

A faded, sepia-toned photograph of a golf course. In the foreground, a grassy area with several people sitting or lying on the ground. In the middle ground, several vintage cars from the early 20th century are parked, with people standing around them. The background is filled with dense trees and foliage. The overall tone is historical and nostalgic.

# APPENDICES

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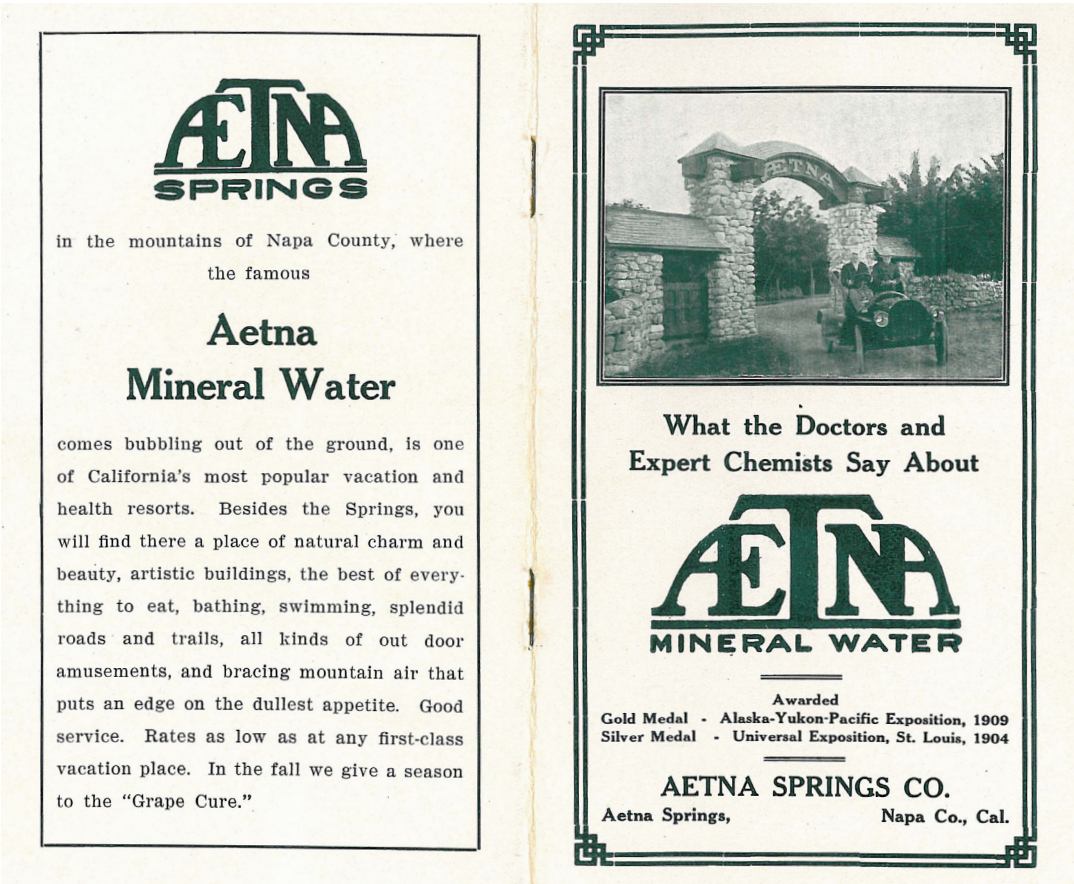




INTRODUCTION

Aetna Springs Resort is located at the northwestern end of the Pope Valley, sixteen miles northeast of St. Helena. The 672-acre property, located in a valley at the eastern base of Mount St. Helena, is centered about Aetna Springs Creek, three thermal springs, and two soda springs. Two of these thermal springs flow to the surface, while the third spring, discovered during excavations for a mineshaft, discharges 125 feet below the surface.<sup>1</sup>

The Native American population in the Napa area had long been attracted to the thermal springs in Aetna Springs Creek and their associated health benefits. In the late 1850s, non-native prospectors in the Pope Valley found large amounts of cinnabar, a mineral that could be processed to create quicksilver; and this prompted several upstart mining companies to stake claims in the vicinity of Aetna Springs Creek. In 1867, the Valley Mining Company filed a claim for 82.62 acres which encompasses the current retreat property. The mine operated for ten years before it was purchased by Chancellor Hartson in 1877. Hartson converted the property to a resort, focused around the curative properties of the thermal and soda springs, and he immediately initiated a building campaign to accommodate his growing number of guests. The property was continuously operated as a successful resort for ninety-five years under three separate owners: Hartson, Len Owens, and George Heibel. The resort was improved and expanded through numerous building campaigns during different periods, including the Victorian (1877 - c1900), Rustic (c1900 - c1923), Farr and Ward (c1923 - 1944), and the Heibel (1945 - 1972) periods. After 1972, it was used by New Education Development Systems as a retreat and education center until 1997. Since that time, limited social and lodging activities continue across the site, and the golf course has continued to operate.



Top - Aetna Mineral Water brochure; Bottom L - Aetna Mineral Water advertising; Bottom R - Aetna baseball team



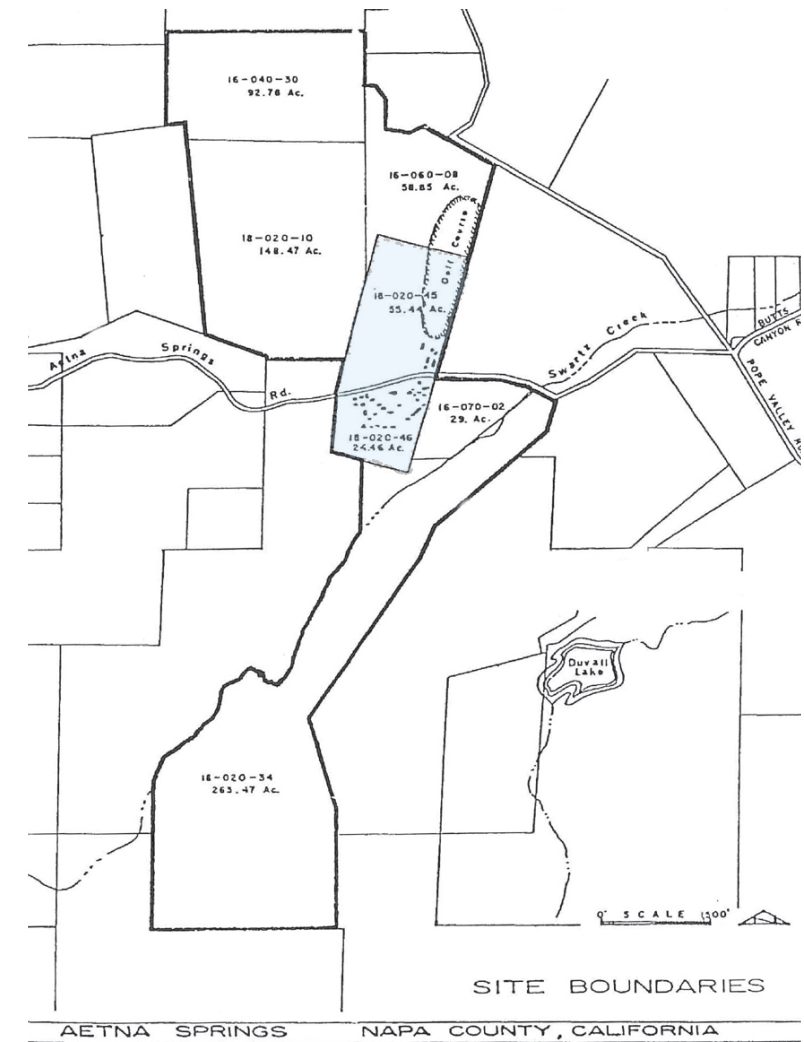
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### MINING PERIOD, 1867 - 1877

