Indiana, and together they returned to the Napa Valley.*

*In 1876, [J.C. Sr.] completed construction of his two- and one-half story stone masonry winery building. Sources from the late nineteenth century claim that this 1876 construction made Mr. Weinberger ‘the first to erect a stone wine cellar in the valley.’ Also, by this time he had planted 35-acres of vineyard, and was purchasing grapes from other growers to support his wine business. In 1876 he made 50,000 gallons of wine. Two years later, he expanded the winery by constructing a large addition on the west side of the original building. In addition to his wine- making business, Weinberger was likely the first person to produce grape syrup commercially. He began making grape syrup in 1876, and by 1877 was producing two thousand gallons annually. [J.C. Sr.] was also a prominent member of his local community, being a Royal Arch Mason in the local Masonic Order, director of the Bank of St. Helena and an active member of the St. Helena Viticulture Society, having attended its first meeting on January 22, 1876.*

*[J.C. Sr.] was murdered by William J. Gau on March 21, 1882. Gau was a former winery employee who had fallen in love with his daughter, but his affections were not returned and were opposed by the family. Gau refused to leave the daughter alone, publishing a false report of their engagement in a San Francisco newspaper, and he was eventually fired. However, despite his termination, Gau ‘hung around... talking ugly and making threats.’ Ultimately, Gau lured Weinberger to the Lodi train station with a telegram claiming that a friend wished to meet him there, and when Weinberger went to the station, Gau shot him twice in the face and then committed suicide in full view of everyone on the train and platform.*

*When [J.C. Sr.] was murdered in 1882 his wife, Hannah R. Weinberger, took over operation of the winery and vineyards, and also took [J.C. Sr.’s] place as a director of the Bank of St. Helena. When Hannah took over the winery and became one of the first female wine-makers in California to own and operate a winery. Like her husband, she was a pioneer in the Napa Valley wine industry and the J.C. Weinberger Winery experienced a great deal of success under her management. Wine production increased to 100,000 gallons in 1889, and brandy production reached 5,000 gallons. It was also under her management that the winery won a silver medal at the Paris Exposition, increasing the notoriety of her winery and Napa Valley wine in general. She operated the winery successfully until 1920 when Prohibition forced her to shut it down. She remained living in St. Helena and passed away on May 5, 1931, at the age of ninety. She is buried at the St. Helena public cemetery.*

*[J.C. Sr.] is a significant person in local history, as he was a locally important business person and winemaker who contributed greatly to the success of the Napa Valley wine industry. His wife Hannah Elizabeth Rabbe Weinberger is a significant person in history of California, was one of the first female wine-makers in the state to own and operate a commercial winery, during a time in history when*





*women could not vote and were discouraged from owning property or operating businesses. Hannah Weinberger was considered a pioneer in her community as early as 1924.”<sup>39</sup>*

J.C. Sr. and his wife Hannah E. Weinberger had four children: daughter Emilie Dora (b. 1875; d. 1877), daughter Johanna “Hannah” M. Weinberger (b. 1877; d. 1936), daughter Maria Therese (b. ca. 1878; d. 1884), and son John Christian Weinberger (J.C. Jr.) (b. 1881; d. 1960). J.C. Sr. also had another daughter, Wilhemina “Minnie” (b. 1861; d. 1917), from his first marriage to Anna Von Dokkun (b. 1838; d. 1866).

A review of the 1881 King and Morgan map<sup>40</sup> of Napa County confirms that J.C. Sr. owned approximately 18-acres of land that included the J.C. Sr., and Hannah Weinberger house (no longer extant) and J.C. Weinberger Wine Cellar (currently listed on the NRHP) on the west side of what was then known as County Road or St. Helena-Calistoga Road (now St. Helena Highway N.), as well as the subject property on the east side of St. Helena Highway N. that consisted of approximately 20 acres of land, bordered to the south by Laurent, to the east by F. Behnke, and to the north by E. M. York. After J.C. Sr. was murdered on March 21, 1882, his wife Hannah E. Weinberger took over operations of the winery shortly afterward. Hannah hired her uncle Colin T. McEchran, also referred to as C. T. McEchran, as the winemaker. During this time, Hannah owned both sections of the property, as shown on the 1895 Buckman map of Napa County (Figure 3).<sup>41</sup> It is unclear for whom the ca. 1880 house on the subject property was constructed for, but it appears that it may have been constructed for either C. T. McEchran, who was Hannah E. Weinberger’s uncle, or possibly for Fredericka “Ricke” Weinberger, who was the sister of J.C. Sr., and is shown as living nearby the Weinberger Family in the 1900 U.S. Census.

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<sup>39</sup> Stacey De Shazo, Grace Burrigge, and Sally Evans, “J. C. Weinberger Winery” [National Register Nomination], Napa County Landmarks, 10 March 2014.

<sup>40</sup> T. W. Morgan & M. G. King, “Map of the Central Portions of Napa Valley and the Town of St. Helena: Compiled By M.G. King and T.W. Morgan from The Official Surveys and Records of Napa County” [map], 1881.

<sup>41</sup> O. H. Buckman, “Official map of the County of Napa, California: compiled from the official records and latest surveys,” [map] (San Francisco: Punnett Bros, 1895).



