

Juliana Inman
ARCHITECT

7 April 2010

John McDowell
Trish Hornisher
Napa County Conservation Development and Planning Department
1195 Third Street, Room 210
Napa, California 94559

Re: Wallis Family Estate Winery
1670 Diamond Mountain Road
Calistoga, California
APN: 020-450-014

Dear Mr. McDowell and Ms. Hornisher:

Attached please find documents regarding the Wallis Family Estate Winery (also know as the historic Chateau Pacheteau and Carriage House or simply “Pacheteau’s Castle”) in support of our request to protect the property as a Napa County Landmark under Napa County Code Section 15.52 entitled “Landmark Preservation”. It is our intent to protect this unusual example of residential stone architecture and high style wood Carriage House through use of the California Historical Building and listing in the Napa County Historic Resource Inventory.

One of the most unusual features of this site is the combination of a unique crenellated stone false-front house with a “high style” wood frame Carriage House designed by William Corlett. The Carriage House includes an ingenious and specially detailed “hanging second floor” designed to allow unobstructed turning of carriages within the structure. Both structures are in excellent condition, and copies of the original Carriage House plans are still extant.

Providing Landmark status to the Wallis Family Estate Winery (Chateau Pacheteau) will enable the Wallis family to preserve the structures on the site, utilize the “archaic materials” provisions of the California Historical Buildings Code, and will ensure that this property regains its historic place in wine production in Napa County. Landmark designation also adds to the body of historical knowledge and research about early Napa sites and residents, and contributes to the Historic Resource Inventory for the County.

page 2
Wallis
04/7/10

Compliance with the Secretary of the Interior Standards remains a condition for all work on the proposed Landmark site.

Thank you for your continued attention and assistance with this family winery project. We look forward to the April Planning Commission meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read "Juliana Inman", with a long horizontal flourish extending to the right.

Juliana Inman
California Architect, license #C14760

Attachments:

1. Napa County Code Section 15.52 (6 pp.)
2. State of California Department of Parks and Recreation Primary Record Form and Continuation Sheets

**WALLIS FAMILY ESTATE WINERY
CALISTOGA, CALIFORNIA**

**Historical Findings
By Juliana Inman, Architect**

12 March 2008

Description, significance and evaluation:

“Pacheteau’s Castle” also known by the historical name of Chateau Pacheteau is a significant native stone “false front” two story mansion, built in 1906 by Jacques Pacheteau and listed in the Napa County Historic Resource Inventory in 1978. The St. Helena Star notes on March 9, 1906 that “Mr. Pacheteau has commenced the erection of a palatial stone residence. It will be 40 x 78 feet in size. The stone will be dressed perfectly smooth and will be cut into blocks of uniform size, but of various lengths. The house will contain ten bedrooms, kitchen, dining room, reception hall, alcoves, office, two bath rooms, pantry and have all the modern conveniences. It will be two stories in height and when completed will present a massive and imposing appearance. W. A Harrison, of St. Helena, will do the carpenter work and Bennasini & Maggetta, the stone work. Mr. Pacheteau has a force of men at work preparing a large acreage of land for planting grape vines and is making other improvements.”

The Castle, listed in the 1978 Napa County Historic Resources Inventory, is an unaltered and unusual example of stone residential architecture. The crenellated front of the building has a “false front” façade in the style of an urban commercial building. The building is in good to very good condition. However, the Castle has had not been seismically retrofitted and is vulnerable to severe earthquake damage.

Eclipsed by the massive stone residence on the property, the large two story wood frame Carriage House designed, noted local architect William Corlett is topped by a fine louvered cupola on the high pitched hipped roof. The original Pacheteau Winery building no longer stands adjacent to the Carriage House. The Carriage House may have had additional cellar space under the rear portion of the building. There has been additional back-fill added at the rear of the Carriage House obscuring the original stone foundation wall. This building also requires seismic retrofitting.

Both structures retain a very high degree of integrity.

California Environmental Quality Act (CEQA) analysis:

According to California Environmental Quality Act (CEQA) regulation, historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places or the California Historic Landmarks program. Historic resources included in historic

resource inventories prepared according to the California State Office of Historic Preservation (SHPO) guidelines (and included in the State Inventory of Historic Resources) or designated under county or city historic landmark ordinances are presumed eligible if the designation occurred during the previous five years. Designations and surveys over five years old must be updated before their eligibility can be considered.

The California Register regulations define "integrity" as "the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance" (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways: **location, design, setting, materials, workmanship, feeling and association**. A property must retain **most** of these qualities to possess integrity.

The criteria for eligibility for listing in the National Register are virtually the same as for the California Register. To meet the National Register standards, a property must meet these same criteria, be associated with an important historic context, and retain the historic integrity of features that convey significance (National Park Service, 1991).