Non-native settlers first came to the Pope Valley prospecting for gold and silver in the late 1850s, but quantities of these metals proved to be inadequate. In 1861, John Newman discovered large amounts of cinnabar in the area. Cinnabar was considered a valuable mineral as it could be processed to create liquid mercury, or quicksilver, which could in turn be used to extract gold from crushed lode-bearing rock. Shortly after Newman's discovery, several quicksilver mining companies were established in the hills to the north and west of the present-day Aetna Springs Road, including the Pope Quicksilver Mining Company, the Phoenix Mining Company, and the Washington Mining Company. On May 16, 1867, the Valley Mining Company (VMC) filed a claim for 82.62 acres that encompassed the current Aetna Springs resort and golf course lands. VMC was established with a capital stock of \$30,000 in \$50 shares, and the original trustees included John Newman, Ezra Carpenter, R. T. Montgomery, H.F. Swartz, Joseph L. Duchay, and Jesse Barnett. Newman and Swartz also owned farm properties surrounding the mine claim. VMC sank its initial mine shaft in Aetna Springs Creek; but this proved to be problematic, as the shaft was constantly flooded with hot water from the subterranean spring discovered during the shaft excavations. A second shaft was located to the north of the creek. Soon after the establishment of the mine, it was leased to Colonel J.W. Colt, who designed and built a reduction works with a furnace and condenser to extract quicksilver from the cinnabar ore. Colt's invention proved to be a complete failure, and he abandoned his lease on the property. Operation of VMC reverted back to its original owners, and by 1873 "extensive works" had been erected on the property and the mine was producing fifty flasks of quicksilver per month. The "extensive works" included a steam pump in constant operation that was

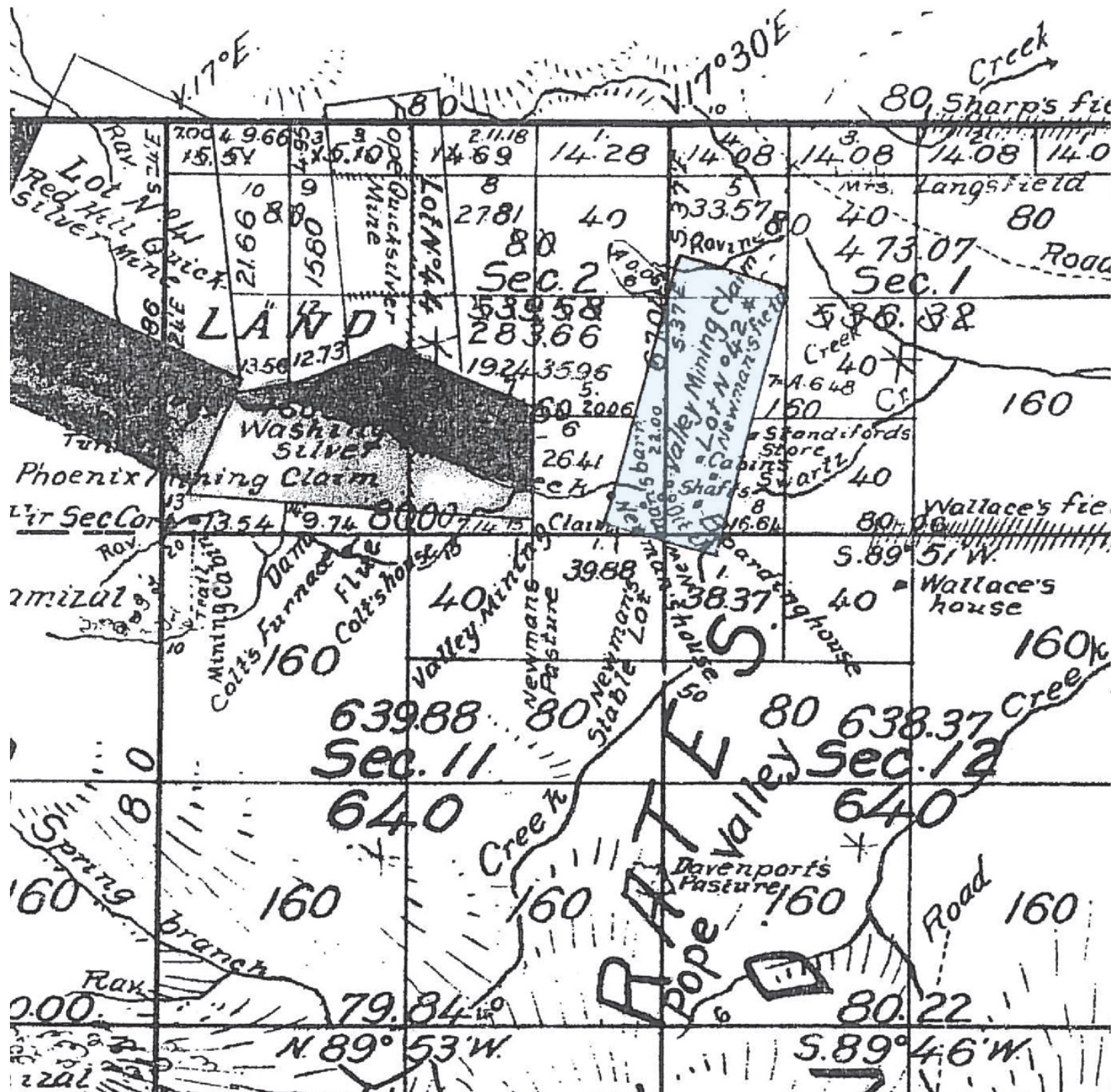
used to drain the flooded mineshaft.<sup>2</sup> By 1877, mercury prices had dropped and difficulties related to the mineshaft flooding proved to be too great, forcing VMC to close operations and sell the property.<sup>3</sup> The surrounding mines continued their operations into the 1880s. In 1897, on-site mining made small resurgence, when a man named Fellows activated the Aetna Extension Mine, on a hill to the northwest of the resort area. The mine was abandoned in 1906 after it was damaged during the San Francisco Earthquake.<sup>4</sup>