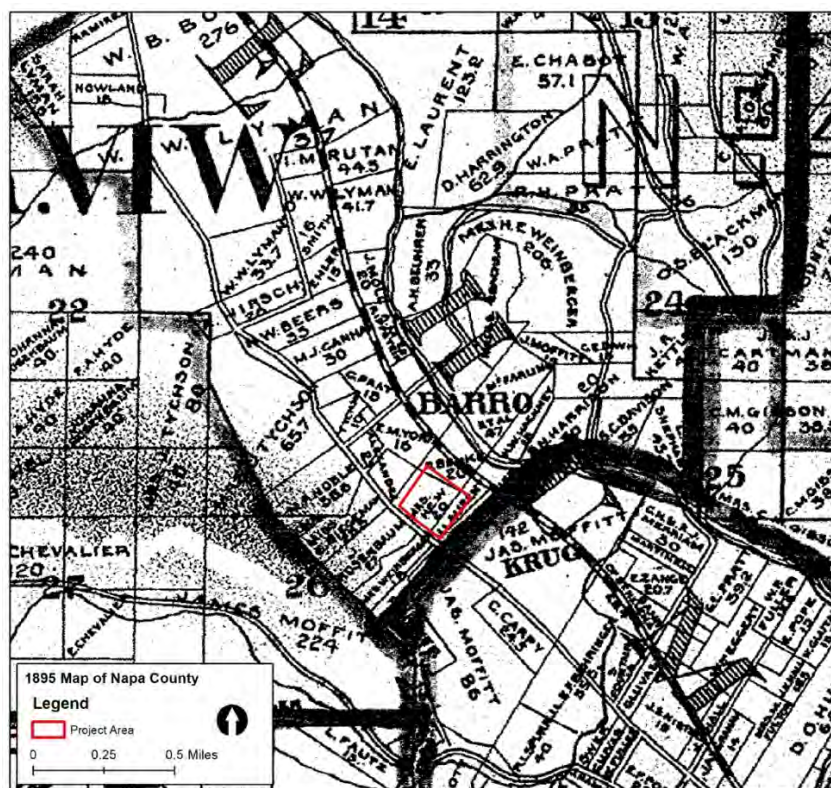


Figure 3: 1895 Buckman map of Napa County, showing the Project Area outlined in red.

In 1909, McEchran died, and J.C. Jr. took over as the winemaker, and helped run the business with his mother Hannah until Prohibition in 1920. The 1915 Buckman map of Napa County<sup>42</sup> continues to show “Weinberger” as the owner of the land spanning both sides of St. Helena Highway. Hannah E. Weinberger died May 5, 1931, and it appears that J. C. Jr. subsequently took possession of the property spanning St. Helena Highway. While the 1930 U.S. Census shows J. C. Jr. living with his mother and sister on the St. Helena-Calistoga Highway, by 1935, J. C. Jr. is shown as living on the Geyser Highway, which appears to be Highway 128 north of Calistoga. It appears likely that about 1930, J. C. Jr. sold the 21.12-acre subject property to Henry Stanley Gebhart (also known as H. Stanley Gebhart, and more commonly referred to as Stanley Gebhart), as Stanley and his spouse Julia Cecelia (also known as J. Cecelia, or Cecelia) Gebhart were shown as living on Calistoga Highway in the 1930 U.S. Census.<sup>43</sup>

Henry Stanley Gebhart was born on September 29, 1889 in Grapeland, San Bernardino County, California. Stanley was a veteran of World War I, and married Cecelia ca. 1920.<sup>44</sup> Cecelia was born in 1889 in California to Irish immigrants. Through the 1930s and 1940s, Stanley was shown as working as a farmer, but the exact type of farming he performed could not be determined.<sup>45</sup> By 1935, Stanley was the chairman of the

<sup>42</sup> O. H. Buckman, “Official map of the County of Napa, California: compiled from the official records and latest surveys,” [map] (San Francisco: W. B. Walkup & Co., 1915).

<sup>43</sup> Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

<sup>44</sup> “H. S. Gebhart” [obituary], *Napa Valley Register*, 22 July 1968.

<sup>45</sup> Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.; Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.



Lodi Farm Center, where J.C. Jr. was an active member.<sup>46</sup> It appears that Gebhart sold the 21.12-acre subject property back to J.C. Jr. in 1945.<sup>47</sup> Stanley died in 1968, and Cecilia died in 1977.

In 1945, it appears that Ellen Ballentine took on partial ownership of the property along with J.C. Jr., as evidenced by a deed transfer dated June 30, 1945. According to these available Napa County Recorder records, the property was owned by both J.C. Jr. and Ellen Ballentine until the two individuals sold the 21.12-acre property to William Van Ballentine and John J. Ballentine (spouse of Ellen Ballentine) (Figure 4), which was confirmed in the *St. Helena Star* on August 10, 1945.<sup>48</sup>



**Figure 4: ca. 1920 photograph of John J. Ballentine (source: Napa Valley Wine Library, “Interview of William Van Ballentine by Irene Haynes, March 17, 1975,” in *History of Napa Valley: Interviews and Reminiscences of Long-Time Residents, Volume II, 1977*).**

In 1965, the property ownership was transferred from 21 (more commonly known as Van) and his spouse Betty P. Ballentine. The property is currently owned by a trust associated with William Van Ballentine and Betty P. Ballentine, as well as partial ownership by Frank J. Ballentine.

Both Van and Betty came from winemaking families in the Napa Valley. In 1906, Betty’s grandfather Libero Pocai, an immigrant from Lucca, Italy, purchased 60 acres of land in the Napa Valley. Pocai had left San Francisco after the 1906 Earthquake, and in 1912, founded a winery called L. Pocai & Sons Winery and Vineyards. Van’s father John Ballentine moved to the Napa Valley in 1922 and purchased 160 acres and a winery in the hills of what is now known as the community of Deer Park. This site was the original home of John Sutter Wine Company (later founded as Sutter Home Winery by the Trinchero Family at their

<sup>46</sup> “Lodi Center in Important Meet Last Eve,” *Napa Valley Register*, January 9, 1935.

<sup>47</sup> “Transcripts Recorded,” *St. Helena Star*, 17 August 1945.

<sup>48</sup> “Transcripts Recorded,” *St. Helena Star*, 10 August 1945.



current location in the southern part of St. Helena), and is currently operated by Bremer Family Winery. John Ballentine had named the area after his family farm in Ireland, which was named “Deer Park.” As soon as Prohibition ended, John Ballentine produced his first wine in 1933, bottled under John J. Ballentine in Sanitarium, California, where the Deer Park area is today.