The site retains integrity. Resources on the property retain integrity of location, design, setting, materials, workmanship, feeling and association.

Secretary of the Interior Standards and California Environmental Quality Act (CEQA) analysis:

According to current CEQA regulation:

Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Secretary of the Interior Review:

Napa County generally references compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects and discretionary permits. Compliance with these guidelines avoids any negative impacts on the existing building.

According to the introduction of these standards:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The introduction further states:

... As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

And the final introductory statement:

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Analysis:

Work described in the project statement conforms to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved, and specific **recommendations by this reviewer in bold face type** for compliance with the standards:

1. **Standard 1** *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

No changes are proposed to the exterior of either significant building.

2. **Standard 2** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

No removal of historic material is proposed.

3. **Standard 3** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No features from other buildings will be added. No conjectural features are proposed.

4. **Standard 4** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Changes are not proposed.

5. **Standard 5** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Distinctive features and finishes will not be removed.

6. **Standard 6** *Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Wooden gutters damaged by woodpeckers will be replaced with metal soffit and gutters matching the design of the existing wood finish.

7. **Standard 7** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No sand blasting or chemical treatments are proposed.

8. *Standard 8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures must be taken.*

Napa County standard archeological mitigation measures should apply to all ground disturbing activities on the site.

9. *Standard 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment.*

New additions are not proposed.

10. *Standard 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

No alterations are proposed.

Conclusions:

The proposed project meets the Secretary of the Interior's Standards.

Report by:

Juliana Inman, Architect

2133 First Street

Napa, CA 94559

707.226.5304 o

707.265.7572 f

juliaia@comcast.net

California Architect, license #C14760, renewal date 09-30-2009

Attachments:

Exhibit A: 1978 Historic Resources Inventory documents

Exhibit B: Historical photographs

Exhibit C: Current photographs

Exhibit D: Historical architectural drawings

Sources:

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
6. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
7. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.

EXHIBIT A
1978 Historic Resource Inventory Documents

Wallis Family Estate Winery

HISTORIC RESOURCES INVENTORY

(State use only)
 UTM _____ U _____ VNR _____ SRL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM (CALISTOGA) 10/536750/4268290

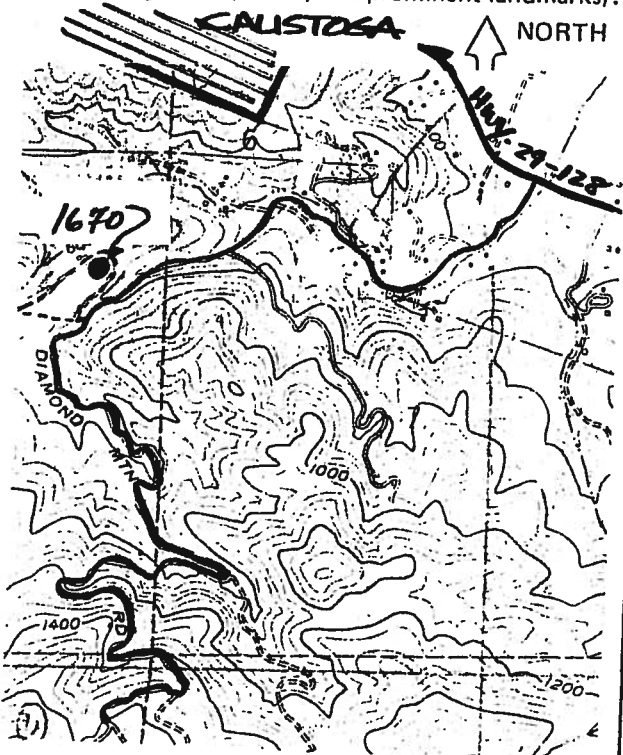
IDENTIFICATION

- Common name: Pacheteau's Castle
 - Historic name, if known: Chateau Pacheteau
 - Street or rural address: 1670 Diamond Mountain Road
 City: Calistoga, CA ZIP: 94515 County: NAPA
 - Present owner, if known: Edward Wallis Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
 - Present Use: residence Original Use: residence and winery
- Other past uses: _____

DESCRIPTION & SIGNIFICANCE

Pacheteau's Castle, a unique and highly original residence of native stone with a stone falsefront appears out of place in the cleared meadow where it stands. Originally a loop of Diamond Mountain Road swung past the front door and vineyards surrounded the mountain residence. Known as Chateau Pacheteau, it was built for Jacques Pacheteau, owner of Pacheteau's Original Hot Springs, which still operates in Calistoga on the grounds of Brannan's resort of the 1860s. The design of the structure follows the lines of church architecture. Rock faced native stone is used with an unusual division into courses by smooth stone. Note the smooth cut stone for the trim surrounding the segment and semi-circular arched windows with the center keystones. The gable roof is concealed in front by a stepped and crenellated stone parapet with stone finials. Crenellations also mark the roofline of the stone portico. Interior panelling is redwood. A two story frame barn with a central cupola stands on a stone foundation near the house. Apparently the winery adjacent to the barn was never large and no longer exists.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:
 Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage 30
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): #57JM20A 6-78