Historic maps and tax assessment rolls for Napa County show that the VMC claim was surrounded by farm fields and pastures to the east, south, and immediate west. Widely spaced farmhouses and barns were associated with each of the farms. Quicksilver mines were located further to the west and north. Two mine adits (shaft entries) are shown, one on either side of the Aetna Springs Creek. An 1872 map shows three mining tunnels in the northwest corner of the site, which likely penetrated several hundred feet into the adjacent hillside. A boarding house for the miners was located on the south side of the creek, east of the shafts, and at least two cabins were constructed on the north side of the creek. Newman's farm was located to the southwest of the mine claim, near the original mine camp and current retreat area. A structure labeled "Newman's Barn" was located at the far west side of the VMC claim, just south of the creek. "Newman's House" was located further to the west, on the actual farm property. Just to the east of the VMC claim, north of the present-day Aetna Springs Road was a structure identified as "Standiford's Store." The furnace and flue associated with Colt's reduction works and operation of the mine were located on a separate parcel of land further to the west, south of the Washington Mining Company's claim.



Site boundary map from the 1983 National Register Nomination. Map shows overlay of resort buildings and golf course on the original mining claim





c1869 map, showing the Valley Mining Claim and associated structures; note Colt's furnace and flue to the west

Presumably the original owners built a separate reductions work on the VMC claim after Colt abandoned his lease; however, such structures do not appear on any extant maps. It is also possible that the original owners continued to use the Colt reduction works.

Today, both of the original mine adits remain on either side of Aetna Springs Creek. The northern adit is located beneath the present-day Soda Fountain building. Although some of the original mining buildings would be remodeled in the late 1870s by Chancellor Hartson for use during the early days of the resort, none remain.









Dining Hall, prior to Rustic period remodeling (Detail of California Historical Society Photo GN-01949)



Original livery stables, view looking southwest

increasing number of visitors. In addition to the spring waters, Hartson and Lidell provided their guests with room and board, as well as various opportunities for socialization and recreation. By 1880 there were a dozen buildings on site, including “a dining-room and kitchen, a laundry, an elegant bath house of twelve rooms, with tepid and hot water, reading-room and library, summer house, double and single cottages. There (was) also a livery stable connected with the place.”<sup>13</sup> The southern portion of the current Dining Hall appears to date to the original 1880 construction; however, it was significantly remodeled and expanded in 1905. According to reports of the day, the Bath House measured twenty-five feet by seventy-five feet and was pre-fabricated in Napa and then transported to Aetna Springs. The current Bath House is thought to be the original, dating to 1877; however, it is somewhat smaller than the earlier description, with dimensions of twenty-two by forty feet. The original descriptions may be inaccurate or the size of the building may have been altered in a later remodeling campaign. The reading room and library were likely housed in the original social hall, located on the site of the current Social Hall.<sup>14</sup> Although the name “Summer House” would later be used in reference to the Rustic period Mineral Bath House, this account seems to describe an earlier structure. Among the double cottages was the Hartson, constructed on the south side of the creek in 1880. The livery was located on the north side of the creek, at the west end of the resort.

The resort continued to grow throughout the early 1880s with the construction of a swimming bath (the predecessor to the current swimming pool) in 1880 and a billiards and bowling room in 1881. The location of this game room is unknown, but it may have been added onto the original social hall or located in the saloon to the west of

the social hall. In 1885, the *Napa Register* newspaper reported that there were twenty white cottages and new landscaping with a mile-long stone wall.<sup>15</sup> The buildings are not described in any detail, so it is difficult to compare this number against later site plans. The article would appear to be describing the rustic river rock site walls that currently run along Aetna Springs Road; however, historic photos show Victorian wood post and rail fences in front of the resort as late as 1893. It is possible that these stone walls were built in stages, with the first sections being constructed at the east end of Aetna Springs Road, and the portions of the walls in front of the resort coming at a later date.

The Napa County tax records for 1885 assessed the value of the 82.62 acre resort parcel at \$1640 and the built improvements at \$4330. No further description was given of the improvements themselves; however a detailed listing of Lidell’s business and personal property provides further insight to the types of activities occurring on the site. Lidell claimed a long list of items valued at \$4660, including dishes, furniture, two pianos, a sewing machine, library materials, farm tools, wagons, harnesses, twenty-seven horses, six cows, poultry, and one hundred hogs or dogs. Presumably the farm equipment and animals were all located near the livery at the west side of the site. These same records show that Hartson also owned 497 acres of property to the east and south of the resort.<sup>16</sup>

### Owens Era

Hartson died in 1889 and in December 1891, the resort was sold to Len D. Owens for the price of \$35,000. Owens, a San Francisco entrepreneur who formed the outdoor advertising company Owens, Varney, and



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Green (which became Foster and Kleiser in 1901 and was eventually incorporated in Clear Channel Outdoor), reportedly first came to the springs as a very ill man in the 1890s to take advantage of the curative nature of the waters. The waters agreed with Owens and his health improved, inspiring him to purchase the resort.<sup>17</sup> Owens carried on Hartson's vision of the place as a family resort, focused on the restorative spring waters, but he supplemented that experience with many new social and recreational amenities.

The 1895 Napa County tax assessment records for the property show that Owens had acquired all of the Hartson lands, including the original 82.62 acre mining claim. Owens had also acquired additional property to the south, bringing the total area of the property assessed to the Aetna Mineral Water Company to 762.62 acres. The value of the improvements on the 82.62 acre parcel had increased to \$6500, with property items similar to those listed in 1885.<sup>18</sup>

Lidell continued on as manager for several years under Owens and began another extensive improvement and expansion campaign. In 1893 William Mitchell assumed management from Lidell and continued supervision of the building campaign. The Winship, completed in 1893, was the first new building constructed in the Owens era. Originally located on the site of the present-day Social Hall, the Winship was a two-story building with a one-story veranda, prominently located near the entrance to the grounds. Spacious parlors, reception rooms, and offices were located on the ground floor, and sleeping apartments were located upstairs. An earlier, Hartson era social hall was removed to make way for the construction of the Winship. The National Register nomination for the property speculates that part of the original social hall may have been reused in the later Soda Fountain. Although the Soda Fountain would not be constructed for another fifteen years, the bar room at the south end of the Soda Fountain does appear to predate the northern dining room and porches, indicating it may have been taken from the original social hall. An 1893 article in the *St. Helena Star* newspaper describes a large party



Map showing the Victorian period resort, including the original mining claim, with additional property to the east and south



c. 1893 view of the Dining Hall, Winship, and saloon; note the original wood post fence and entry gate





Talented guests often provided entertainment while visiting Aetna Springs.