Betty was born Betty Pocai on September 25, 1926, graduated from Calistoga High School, and studied accounting at Armstrong College before returning to the Napa Valley to work at Charles Krug.<sup>49</sup> Van was born on March 15, 1927, and worked at his father’s farm in Sanitarium through at least the mid-1940s.<sup>50</sup> By the late 1950s, Van was working as the vineyard manager for the old Christian Brothers Winery and their affiliated properties, which he continued through the 1960s. Betty and Van married on April 26, 1953,<sup>51</sup> and together, the Ballentine’s sold grapes to wineries around Napa Valley, including Caymus and Robert Mondavi, before producing wine under their own label “Ballentine Vineyards” in 1992.<sup>52</sup> In 1995, they constructed a winery production building on the subject property east of the ca. 1880 house.<sup>53</sup>

## HISTORIC ARCHITECTURAL SURVEY

On April 3, 2019, EDS Principal Architectural Historian, Stacey De Shazo, M.A. completed a survey of the ca. 1880 house, ca. 1945 detached garage, ca. 1960 pool, and associated landscape located at 2820 St. Helena Highway N., St. Helena, Napa County, California. The survey and assessment were completed in accordance with CEQA regulations and guidelines to document the built environment resources at least 45 years in age and assess the current condition. The following section documents the results of the architectural survey.

### ca. 1880 House

The ca. 1880 two-story house consists of a simple side-gable, and rectangular plan, which is consistent with Vernacular farmhouse types in the U.S. during the time the house was constructed. The house consists of a steep pitch side-gable roof that is clad in asphalt shingles, a raised stone foundation, partial-width front porch, and a modified exterior chimney at the side gable. There are what appear to be two additions that have been added to the house over time. There is an addition (ca. 1930) along the east elevation, which is hidden behind a second addition (ca. 1955), of which both are visible along the east elevation. The house is clad in stucco over original wood siding. The stucco along all elevations is showing signs of deferred maintenance that include cracks and rust stains from water draining down the exterior walls. There appears to be a full-width basement at the original building form and the additions, which is now accessed from the east elevation of the ca. 1955 addition.

### North Elevation (Primary Elevation)

The north elevation consists an asymmetrical design that includes the original rectangular form of the house, and the ca. 1955 addition along the north and east elevations (Figure 5). The first story of the original portion

<sup>49</sup> “Ballentine Vineyards,” Kazzit: Where the Wine Grows. <https://kazzit.com/winery/ballentine-vineyards.html>. Accessed 10 April 2019.

<sup>50</sup> Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>51</sup> Ancestry.com. *California, Marriage Index, 1949-1959* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

<sup>52</sup> “Wine Briefs,” *St. Helena Star*, 3 May 2012.

<sup>53</sup> “Old Vine Wines,” *Entrepreneur*, 12 July 2010.





of the house consists of a modified half-width front porch that was likely an open full-width porch that was partially enclosed during the renovations in ca. 1955, based on the presence of a full-width porch overhang (Figure 6). The original form of the house consists of replacement double-hung vinyl windows, and the additions consist of a combination of replacement vinyl windows double-hung windows and aluminum sliding windows (Figure 7). The windows along the original portion of the house consist of simple wood casings. The wood sills do not appear to be original to the house and may have been altered during the ca. 1955 addition; however, it is unclear if some of the window openings along the original section of the house have been unaltered. There is also a single basement, sliding aluminum window along this elevation that is set within the raised foundation section of the ca. 1955 addition. The current partial-width porch consists of a low, wood porch railing with simple handrails and balusters and two decorative wood columns that appear to have been added during construction of the ca. 1955 addition (Figure 8). There are also poured, red colored, concrete floors and steps along the porch that appear to have been part of the ca. 1955 alterations; however, the ca. 1955 porch appears to have utilized the original porch stone foundation along the exterior (Figure 9). The presence of the original stone foundation is also visible along the steps of the porch stairs (Figure 10). The front door consists of a decorative replacement door that appears to have been added during the ca. 1955 addition.



**Figure 5. Photo showing north elevation, facing south.**



**Figure 6. Photo showing north elevation, facing south.**



**Figure 7. Photo showing north elevation addition, facing south.**





Figure 8. Photo of front porch showing the original stone along the red-colored concrete steps, facing east.



Figure 9. Photo of the foundation of the ca. 1880 house.



### West Elevation

The west elevation consists of a stucco clad exterior walls and two replacement vinyl windows along the second story of the house (Figure 10). There is an exterior chimney that is a composite of masonry that includes stone and brick and is clad in sections with stucco. The upper portion of the chimney that is positioned through the narrow roof eaves shows the brick masonry. There is also a single, metal gable vent set within the gable. There is staining and rust present along this elevation that is likely due to water drainage issues (Figure 11).



Figure 10. Photo showing the west elevation, facing south/southeast.





Figure 11. Photo showing the west elevation, facing east.

### South Elevation

The south elevation consists of a combination of replacement vinyl windows, double-hung windows, a large single pane picture window, and aluminum sliding windows (Figure 12). There is also one original multi-light wood window, although covered with plywood (Figures 13, 14 and 15) that is present along the raised partial ground floor basement. The windows along the original portion of the house consist of simple wood casings and wood sills that do not appear to be original to the house and may have been altered during construction of the ca. 1955 addition; however, at least some of the window openings along this elevation have been altered, as shown by the presence of the picture window. The raised stone foundation and the ca. 1955 addition are also visible along this section. There are also pipes present along this elevation and staining and rust present on the stucco walls that is likely due to water drainage issues. There are also solar panels that are present and positioned along on the south-facing roof section of the house.