NOTE: The following items (14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other

15. Is the structure: a. On its original site? b. Moved? c. Unknown?

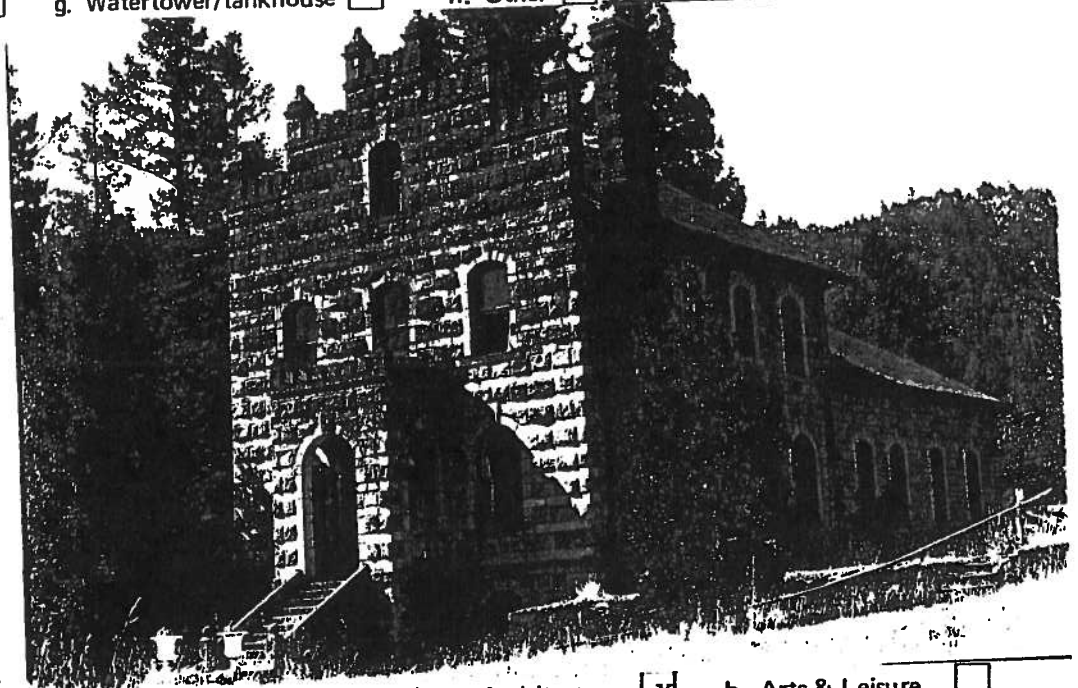
16. Year of initial construction 1906 This date is: a. Factual b. Estimated

17. Architect (if known): _____

18. Builder (if known): W.A. Harrison of St. Helena (carpentry); Bennasini & Maggetta (masons)

19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other of winery _____ i. None
stone root cellar, stone foundation

PHOTOGRAPH



21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Interview, Edward Wallis, June 1978
Archuleta, Kay. The Brannan Sage (1977) p. 51
St. Helena Star, 3-9-1906 (3:3)

23. Date form prepared: 7-25-78 By (name): Napa County Historic Resources Survey
Address: P.O. BOX 702 City: NAPA, CALIF. 94558 ZIP: _____
Phone: (707) 255-1836 Organization: NAPA LANDMARKS INC.

(State Use Only)

CITY OF CALISTOGA: OVERVIEW

FROM
(1978 SURVEY)

As the first settlers swept into the narrowing head of the Napa Valley at the base of Mt. St. Helena, in the mid-1840s, they came with the encouragement of Dr. Edward T. Bale and George Yount. Bale, holder of the Carne Humana Rancho, which included Calistoga and St. Helena, sought settlers for his lands and by 1846 commissioned the building of a sawmill and a gristmill, necessities for the early settlements. Bale Mill, the gristmill, still stands on the old Geyser Highway (now the St. Helena-Calistoga Highway, Hwy. 29).

John T. York, arriving in 1845, would build the first cabin within Calistoga, near the present junction of Foothill Blvd. and Lincoln Avenue. With the arrival of the emigrant wagon trains of 1846-48, the Cyrus, Tucker, Nash, Harbin, Kellogg, Owsley and Kilburn families would join the first up-valley settlers. Once only a trail with settler's cabins stretched along it, the up-valley route would eventually become the Geyser Highway, then Main Street and finally , Foothill Blvd.