Bottling Works for the Aetna Springs Mineral Water.



ANALYSIS OF  
AETNA SPRINGS

Contents in a Gallon	Grains
Chloride of Potassium	39.718
Nitrate of Potassium	.660
Silicate of Potassium	.789
Boro-Silicate of Potassium	.459
Borate of Soda	19.344
Carbonate of Soda	21.878
Chloride of Sodium	18.559
Sulphate of Soda	.829
Carbonate of Lime	.759
Sulphate of Lime	.290
Carbonate of Magnesia	.599
Carbonate of Iron	.219
Oxide of Iron	.108
Ammonia	.406
Organic Matter	.540
Alumina	2.159
Total Grains	96.768
Temperature	72 degrees

This water is particularly good for kidney and bladder troubles, as it acts directly on the urinary organs. The records of its cures are very numerous.

You can obtain AETNA Mineral Water in your city at following prices:  
Quarts . . . \$2.25 per doz.  
Pints . . . \$1.50 per doz.  
Half Pints . . \$1.00 per doz.  
except in remote places where the freight charge is added.

that was held to celebrate the grand opening of the Winship, with dancing in the livery stables. That same year, a new guest cottage, Aetna, was constructed on the south side of the creek. An 1894 article in the *St. Helena Star* notes that a broad veranda had been added to the west side of the dining hall (still extant) and several interiors had been thoroughly renovated, painted, and papered. By 1895, a post office had been added to the ground floor of the Winship. Owens would also construct several new guest cottages by the end of the Victorian resort era, including Dewey, York, the original Owl's Nest, and Russ in 1895 and the Lawton cottage (c1900), as well as the earliest portions of the Main House, which served as Mitchell's residence (c1890s).<sup>19</sup> A circa 1900 site plan for the resort shows that a small, octagonal cottage named Owl's Nest was located on the north side of the creek, which was later replaced by a new cottage with the same name on the south side of the creek.

Owens and Mitchell also set about expanding the recreational facilities. The swimming pool was enlarged in 1894. Lawn tennis courts and croquet grounds were in place by 1894.<sup>20</sup> Owens was also thought to have constructed the golf course at the north side of Aetna Springs Road in the 1890s, making it among the earliest courses in the state of California. The *National Register* nomination notes that the course was originally laid out with nine holes and sand greens; however, a *Golf Today* magazine article on the history of the course speculated that it may have had as few as four holes initially, which were later expanded to nine.<sup>21</sup>

In addition to the numerous improvements made for the resort guests, Owens and Mitchell also oversaw the completion of the soda water bottling works in 1902. These waters were bottled for the first time and sold to the general public in 1886, under Hartson's ownership. Presumably construction on the facilities began around the same time. According to a *St. Helena Star* account of the festivities held to mark the opening of the 1893 resort season, the bottling works were sufficiently complete to host some of that evening's dancing in addition to the events held in the livery stables. The bottling works were located on the golf

Top - Original Owl's Nest cottage on the north side of the creek; Bottom - Bottling works



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course land, near the soda springs, and consisted of a rectangular, one-story wooden shed and attached tower. When the bottling works was shut down later in the Owens era, the shed was moved to another site in the Pope Valley and the tower was demolished.<sup>22</sup>

### General Characterization of the Victorian Resort

The design of the Victorian period resort is illustrated the c1900 site plan on the following page and can be summarized as follows:

- Arriving guests approached the resort from the north along Aetna Springs Road, passed through a wood entry gate, and were dropped off at the main hotel building, Winship. Other public buildings were also located at the north side of the site near the road, including the Dining Hall and a saloon.
- Guest cottages were located on both sides of the creek. Six cottages from this period remain, including Lawton, York, Dewey, Russ, Hartson, and Aetna. Several other cottages that have since been removed, including Pioneer, Woodward, the original Owl's Nest, Nob Hill, and a fourth cottage on the north side of the creek. A series of communal outhouses were spread across the grounds. Bathing facilities were located along the south banks of the creek.
- A service area with a laundry building was located at the east end of the site, behind the Dining Hall.
- The Victorian period structures were typically constructed with latticework foundations, wrap-around porches, channeled horizontal siding, double-hung windows with divided lites, and shingled gable and hip roofs.
- Recreation amenities were grouped near the public buildings and along Aetna Springs Road. A tennis court was located to the north of the Dining Hall; and a fenced-in croquet area was located to the east of the original Winship. Between Winship and the Dining Hall there was an elevated platform that may have been used for theatrical or musical performances. Dances were often held on the second floor of the livery, located at the west end of the site.
- The landscaping around public buildings consisted of well-manicured lawns with planted borders, arranged in formal *parterre* style. A fountain was located in the lawn area to the south of the hotel building, Winship.