**Figure 12.** Photo showing the south elevation, facing north/northeast.



**Figure 13.** Photo showing the south elevation, facing north/northeast.



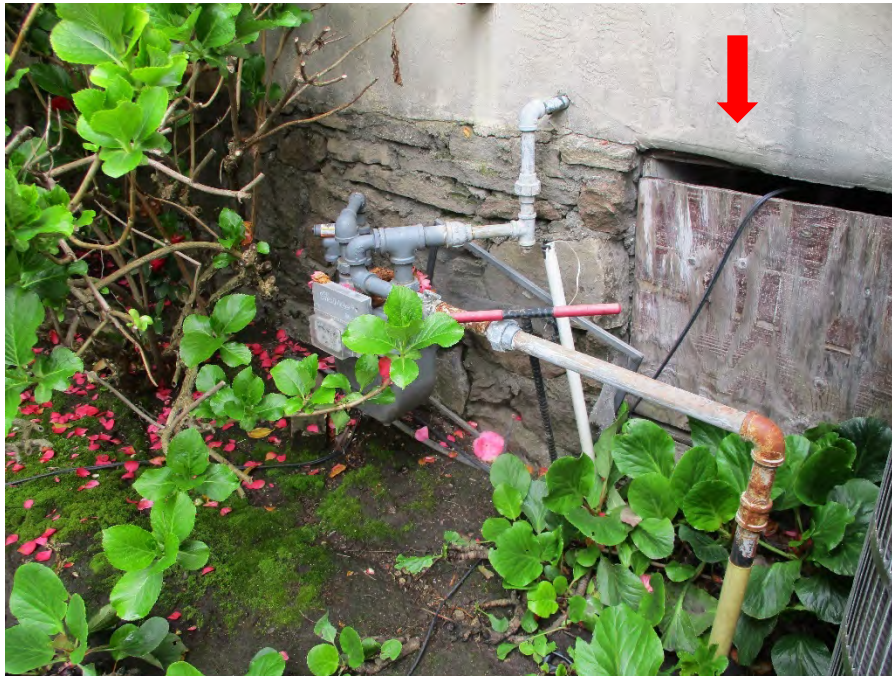


Figure 14. Photo showing the stone foundation, as well the boarded up basement window.



Figure 15. Photo showing the original multi-light basement window along the south elevation.

### East Elevation

The east elevation consists of two additions, of which the ca. 1930 “side gable” addition is visible along the roof line of the ca. 1955 simple hipped addition (Figure 16). The east elevation consists of a walk-out basement that is partially below grade, which is accessible via concrete steps. There is a simple metal handrail placed along the east elevation wall and what appears to be a solid wood door. The upper level





portion of the east elevation consists of a wrought-iron staircase with concrete steps that lead to a small landing supported by two metal posts, and another door (Figure 17). The door is a simple wood door with a diamond cut-out and a cut-out mailbox opening. There is also a metal screen door with decorative details and a metal awning that is original to the addition. There are also two metal sliding windows along the upper level that flank the door, along with a small square shaped door to the north; however, its purpose is not known. There is also a larger metal picture window along this elevation. None of the windows have wood casings. The raised foundation is also clad in stucco and is slightly recessed from the vertical plane of the addition. The original second-story gable of the ca. 1880 house is also visible along this elevation and includes a metal gable vent, and one double-hung vinyl window set within similar wood casing that is present along the north elevation of the original portion of the house.



Figure 16. Photo showing the east elevation, ca. 1930 addition (left arrow), and the ca. 1955 addition (right arrow).



Figure 17. Photo showing the east elevation, facing west.

#### ca. 1945 Detached Garage

The ca. 1945 garage appears to have previously been a barn or workshed that was converted to a two-car garage (Figure 18). The building is a front gable, wood-frame structure that is clad in metal lath<sup>54</sup> and stucco over the original wood siding. The north elevation consists of roll-up, metal garage doors that were likely added in the 1980s. There is an open shed addition along the east elevation that is constructed of wood and is clad in corrugated metal sheet roofing. There is also a large window opening along the east elevation that is covered with a wire screen (Figure 19). The west elevation consists of a single-entry wood door and a window that matches the placement, size, and material of the east elevation window, which is a large window opening along the east elevation that is covered with a wire screen. There is also a flat-roof carport to the west of the garage that was likely added during the ca. 1955 alterations to the house. The south elevation consists of a patio with a wood porch awning with a low-pitched gable roof (Figure 20).

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<sup>54</sup> The metal lath was observed through a small exposed section of the north elevation.



Figure 18. Photo showing the north elevation, facing south.



Figure 19. Photo showing the east elevation of the ca. 1945 garage, facing north/northwest.





Figure 20. Photo showing the south façade, facing north.

#### ca. 1960 Pool

The ca. 1960 concrete inground pool is rectangular in shape and consists of two alcoves, one with steps and a metal hand rail, and the other is a ledge for sitting (Figure 21). There is a diving board situated along the eastern side of the pool and a roll-up, vinyl pool cover placed along the western side of the pool. There are decorative turquoise and blue ceramic tiles that line the edge of the pool and vents for drainage. The pool is surrounded by concrete that is divided in sections and metal gate.



Figure 21. Photo showing the pool, facing south/southeast.





### Associated Landscape

The landscape consists of 15-acres of vineyards, as well as various trees near the ca. 1880 house that include a palm tree and several conifer trees, as well as various other plantings<sup>55</sup>. There is also an asphalt drive-way just north of the house that allows access to the house, as well as the Ballentine Vineyard commercial buildings and tasting room (Figure 22). There is a new wood fence along the western and southern portion of the house that allows for privacy from the highway and the adjacent vineyards to the south.



Figure 22. Photo showing the Ballentine vineyard and commercial buildings, facing east.

### EVALUATION FOR HISTORICAL SIGNIFICANCE

The Property that includes a ca. 1880 house, ca. 1945 detached garage, ca. 1960 pool, and associated landscape<sup>56</sup> were evaluated to determine eligibility for listing on the CRHR. The following section provides an overview of historic significance of the property and built-environment resources. The ca. 1880 house was evaluated for its association with J.C. and Hannah Weinberger with of period of significance of ca. 1880, and was also evaluated for its association with the theme of grape growers and wine making in Napa Valley from 1869 (beginning of the ownership by the Weinberger's) to ca. 1920 (Prohibition) and for its association with the Ballentine's from 1945 (beginning of the ownership by William Van Ballentine and Betty Ballentine) to 1992 (change in commercial use from grape growers to adding wine making as well).

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<sup>55</sup> These trees appear to have been planted within or adjacent to the former right-of-way of the Napa Valley interurban electric railroad (P-28-001547)

<sup>56</sup> Previously recorded as P-28-001449.



## 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 National Register-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 National Register. 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 National Register, 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>57</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. 1880, ca. 1945 detached garage, and ca. 1960 pool, as well as the associated landscape for listing on the CRHR.

### CRHR Evaluation

1. **(Event): 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.**

It appears that grape vines were planted on the property as early as ca. 1869 within a time in Napa

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<sup>57</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)*.