Henry Fowler, who had claimed land south of Calistoga near Diamond Mountain Road in 1844, later acquired, with William Hargrave, lands comprising much of the future Calistoga town site.

The early ranches, dependent upon cattle, had given way, by the early 1860s, to grain and dairying. Charles Ayer, starting his dairy in Calistoga at the urging of entrepreneur, Sam Brannan, built his Italianate House (c.1873)

CITY OF CALISTOGA: OVERVIEW (continued)

at Lincoln and Myrtle, then as now a prominent location. In the surrounding mountains, extensive logging of the redwoods and pines was underway. In the 1860s, lumber, firewood and poles were in demand. By the 1890s settlers would be able to see from the ridge of Diamond Mountain into the Napa Valley with the forest cover gone. William Nash, one of the earliest horticulturalists in the County, and F.E. Kellogg, builder of the Bale Mill, are credited with establishing the first of the widespread fruit and walnut orchards in the region. The agricultural economy was diversified and the countryside sparsely settled.

In 1857, with the purchase of 2,000 acres, including the tract now between the railroad depot and the Silverado Trail, Sam Brannan launched his California Saratoga, for he expected the hot springs on the tract to rival the eastern mineral spa. It is to Brannan that credit for the naming of the town, "Calistoga", is given. The Calistoga Hot Springs resort opened in 1862 bringing in an era of lavish resort life to the agricultural community.

Well into the 20th century, mineral baths and hot springs, located throughout the County, would be of economic as well as therapeutic benefit to the County. Three resort cottages remain scattered within the town since removed from their original locations (at the present site

* of Pacheteau's Hot Springs off Lincoln Avenue.)

The arrival of the railroad up the Napa Valley to Calistoga in 1868 would have a profound effect on the region. Settlement proceeded rapidly with

CITY OF CALISTOGA: OVERVIEW (continued)

farms established along the length of the railroad route through the valley. Farmers now had a convenient means of shipping their agricultural products where previously they had to haul them to a navigable part of the Napa River.

By the 1870s vineyards were competing with the grain fields. There were at least two wineries in Calistoga by 1880. One winery was owned by L. Kortum; a frame building remains at the foot of Kortum Canyon Road. Mining for gold in the late 1850s followed the western gold fever, but little ore, either gold, silver or quicksilver was discovered until the 1860s. Quicksilver mining on the slopes of Mt. St. Helena and the rugged surrounding mountains followed a boom and bust cycle into the 1940s. Calistoga became the jump-off point and supply center for the mines and profited from being the most northern terminus of the railroad.

HOT SPRINGS DISTRICT

Lincoln Avenue, once the route from the Geyser Highway to the Calistoga Hot Springs, became the commercial thoroughfare for the town. Since the early 1900s there have been several devastating fires, taking most of the 19th century commercial buildings with them. As the "downtown" periodically rebuilt or "modernized" its buildings, only a few stone and brick buildings have survived from the 1880s and 1890s.

The brick Italianate I.O.O. F. Hall (1887), of locally fired brick, reveals a fine facade and cast iron columns which were hidden until this year under

CITY OF CALISTOGA: OVERVIEW (continued)

stucco. The Hall and the adjacent stone Stevens Bank (1890) survived the fires. Down the street, the Armstrong Building, also recently renovated, was built of brick after the 1901 fire. The two major commercial brick building facades, until recently concealed by stucco, have a strong impact on the busy streetscape. Fortunately, the facades have not been concealed again by awnings or arcades.

The glazed tile era of the Thirties as seen in the Art Deco and Art Moderne styles is relatively rare in Napa County. The streamlined Surfwood Bar (1932), "hung" between two adjacent buildings, adds color and mid-20th century variety to Lincoln Avenue, which has a turn-of-the-century pioneer streetscape with all businesses "fronting" on the main thoroughfare.

A renaissance of mineral spa activity in the early 1900s encouraged several hot springs resorts to open new facilities. The office of Pacheteau's Hot Springs, in the Mission Revival style, is typical of the period. On Washington Avenue, not far from the 19th century Lathrop Baths, the Roman Olympic Pool was built. Mineral water, a by-product of the geyser and hot spring activity, is a local industry. One mineral water company uses the old Brannan Stables for its bottling works on Grant.

FOOTHILL DISTRICT

Two distinct residential areas have developed within Calistoga. The first district adjacent to the early Geyser Highway ("Main Street", Foothill Blvd.) is wedged between the hills to the south and the Napa River to the north.