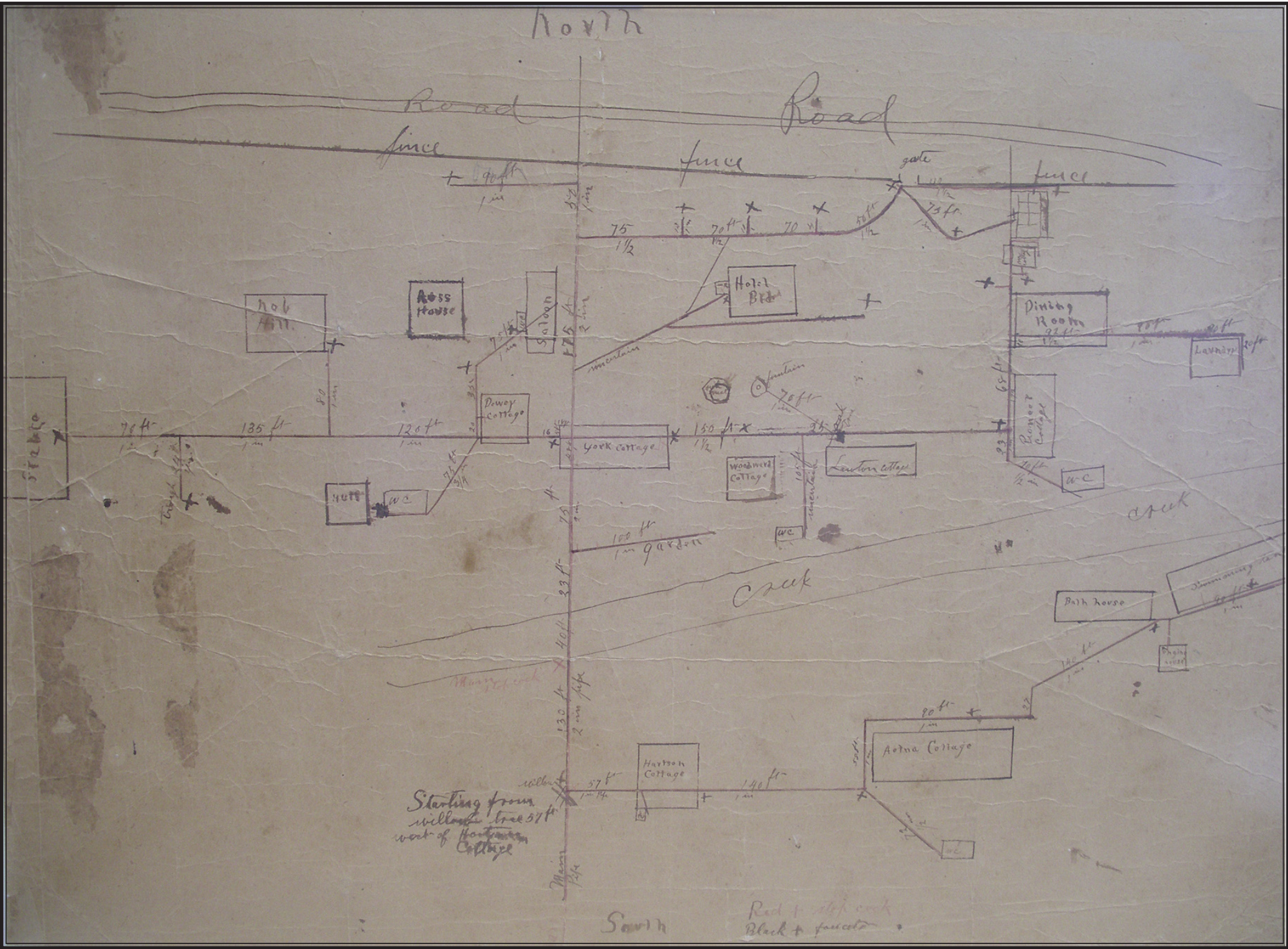
L - Woodward cottage; R - Tennis court



View of the Dining Hall, lawn platform, croquet yard, and Winship



site history: victorian resort period, 1877 - c1900



c1900 site plan for the resort (image courtesy of Linda Struve)



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### RUSTIC PERIOD, c1900 - c1923

Owens' improvement campaign for the resort continued into the early 1900s with the construction and remodeling of several public buildings, including the Dining Hall, Gassaway, the present-day Social Hall, the Soda Fountain, and the Mineral Bath House. Several new guest cottages and Owens' residence were also constructed during this period. In contrast to the earlier Victorian era structures, the architectural vocabulary for structures built or remodeled after 1900 was more rustic in character, with stone boulder foundations and walls, heavy timber and log framing, and board-and-batten or shingled siding. This rustic style, which grew out of the Arts and Crafts movement, was quite popular in the United States at the turn of the century, particularly for residences and park and resort structures. The design of both the Dining and Social Halls has been attributed to noted Bay Area architect Bernard Maybeck. While the buildings are stylistically akin to Maybeck's work, there is no evidence such as written correspondence, contracts, or drawings to support Maybeck's involvement in their design. According to Sally Woodbridge, an architectural historian and Maybeck scholar (who also prepared the National Register Nomination for the property), Maybeck's office manager Mark White was a meticulous record keeper; and thus, the fact that the Aetna Springs buildings do not appear in the office job lists for this period of time makes it highly unlikely that design work was done in Maybeck's office. Maybeck may have visited Owens' resort while on route from his home in Berkeley to his ranch in Ukiah. Woodbridge speculates that during these visits the two men may have discussed design concepts for the Dining and Social Halls, but the designs were ultimately executed by another party.<sup>23</sup>

The National Register Nomination established a construction date of 1905 for the main part of the Dining Hall, based upon newspaper accounts from that year. However, historic photos show that the massing, proportions, and fenestration pattern of the current main dining hall closely match those of the Victorian period structure, suggesting that the original Victorian structure was remodeled in the rustic style in 1905 and the north wing was added at the same time. By 1906, Gassaway had been constructed as a club house for the resort. Historic photos of the interior of Gassaway show a bar at the north end and billiards tables at the south end. A c1906 site plan for the resort shows a bowling alley



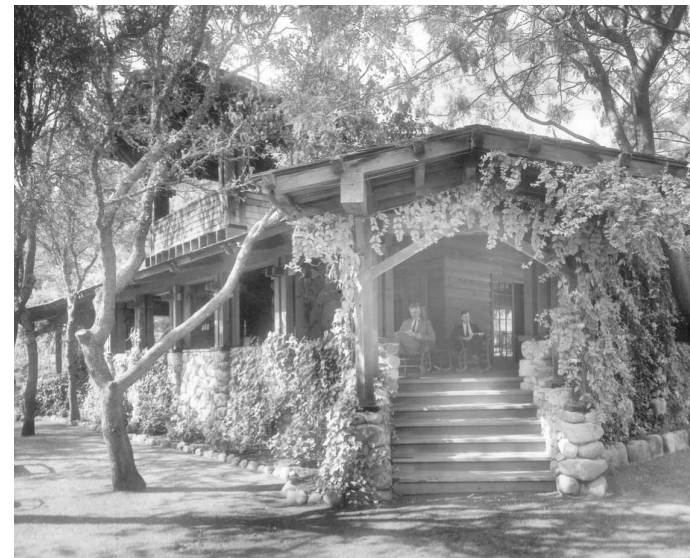
L - Rustic period remodel of main room at the Dining Hall; R - Owens era wine list

.. Aetna Springs ..

WINE LIST

	Qts.	Pts.
WHITE WINE		
Aetna Sauterne	1.00	50
"Schramsberger"	1.00	50
Reisling	75	4
Cresta Blanca	1.00	
RED WINE		
Aetna Clare		
"Schramsberger"		
Burgundy		
BEER		
Schlitz	50	25
A. B. C.	50	25
Fredericksburg	25	15
Rainier	25	15