Valley when grape growing, and wine production were booming. During this time the property was originally associated with a larger 220-acre parcel owned by J.C. Sr., and Hannah Weinberger, and the current 21.12-acre parcel has been associated with grape growing in Napa Valley for at least 135 years, excluding the 13 years during Prohibition. Although the Weinberger's were well known in the Napa Valley for their association with grape growing and winemaking, as well as early grape syrup production, their association with this 21.12-acre parcel has been weakened as the overall integrity of the property has diminished, as explained in the integrity section below. None of the resources within the subject property retain sufficient integrity to convey association with the Weinberger's for eligibility under CRHR Criterion 1 related to patterns of development grape growing and wine making in Napa Valley.

During the period from ca. 1945 to 1992, the property was owned and operated by the Ballentine's who grew grapes to sell to local wineries around Napa Valley, including Caymus and Robert Mondavi, before producing wine under their own label "Ballentine Vineyards" in 1992. However, grape growing production within the subject parcel ca, 1945 to 1992 was not part of a new or change in trend, nor were they the first or most important to produce and grow grapes in the Napa Valley.

*Therefore, the property does not appear eligible for listing in the CRHR under Criterion 1.*

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

The property is associated with two well-known Napa Valley grape growers and winemakers including the Weinberger's and the Ballentine's; however, research did not reveal that although grapes were grown on the property historically, the subject property was developed as part of the adjacent property that includes the J.C. Weinberger Wine Cellar (1876) and associated buildings, as well as the J.C. Sr. and Hannah Weinberger house (no longer extant). In addition, although the Weinberger's do appear to have made significant, identifiable contributions to local, regional, state, or national history, including that Hannah was the first female winemakers in the state of California, the Weinberger's do not appear to have been directly associated with the ca. 1880 house, detached ca. 1945 garage, or ca. 1960 pool, and associated landscape.

Although the Ballentine's are well known in the Napa Valley beginning in the early twentieth century with John J. Ballentine, who began the family tradition of grape growing in the area. The subject property is association with William Van Ballentine, who began producing grapes on the property in ca. 1945. However, it does not appear that Van made any identifiable, significant contributions to grape growing trends, nor was he the first or most important to grow or harvest grapes in the Napa Valley.

*Therefore, the property 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. 1880 house appears to be constructed in the Vernacular "farmhouse" architecture form, as the original, though modified, rectangular shape of the house and the stone foundation that are



still present. Vernacular “farmhouse” architecture, which was prevalent across rural America throughout the nineteenth century, consists of a simple form that is functional in appearance and often includes a rectangular plan, front porche, simple vertical windows with divided panes in a one-over-one or two-over-two configuration, unembellished frieze, window surrounds, and corner boards are typically present and contribute to the modest character of these rural Vernacular farmhouses. However, the original simple form of the ca. 1880 has been altered significantly with additions that diminish its original form, which is a character-defining features typical of this form, the original wood cladding has been covered over in stucco, and all the original multi-light wood windows (except for one multi-light basement window) are no longer present and the original window openings have been altered as well. Due to these changes the ca. 1880 house, no longer conveys its original association with Vernacular “farmhouse” architecture, as the house consists of only the minimal form of the house and the stone foundation, which do not wholly evoke the simple, rural nature for which this style is characterized. As such, the ca. 1880 house is a fair to poor example of Vernacular “farmhouse” architecture.

The ca. 1945 detached garage, which was originally designed in the Vernacular architectural form as either a workshop or barn associated with grape growing, no longer retains the aspects of its original form and function, and is considered a fair example of Vernacular architecture and is not a represent example of this style, and therefore, would not be considered eligible for listing on the CRHR.

*Therefore, the ca. 1880 house, ca. 1945 detached garage, ca. 1960 pool, and associated landscape do 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. 1880 house does not have the ability to convey information that is unique or unknown in regard to an architectural style, and as such, it does not appear eligible for listing in the CRHR under Criterion 4. In addition, the property was evaluated for archaeology and the associated report<sup>58</sup> provides details related to information potential associated with archaeological resources.*

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<sup>58</sup> Sally Evans, M.A. RPA, and Gilbert Browning, M.A., RPA, *Cultural Resource Study of the Ballentine Vineyard located at 2820 St. Helena Highway N, St. Helena, Napa County, California*. Evans & De Shazo, Inc., 2019





## Integrity

Although the ca. 1880 house, ca. 1945 garage, nor the ca. 1960 pool do not qualify under any of the CRHR criteria, the following section provides specific integrity-related details regarding the building. For this section only the integrity of the ca. 1880 house was assessed.

- **Location.** The ca. 1880 house has not moved from the location where it was constructed. *Therefore, the ca. 1880 house retains integrity of location.*
- **Design.** The ca. 1880 house has undergone major alterations; however, the original form of the farmhouse remains relatively intact. Unfortunately, replacement materials such as windows, and stucco siding, as well as the ca. 1955 addition, including a partial porch enclosure have changed the original Vernacular architecture associated with farmhouse design in rural environments. *Therefore, the ca. 1880 house does not retain integrity of design.*
- **Setting.** While the ca. 1880 house remains in an agricultural setting adjacent to several acres of vineyards, the construction of several contemporary buildings within the property to the north and east of the ca. 1880 house has diminished the historic setting of the building. Overall, these contemporary buildings detract from the historic setting of the ca. 1880 house. *Therefore, the ca. 1880 house does not retain integrity of setting.*
- **Materials.** While the ca. 1880 house retains its stone foundation, the exterior of the building has been clad in stucco—likely over the original wood siding. Additionally, none of the original wood windows remain, as all have been replaced with contemporary metal or vinyl windows. As such, the ca. 1880 house does not retain sufficient materials from its date of construction, nor have sufficient materials been replaced in-kind for the building to retain integrity of materials. *Therefore, the ca. 1880 house does not retain integrity of materials.*
- **Workmanship.** Workmanship relates to evidence of a skill or craft from a particular period or region. While the ca. 1880 house retains its stone foundation, nearly all other exterior materials have been replaced over time. As such, the ca. 1880 house no longer retains materials or features that would convey a particular skill or craft to the period of construction. *Therefore, the ca. 1880 house does not retain integrity of workmanship.*
- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period. The ca. 1880 house retains its general form and massing from its date of construction, despite some alterations and additions. However, given the substantial amount of replacement materials and contemporary stucco exterior cladding, the ca. 1880 house no longer retains the feeling of a Vernacular farmhouse constructed in ca. 1880. *Therefore, the ca. 1880 house does not retain integrity of feeling.*
- **Association.** While the ca. 1880 house was not found to be associated with any significant events, it nevertheless remains associated as an example of a Vernacular farmhouse in the Napa Valley constructed in ca. 1880, as its appearance continues to evoke its single-family residential use. *Therefore, the ca. 1880 house retains integrity of association.*