CITY OF CALISTOGA: OVERVIEW (continued)

The Foothill District, concentrated along the quiet, tree-lined streets of Cedar and Myrtle between Pine and Berry Streets, and along the steep hillside of Foothill Blvd., is marked by the simple carpenter-builder character of the 19th century Greek Revival, Gothic Revival, Queen Anne and vernacular cottages. The frame buildings, several attributed to local builder, A.D. Rogers, draw heavily on the local redwood. With the early 20th century, several large Craftsman and Bungalow residences appear interspersed among the older homes. Also in the Foothill district are the formal residences of several early Calistoga merchants, built during the prosperity of the 1870s and 1880s: Judge Palmer's Second Empire House (1874); James Francis' stone Second Empire House (1886); the Franks' Queen Anne House (1887).

LAKE DISTRICT

The second residential district reflects the growth of the city from the turn of the century to the present with pre-W.W.II residences found primarily between First Street, Washington St., Lake Street and Grant Street. Lake Street, which once bordered the racetrack built by Sam Brannan for his resort, still proudly bears several of the elm trees planted by Brannan. Several 19th and turn of the century dwellings are widely scattered in the district: a hip-roof cottage incorporated into the old Piner's resort on Washington Street, the Greek Revival Finch House on Lake Street, the Queen Anne Walsh House on Washington Street. Several of the frame residences were built by A.D. Rogers as was the frame Bungalow (1904) serving as the hospital for Dr. Parrish on Second Street.

CITY OF CALISTOGA : OVERVIEW (continued)

The Craftsman influence of the early 1900s is seen throughout the district; many of the residences are attributed to the Coulters, local builders.

Unique to Calistoga is the presence of a large Russian community . The Holy Assumption Convent and Orthodox Church on Washington Street, is a replica of the church established at the Fort Ross Russian fur-trading center in 1812 .

Surrounding the central core of the city is the rural, open countryside . One cannot turn without glimpsing the surrounding mountains. Much of the area within the city limits remains pastoral and undeveloped. The Bingham House and the Turner Ranch, once well-outside the city limits, now fall within them, but their rural setting remains remarkably unaltered as yet.

Many sites of historical and architectural interest undoubtedly remain to be discovered within Calistoga, within its central " core" as well as along the rural perimeter. Kay Archuleta's The Brannan Saga provides many clues as does the Memoirs and Anecdotes of Early Days in Calistoga by I.C. Adams .

EXHIBIT B
Historical Photographs

Wallis Family Estate Winery

THE
MOUNTAIN

BOONVILLE, MOUNTAIN, NEAR CALISTOGA

YOSMILABELLS, PHOTO. S. P.