WINE



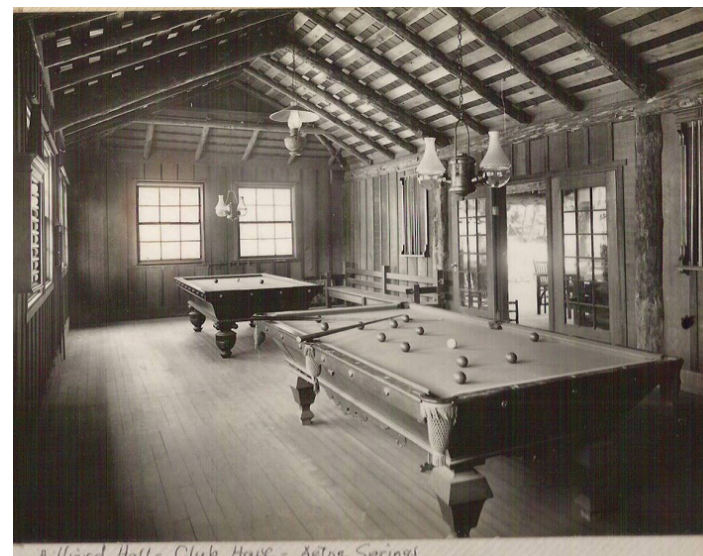
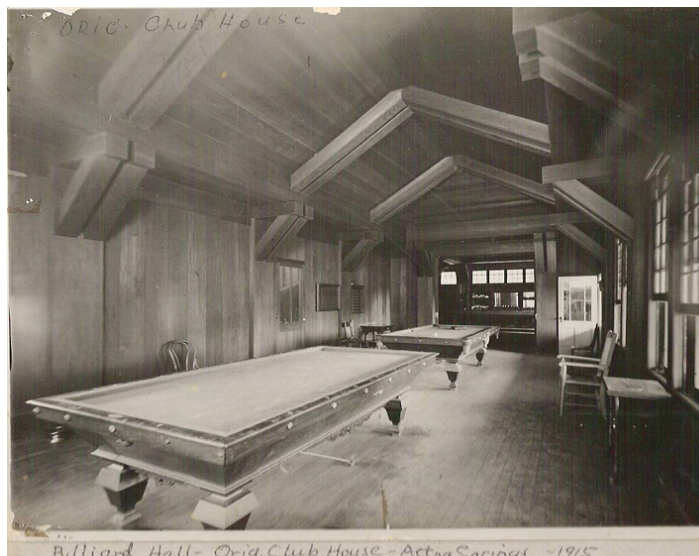
L - Social Hall; R - Soda Fountain







View of the Owens House from the south side of Aetna Springs Road



L - View of billiards tables in Gassaway, photo dated 1915; R - View of billiards tables in the Soda Fountain (images courtesy of Linda Struve)

wing at the west side of Gassaway. The Winship was relocated to its present site at the west side of the property to make way for construction of the new Social Hall in 1906. Presumably the public spaces on the first floor of the Winship were converted to guest lodging when the structure was relocated. The construction of the Soda Fountain followed in 1908. Based on historic photos dated 1915, it appears the bar, billiards tables, and bowling lanes remained in Gassaway for some time, and they were not moved to the Soda Fountain until well-after its construction in 1908. The Mineral Bath House, also referred to as the Summer House, is thought to have been constructed on the south side of the creek around 1900 and is similar in detailing to the Soda Fountain.<sup>24</sup>

In 1904 Owens built his own 5,000 square foot residence on a knoll to the north of Aetna Springs Road, opposite the Social Hall.<sup>25</sup> Historic photographs of the house show a rambling one-story structure, with south-facing veranda and entry, and multiple gable roofs punctuated by low-slung dormers. The house was also built in a rustic style with river rock foundations and shingled walls and roofs. It was surrounded by well-manicured lawns, and a driveway and stairs provided access from the road up to the house. The structure was destroyed by fire in 1908, but a recent topographic survey of the property shows that portions of the original site stairs remain.<sup>26</sup>

The National Register Nomination notes that after 1908, no further building activity was reported on the site until the 1920s; however, a Rustic period site plan suggests that several guest cottages, including Acacia-Elm, Alger, Robin, and the new Owl's Nest, were also constructed during this era. Although these cottages are dated to c1885 in the National Register Nomination, they do not appear on the c1900 or c1906 site plans. These four structures also vary stylistically from other cottages built in 1885, which further supports a later construction date; however the cottages appear to predate the Farr and Ward designed buildings of the 1920s and 1930s. Acacia-Elm, which sits on the site of the former bowling alley at Gassaway, could not have been built until the bowling lanes moved to the Soda Fountain, post-1915. Later site plans from the Heibel period and interviews with the Heibel siblings indicate that Gassaway was converted to guest lodging after the bowling



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alley was demolished. “Ghost” lines in the wood flooring indicate the locations of the partitions that were added to divide Gassaway into three separate guest rooms. The partitions have since been removed. Bathroom facilities for each of the rooms were added to the west side of the building, on the site of the demolished bowling alley. The c1906 site plan continues to show multiple detached toilet facilities on the grounds. Although indoor plumbing was becoming more common in urban areas, it may not have been introduced to the more ruraly-located resort until later in the Rustic period or during the 1920s building campaign. Other guest amenities included a barber shop, located at the north side of the Bath House. The architectural detailing suggests that it may have been built in this period.

As the resort grew, so did the support facilities. By 1906, the support space to the east of the Dining Hall included a store, detached kitchen with a separate employee dining hall, chicken house, smoke house, paint shop, and bunk house. The remaining Tool Shed, Cottage, Living Quarters, Creekside, and Linen Room may date to this era or incorporate elements from the original structures, but it difficult to ascertain given the utilitarian nature of the buildings and their lack of integrity. A fenced garden and green house, located along the creek, south of York and Woodward, and an orchard on the north side of Aetna Spring Road provided vegetables and fruits for meals served in the Dining Hall. The livery area at the west end of the site was also expanded to include a wagon shed at the southeast corner of the barn. Promotional literature from the Owens era proudly announced that the restaurant served milk and cream from Owens’ own herd of dairy cows, suggesting that there were also pastures on site, although the location is not clear.

During this period, the site features and landscaping elements also became more rustic in nature. By 1906, the wood post fence and entry gate along Aetna Springs Road had been replaced by the current river rock walls and rock and wood entry gates. The walls may have been an extension of those walls first described in 1885. Three bridges spanning the creek were also in place by 1906. The remaining river rock abutments for the central bridge indicate that they were similarly detailed to the entry gate. The eastern-most bridge, near the Bath House has been replaced with a concrete bridge with steel pipe guardrails. The formal Victoria era lawns gave way to more informal lawns edged with river rock borders.