The ca. 1880 house only retains two of seven aspects of integrity: location and association. However, as



stated in the evaluation section, the building was not found to be significant under any CRHR eligibility criteria.

## CONCLUSIONS

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)). In compliance with CEQA regulations and guidelines, EDS Principal Architectural Historian Stacey De Shazo, M.A. and Senior Architectural Historian, Brian Matuk, M.S. conducted research and a survey to evaluate the built environment within the Project Area, including the ca. 1880 house, ca. 1945 detached garage and ca. 1960 pool, as well as the associated landscape to determine if the resource qualifies for listing on the CRHR, and if the proposed Project will impact Historical Resources.

The ca. 1880 house was previously evaluated by Caltrans under limited context and documented as P-28-001449.<sup>59</sup> The current HRE completed by EDS, re-evaluated the ca. 1880 house and property using current standards and provided the necessary context for which to evaluate the ca. 1880 and property to make a determination of significance. In addition, EDS also evaluated the associated buildings and features within the property that are over 45 years in age including the ca. 1945 detached garage and ca. 1960 pool, as well as the associated landscape.

The HRE determined that ca. 1880 house, ca. 1945 detached garage and ca. 1960 pool, as well as the associated landscape (P-28-001449) are not eligible for listing in the CRHR, and are therefore not considered Historical Resources for the purpose of CEQA. Therefore, no Project-specific recommendations are warranted, as it appears that the proposed Project will no impact built-environment Historical Resources.

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<sup>59</sup> Andrew Hope, Primary record for P-28-001449. Record on file at the Northwest Information Center, Rohnert Park, California, 2000b



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## Appendix A: DPR Forms

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

Primary # P-28-001449  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 18

\*Resource Name or #: Ballentine Vineyards

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

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Napa County and

\*b. USGS 7.5' Quad St. Helena, Calif. Date 1993 T 8N; R 6W;  of  of Sec ; MD B.M.

c. Address 2820 St. Helena Highway N City Saint Helena Zip 94574

d. UTM: Zone 10S, 544401 mE/ 4263566 mN

e. Other Locational Data:

The property is located at the east side of St. Helena Highway North, approximately 0.16 miles north of Deer Park Road, within Assessor Parcel Number 022-200-003.

\*P3a. **Description:** The ca. 1880 two-story house consists of a simple side-gable, and rectangular plan, which is consistent with Vernacular farmhouse types in the U.S. during the time the house was constructed. The house consists of a steep pitch side-gable roof that is clad in asphalt shingles, a raised stone foundation, partial-width front porch, and a modified exterior chimney at the side gable. There are what appear to be two additions that have been added to the house over time. There is an addition (ca. 1930) along the east elevation, which is hidden behind a second addition (ca. 1955), of which both are visible along the east elevation. The house is clad in stucco over original wood siding. The stucco along all elevations is showing signs of deferred maintenance that include cracks and rust stains from water draining down the exterior walls. (See Continuation Sheet, Page 2)

\*P3b. **Resource Attributes:**

HP2 – Single Family Property \_\_\_\_\_  
 HP6 – 1-3 story commercial building. \_\_\_\_\_  
 HP33 – Farm/Ranch \_\_\_\_\_

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

P5b. Description of Photo: North elevation, facing south, 04/03/2019

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
ca.1880; physical observations

\*P7. Owner and Address:

William Van & Betty P Ballentine Trust  
2820 St. Helena Highway N, Saint Helena, California 95474

\*P8. Recorded by:

Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway South, Sebastopol, CA 95472

\*P9. Date Recorded: 04/03/2019

\*P10. Survey Type: Intensive

P5a. Photograph or Drawing



\*P11. **Report Citation:**

Stacey De Shazo, M.A. and Brian Matuk, M.S. (2019): Historic Resource Evaluation of the Property Located at 2820 St. Helena Highway N, 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: Ballentine Vineyards

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### **(Continued from Primary, Page 1)**

There appears to be a full-width basement at the original building form and the additions, which is now accessed from the east elevation of the ca. 1955 addition.

### **North Elevation (Primary Elevation)**

The north elevation consists an asymmetrical design that includes the original rectangular form of the house, and the ca. 1955 addition along the north and east elevations. The first story of the original portion of the house consists of a modified half-width front porch that was likely an open full-width porch that was partially enclosed during the renovations in ca. 1955, based on the presence of a full-width porch overhang. The original form of the house consists of replacement double-hung vinyl windows, and the additions consist of a combination of replacement vinyl windows double-hung windows and aluminum sliding windows. The windows along the original portion of the house consist of simple wood casings. The wood sills do not appear to be original to the house and may have been altered during the ca. 1955 addition; however, it is unclear if some of the window openings along the original section of the house have been unaltered. There is also a single basement, sliding aluminum window along this elevation that is set within the raised foundation section of the ca. 1955 addition. The current partial-width porch consists of a low, wood porch railing with simple handrails and balusters and two decorative wood columns that appear to have been added during construction of the ca. 1955 addition. There are also poured, red colored, concrete floors and steps along the porch that appear to have been part of the ca. 1955 alterations; however, the ca. 1955 porch appears to have utilized the original porch stone foundation along the exterior. The presence of the original stone foundation is also visible along the steps of the porch stairs. The front door consists of a decorative replacement door that appears to have been added during the ca. 1955 addition.



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing north elevation, facing south.