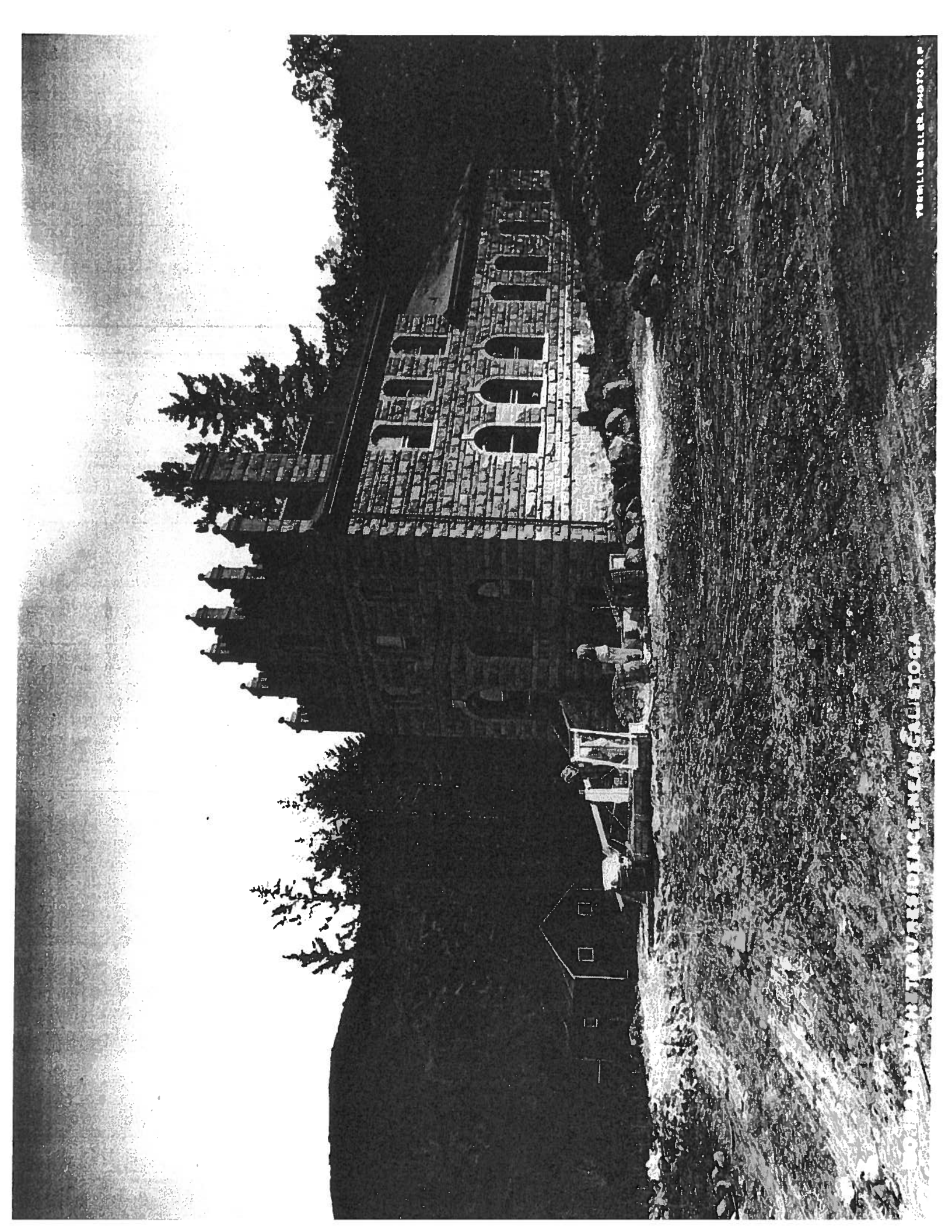
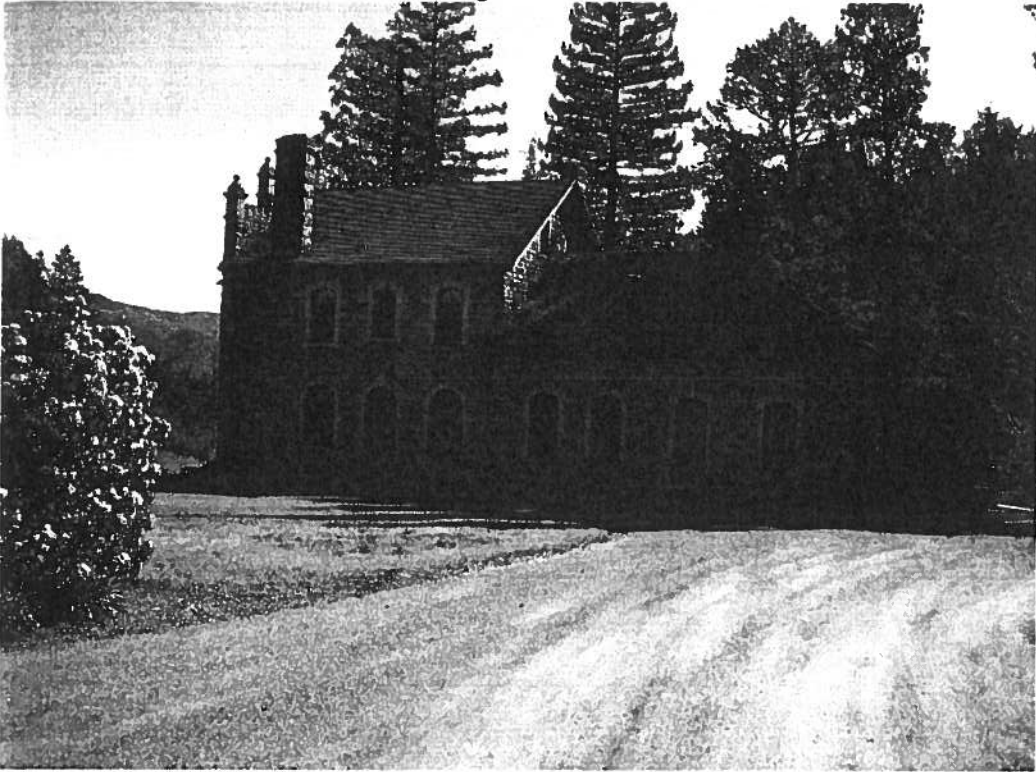


EXHIBIT C
Current Photographs

Wallis Family Estate Winery

Vicinity of future tunnel/barrel storage:



Carriage House front:



Exhibit C
Page 1
Wallis Family Estate Winery
12 March 2008

Front of Pacheteau's Castle, "Chateau Pacheteau" :