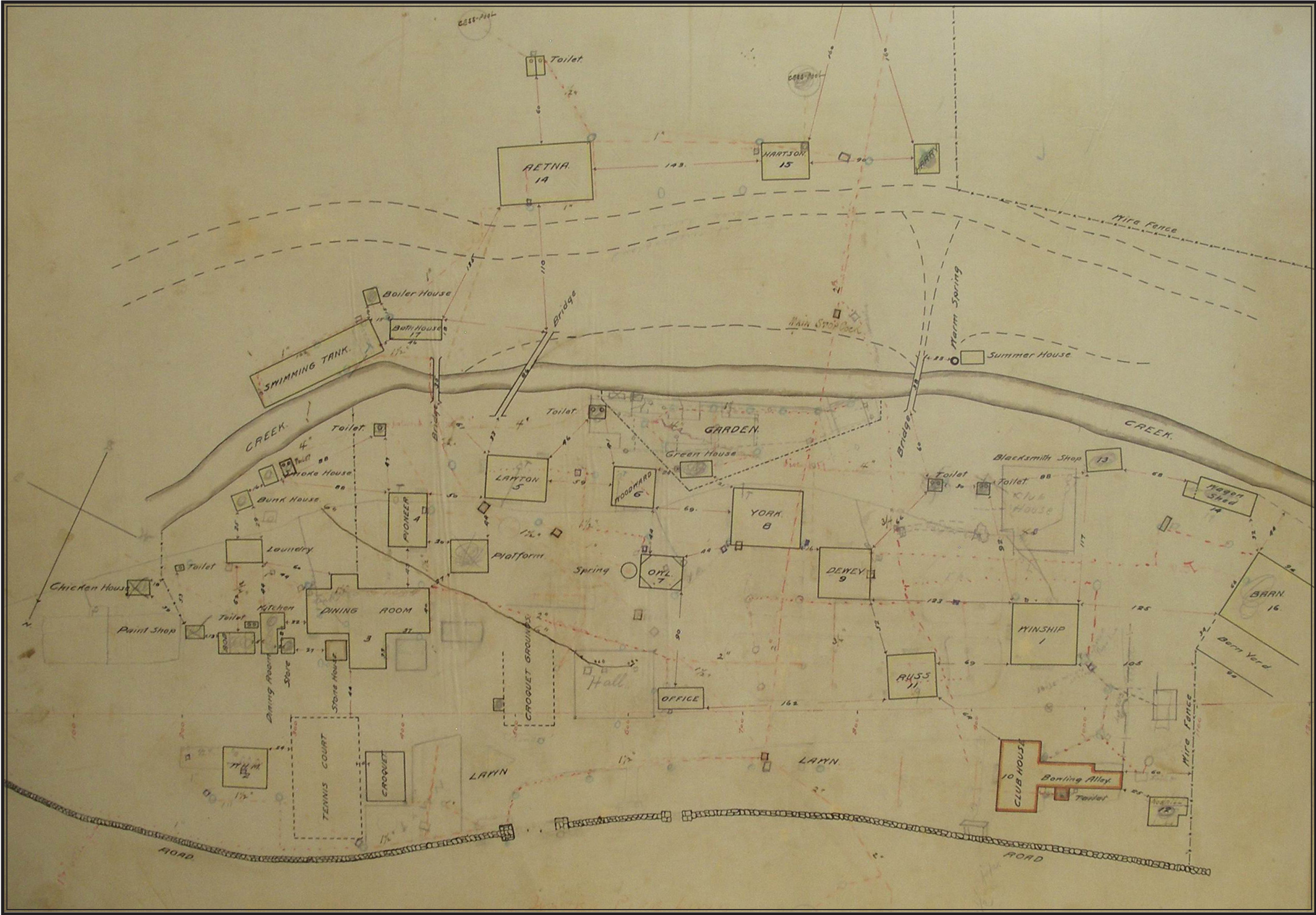
View of the barber shop; the west facade of the Bath House, prior to the 1920s remodeling, appears beyond (California Historical Society Photo GN-01947)



L - Bridge over Aetna Springs Creek; R - Main gate and walls along Aetna Springs Road



site history: rustic period, c1900 - c1923



c1906 site plan for the resort (image courtesy of Linda Struve); note that Winship has already been relocated and that future buildings such as the Social Hall and Soda Fountain are penciled in



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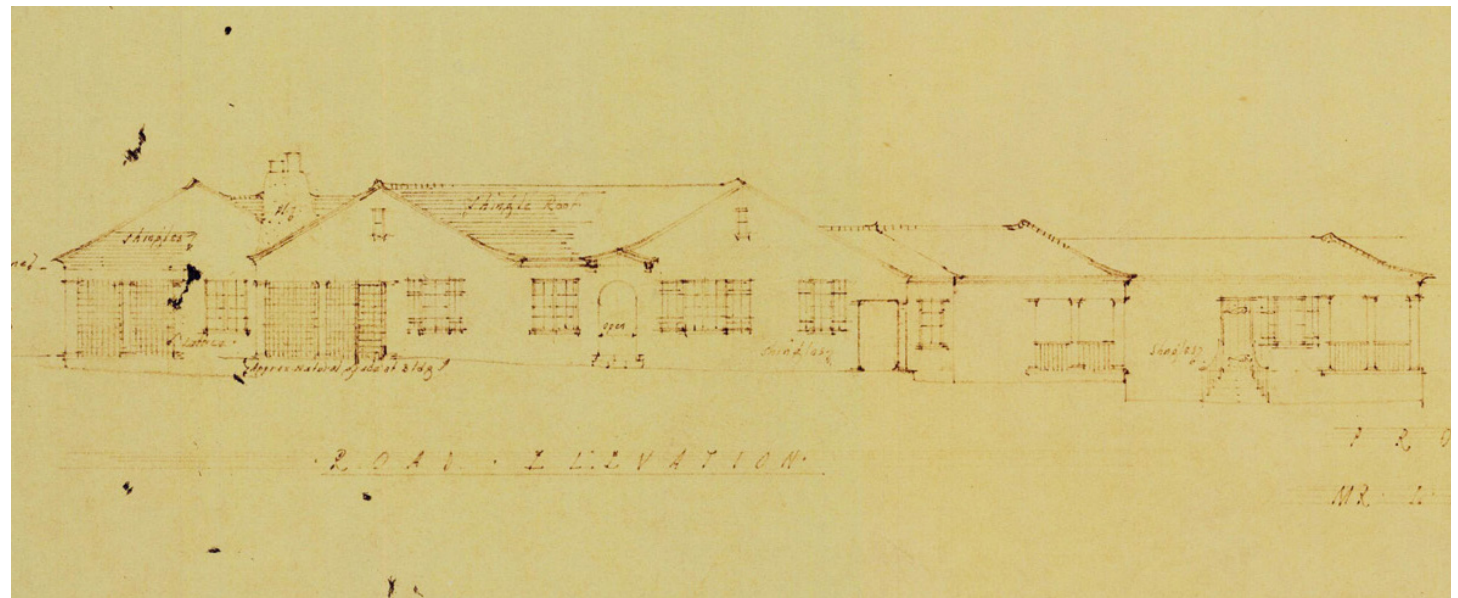
### FARR AND WARD PERIOD, c1923 - 1944

In the mid-1920s Owens commissioned the San Francisco architectural firm of Albert Farr and J. Francis Ward to design four new guest cottages and remodel several of the existing cottages. Farr had begun his architectural career working as a draftsman for Clinton Day and the Reid Brothers in San Francisco. In the early 1900s he opened his own office and began designing a series of eclectic residences in the Bay Area based on vernacular traditions. He also designed the English cottage inspired Belvedere Land Company Building in Marin and Jack London's rustic country house in Sonoma County (no longer extant). In the 1920s Farr began his association with Ward, and the firm became widely known for its Period houses.<sup>27</sup>

Farr and Ward began preliminary design work at Aetna Springs as early as 1923, when they produced study sketches and plans for a new cottage prototype. The Frances Marion cottage was constructed c1925 on the site of the Woodward cottage and green house, and it is the only one of the four new cottages for which Farr and Ward drawings exist. It was named after Owens' daughter Marion, a successful Hollywood screenwriter and author. The other three cottages constructed at this time, Caroline, Locust, and Munro, are stylistically similar to Frances Marion, with wood shingled walls and roofs, latticework screens at the porches and foundations, wooden doors and shutters, and stone chimneys. Caroline most closely resembles the 1923 design prototype. Although no drawings have been found for these three buildings, they have been attributed to Farr and Ward. All of the new cottages provided improved guest amenities, including private indoor plumbing and bathing facilities, usually grouped together in a core at the center of a multi-unit floor plan. Several existing cottages were remodeled in the late 1920s and early 1930s, including the Winship, Dewey, York, Russ, Hartson, and Aetna. Historic drawings show that Farr and Ward added indoor plumbing facilities to the Winship, indicating that the bathrooms in the other remodeled cottages also date to this era.