Photo showing north elevation, facing south

## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing north elevation addition, facing south



Photo of front porch showing the original stone along the red-colored concrete steps, facing east.



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo of the foundation of the ca. 1880 house.

### West Elevation

The west elevation consists of a stucco clad exterior walls and two replacement vinyl windows along the second story of the house. There is an exterior chimney that is a composite of masonry that includes stone and brick and is clad in sections with stucco. The upper portion of the chimney that is positioned through the narrow roof eaves shows the brick masonry. There is also a single, metal gable vent set within the gable. There is staining and rust present along this elevation that is likely due to water drainage issues.

## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing the west elevation, facing south/southeast.



Photo showing the west elevation, facing east.

South Elevation



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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The south elevation consists of a combination of replacement vinyl windows, double-hung windows, a large single pane picture window, and aluminum sliding windows. There is also one original multi-light wood window, although covered with plywood that is present along the raised partial ground floor basement. The windows along the original portion of the house consist of simple wood casings and wood sills that do not appear to be original to the house and may have been altered during construction of the ca. 1955 addition; however, at least some of the window openings along this elevation have been altered, as shown by the presence of the picture window. The raised stone foundation and the ca. 1955 addition are also visible along this section. There are also pipes present along this elevation and staining and rust present on the stucco walls that is likely due to water drainage issues. There are also solar panels that are present and positioned along on the south-facing roof section of the house.



Photo showing the south elevation, facing north/northeast.

## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing the south elevation, facing north/northeast.



Photo showing the stone foundation, as well the boarded up basement window.



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing the original multi-light basement window along the south elevation.

### East Elevation

The east elevation consists of two additions, of which the ca. 1930 “side gable” addition is visible along the roof line of the ca. 1955 simple hipped addition. The east elevation consists of a walk-out basement that is partially below grade, which is accessible via concrete steps. There is a simple metal handrail placed along the east elevation wall and what appears to be a solid wood door. The upper level portion of the east elevation consists of a wrought-iron staircase with concrete steps that lead to a small landing supported by two metal posts, and another door. The door is a simple wood door with a diamond cut-out and a cut-out mailbox opening. There is also a metal screen door with decorative details and a metal awning that is original to the addition. There are also two metal sliding windows along the upper level that flank the door, along with a small square shaped door to the north; however, its purpose is not known. There is also a larger metal picture window along this elevation. None of the windows have wood casings. The raised foundation is also clad in stucco and is slightly recessed from the vertical plane of the addition. The original second-story gable of the ca. 1880 house is also visible along this elevation and includes a metal gable vent, and one double-hung vinyl window set within similar wood casing that is present along the north elevation of the original portion of the house.

## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing the east elevation, ca. 1930 addition (left arrow), and the ca. 1955 addition (right arrow).



Photo showing the east elevation, facing west.

### ca. 1945 Garage

The ca. 1945 garage appears to have previously been a barn or workshed that was converted to a two-



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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car garage. The building is a front gable, wood-frame structure that is clad in metal lath<sup>1</sup> and stucco over the original wood siding. The north elevation consists of roll-up, metal garage doors that were likely added in the 1980s. There is an open shed addition along the east elevation that is constructed of wood and is clad in corrugated metal sheet roofing. There is also a large window opening along the east elevation that is covered with a wire screen. The west elevation consists of a single-entry wood door and a window that matches the placement, size, and material of the east elevation window, which is a large window opening along the east elevation that is covered with a wire screen. There is also a flat-roof carport to the west of the garage that was likely added during the ca. 1955 alterations to the house. The south elevation consists of a patio with a wood porch awning with a low-pitched gable roof.



Photo showing the north elevation, facing south.

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<sup>1</sup> The metal lath was observed through a small exposed section of the north elevation.

## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing the east elevation of the ca. 1945 garage, facing north/northwest.



Photo showing the south façade, facing north.

### ca. 1960 Pool

The ca. 1960 concrete inground pool is rectangular in shape and consists of two alcoves, one with steps

## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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and a metal hand rail, and the other is a ledge for sitting. There is a diving board situated along the eastern side of the pool and a roll-up, vinyl pool cover placed along the western side of the pool. There are decorative turquoise and blue ceramic tiles that line the edge of the pool and vents for drainage. The pool is surrounded by concrete that is divided in sections and metal gate.



Photo showing the pool, facing south/southeast.

### Associated Landscape

The landscape consists of 15-acres of vineyards, as well as various trees near the ca. 1880 house that include a palm tree and several conifer trees, as well as various other plantings<sup>2</sup>. There is also an asphalt drive-way just north of the house that allows access to the house, as well as the Ballentine Vineyard commercial buildings and tasting room. There is a new wood fence along the western and southern portion of the house that allows for privacy from the highway and the adjacent vineyards to the south.

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<sup>2</sup> These trees appear to have been planted within or adjacent to the former right-of-way of the Napa Valley interurban electric railroad (P-28-001547)



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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Photo showing the Ballentine vineyard and commerical buildings, facing east.

### CRHR EVALUATION

1. **(Event): 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.**

It appears that grape vines were planted on the property as early as ca. 1869 within a time in Napa Valley when grape growing and wine production were booming. During this time the property was originally associated with a larger 220-acre parcel owned by J.C. Sr., and Hannah Weinberger, and the current 21.12-acre parcel has been associated with grape growing in Napa Valley for at least 135 years, excluding the 13 years during Prohibition. Although the Weinberger's were well known in the Napa Valley for their association with grape growing and winemaking, as well as early grape syrup production, their association with this 21.12-acre parcel has been weakened as the overall integrity of the property has diminished, as explained in the integrity section below. None of the resources within the subject property retain sufficient integrity to convey association with the Weinberger's for eligibility under CRHR Criterion 1 related to patterns of development grape growing and wine making in Napa Valley.

During the period from ca. 1945 to 1992, the property was owned and operated by the Ballentine's who grew grapes to sell to local wineries around Napa Valley, including Caymus and Robert Mondavi, before producing wine under their own label "Ballentine Vineyards" in 1992. However, grape growing production within the subject parcel ca, 1945 to 1992 was not part of a new or change in trend, nor were they the first or most important to produce and grow



## CONTINUATION SHEET

Property Name: Ballentine Vineyards

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grapes in the Napa Valley.