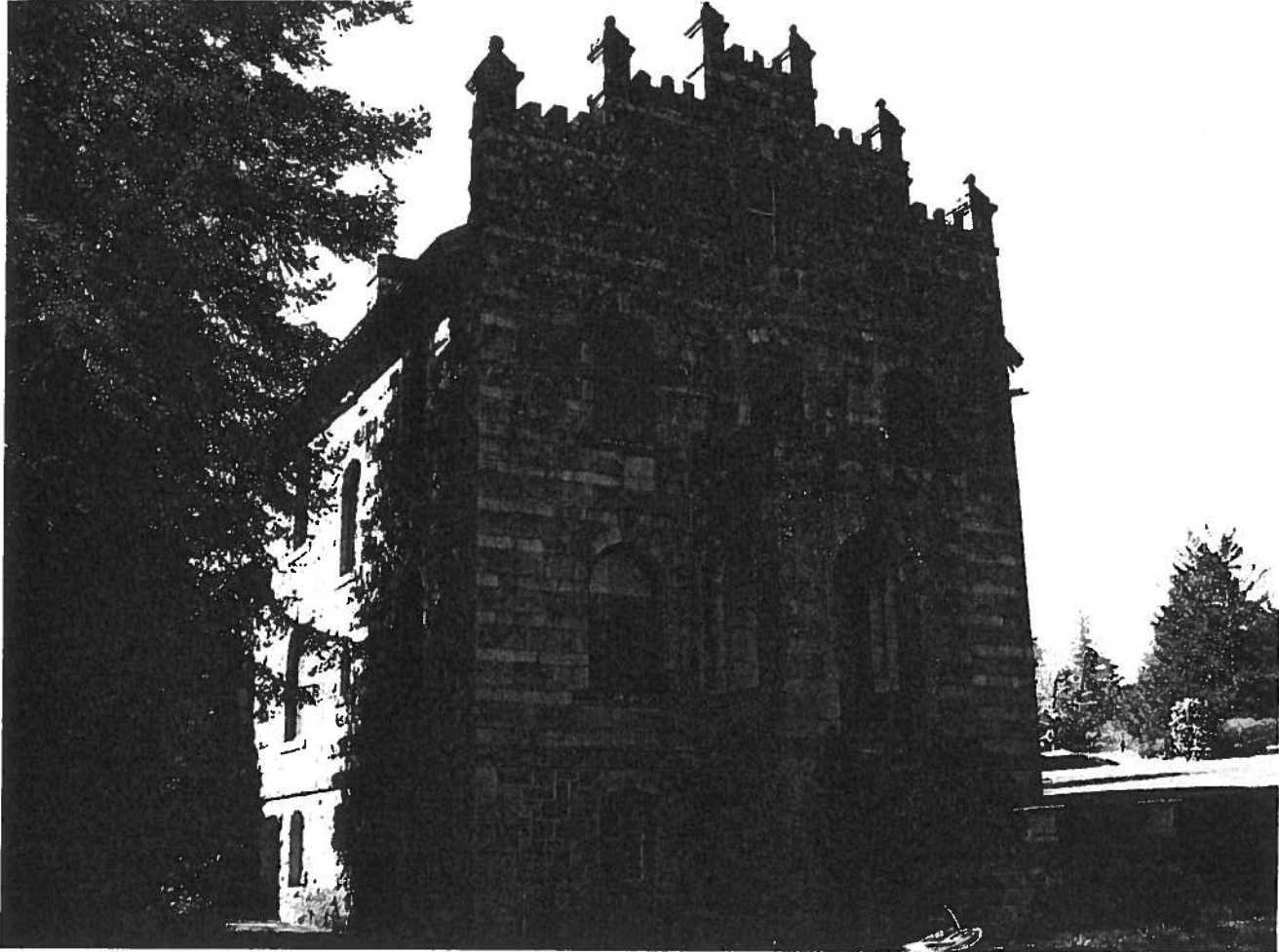
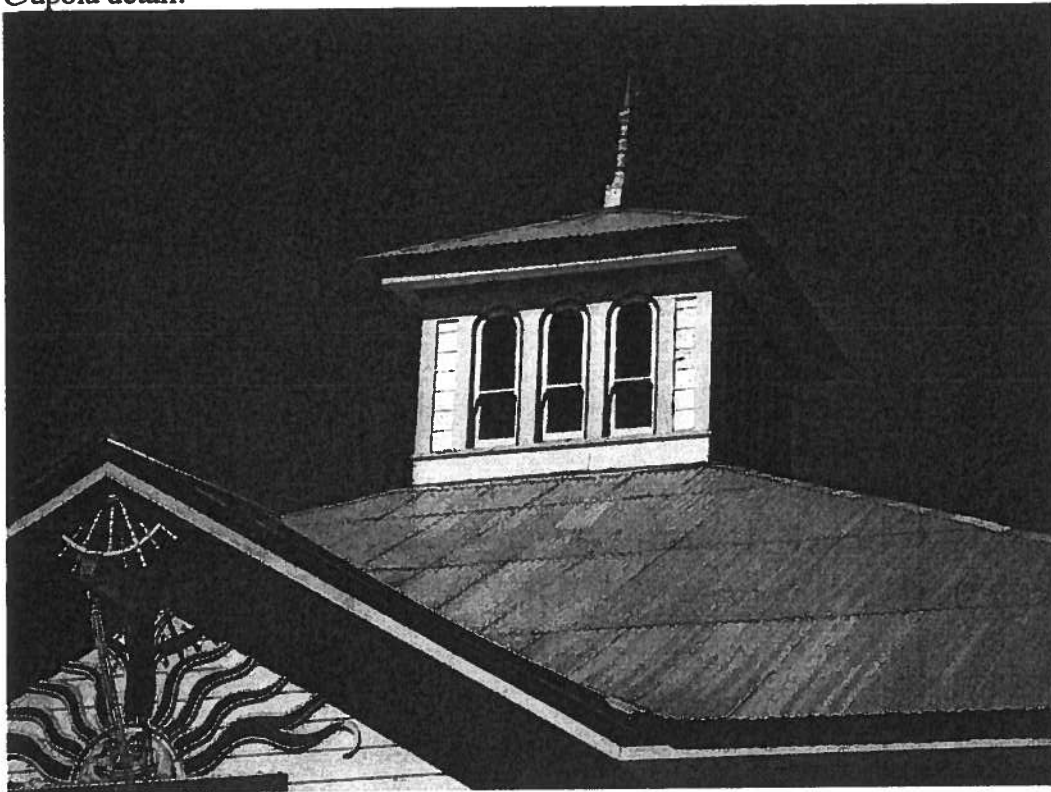