*Therefore, the property does not appear eligible for listing in the CRHR under Criterion 1.*

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

The property is associated with two well-known Napa Valley grape growers and winemakers including the Weinberger's and the Ballentine's; however, research did not reveal that although grapes were grown on the property historically, the subject property was developed as part of the adjacent property that includes the J.C. Weinberger Wine Cellar (1876) and associated buildings, as well as the J.C. Sr. and Hannah Weinberger house (no longer extant). In addition, although the Weinberger's do appear to have made significant, identifiable contributions to local, regional, state, or national history, including that Hannah was the first female winemakers in the state of California, the Weinberger's do not appear to have been directly associated with the ca. 1880 house, detached ca. 1945 garage, or ca. 1960 pool, and associated landscape.

Although the Ballentine's are well known in the Napa Valley beginning in the early twentieth century with John J. Ballentine, who began the family tradition of grape growing in the area. The subject property is association with William Van Ballentine, who began producing grapes on the property in ca. 1945. However, it does not appear that Van made any identifiable, significant contributions to grape growing trends, nor was he the first or most important to grow or harvest grapes in the Napa Valley.

*Therefore, the property 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. 1880 house appears to be constructed in the Vernacular "farmhouse" architecture form, as the original, though modified, rectangular shape of the house and the stone foundation that are still present. Vernacular "farmhouse" architecture, which was prevalent across rural America throughout the nineteenth century, consists of a simple form that is functional in appearance and often includes a rectangular plan, front porche, simple vertical windows with divided panes in a one-over-one or two-over-two configuration, unembellished frieze, window surrounds, and corner boards are typically present and contribute to the modest character of these rural Vernacular farmhouses. However, the original simple form of the ca. 1880 has been altered significantly with additions that diminish its original form, which is a character-defining features typical of this form, the original wood cladding has been covered over in stucco, and all the original multi-light wood windows (except for one multi-light basement window) are no longer present and the original window openings have been altered

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as well. Due to these changes the ca. 1880 house, no longer conveys its original association with Vernacular “farmhouse” architecture, as the house consists of only the minimal form of the house and the stone foundation, which do not wholly evoke the simple, rural nature for which this style is characterized. As such, the ca. 1880 house is a fair to poor example of Vernacular “farmhouse” architecture.

The ca. 1945 detached garage, which was originally designed in the Vernacular architectural form as either a workshop or barn associated with grape growing, no longer retains the aspects of its original form and function, and is considered a fair example of Vernacular architecture and is not a represent example of this style, and therefore, would not be considered eligible for listing on the CRHR.

*Therefore, the ca. 1880 house, ca. 1945 detached garage, ca. 1960 pool, and associated landscape do 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. 1880 house does not have the ability to convey information that is unique or unknown in regard to an architectural style, and as such, it does not appear eligible for listing in the CRHR under Criterion 4. In addition, the property was evaluated for archaeology and the associated report<sup>3</sup> provides details related to information potential associated with archaeological resources.*

### INTEGRITY

Although the ca. 1880 house, ca. 1945 garage, nor the ca. 1960 pool do not qualify under any of the CRHR criteria, the following section provides specific integrity-related details regarding the building. For this section only the integrity of the ca. 1880 house was assessed.

- **Location.** The ca. 1880 house has not moved from the location where it was constructed. *Therefore, the ca. 1880 house retains integrity of location.*

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<sup>3</sup> Sally Evans, M.A. RPA, and Gilbert Browning, M.A., RPA, *Cultural Resource Study of the Ballentine Vineyard located at 2820 St. Helena Highway N, St. Helena, Napa County, California.* Evans & De Shazo, Inc., 2019

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- **Design.** The ca. 1880 house has undergone major alterations; however, the original form of the farmhouse remains relatively intact. Unfortunately, replacement materials such as windows, and stucco siding, as well as the ca. 1955 addition, including a partial porch enclosure have changed the original Vernacular architecture associated with farmhouse design in rural environments. *Therefore, the ca. 1880 house does not retain integrity of design.*
- **Setting.** While the ca. 1880 house remains in an agricultural setting adjacent to several acres of vineyards, the construction of several contemporary buildings within the property to the north and east of the ca. 1880 house has diminished the historic setting of the building. Overall, these contemporary buildings detract from the historic setting of the ca. 1880 house. *Therefore, the ca. 1880 house does not retain integrity of setting.*
- **Materials.** While the ca. 1880 house retains its stone foundation, the exterior of the building has been clad in stucco—likely over the original wood siding. Additionally, none of the original wood windows remain, as all have been replaced with contemporary metal or vinyl windows. As such, the ca. 1880 house does not retain sufficient materials from its date of construction, nor have sufficient materials been replaced in-kind for the building to retain integrity of materials. *Therefore, the ca. 1880 house does not retain integrity of materials.*
- **Workmanship.** Workmanship relates to evidence of a skill or craft from a particular period or region. While the ca. 1880 house retains its stone foundation, nearly all other exterior materials have been replaced over time. As such, the ca. 1880 house no longer retains materials or features that would convey a particular skill or craft to the period of construction. *Therefore, the ca. 1880 house does not retain integrity of workmanship.*
- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period. The ca. 1880 house retains its general form and massing from its date of construction, despite some alterations and additions. However, given the substantial amount of replacement materials and contemporary stucco exterior cladding, the ca. 1880 house no longer retains the feeling of a Vernacular farmhouse constructed in ca. 1880. *Therefore, the ca. 1880 house does not retain integrity of feeling.*
- **Association.** While the ca. 1880 house was not found to be associated with any significant events, it nevertheless remains associated as an example of a Vernacular farmhouse in the Napa Valley constructed in ca. 1880, as its appearance continues to evoke its single-family residential use. *Therefore, the ca. 1880 house retains integrity of association.*

The ca. 1880 house only retains two of seven aspects of integrity: location and association. However, as stated in the evaluation section, the building was not found to be significant under any CRHR eligibility criteria.

# LOCATION MAP