Exhibit C
Page 3
Wallis Family Estate Winery
12 March 2008

Covered parking:



Cupola detail:



Castle and Carriage House:

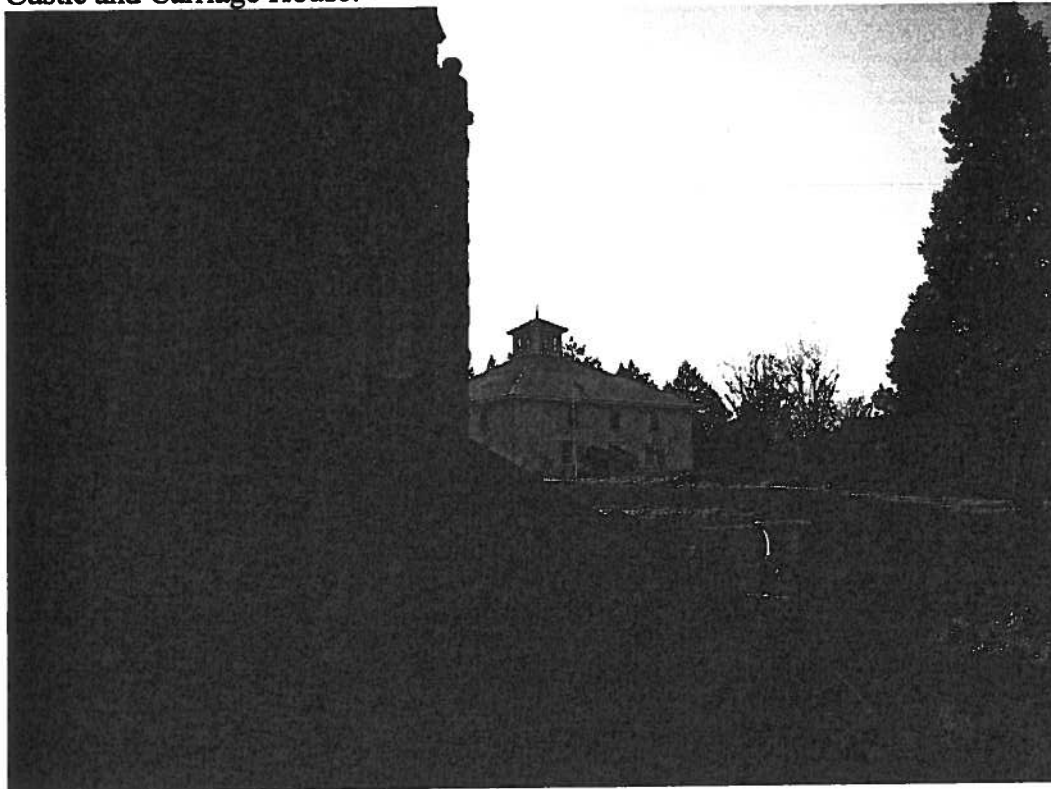


EXHIBIT D
Historical Architectural Drawings
Wallis Family Estate Winery