Frances Marion cottage, as constructed



1923 Farr and Ward elevation study for the Frances Marion; note the front-facing gable roofs, which were deleted as the design developed

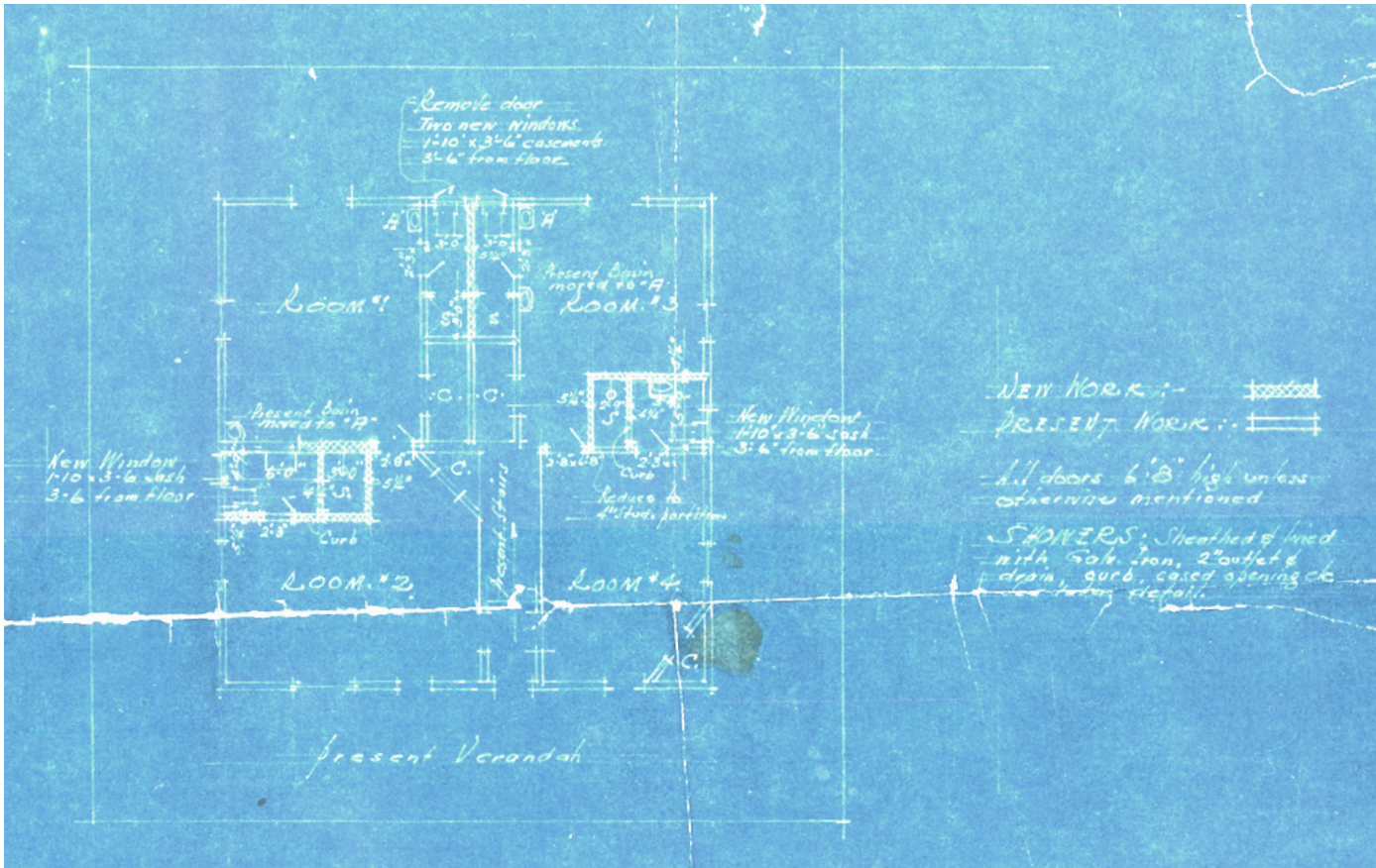




Farr and Ward also designed several new site features, including two pergolas constructed of square wood timbers with latticework infill. They were located on the lawn between the Social Hall and Frances Marion. One of the pergolas was still extant in 1983, when the National Register nomination was prepared.<sup>28</sup>

Several other improvements, not definitively attributed to Farr and Ward, were also carried out during the period. The Bath House was renovated in the 1920s. Promotional fliers from the era note that a children’s playground had been installed and that the golf course had been remodeled to include “a 9-hole putting course on one of the big lawns and clock golf (a form of golf in which one putts from various positions arranged in a circle around a central hole) on a new creeping bent green.” These fliers also show that marketing focus of the resort shifted from the healthful nature of the waters to the relaxing and beautiful setting, fine dining, and many social and recreational amusements.

The Farr and Ward improvements carried out in the 1920s and 1930s were the last of the great building campaigns, giving final shape to the resort that remains today.



Top - Farr and Ward pergola; Bottom - 1920s Farr and Ward plan for the Winship remodel



## APPENDIX A

### HEIBEL PERIOD, 1945 - 1972

After fifty-four years of ownership, Owens sold Aetna Springs to George Heibel in 1945. (The National Register Nomination dated the sale to 1944; however, interviews with the Heibel siblings indicate the sale did not take place until 1945.) Heibel came from a hotel and restaurant background, having previously worked at the Biltmore Hotel in Los Angeles and in the Women's City Club and Fort Mason in San Francisco.<sup>29</sup> Heibel and his wife Ruth continued to operate the resort as it had been in the Owens' era; and it remained popular, with an average of 250 to 270 guests per weekend. Heibel focused on the family-friendly nature of the resort, and he even featured members of his own family in promotional pieces. The Heibel family sold the property in 1972.<sup>30</sup>

No new guest buildings were constructed during the Heibel period; however, a working site plan from 1966 shows that several structures were demolished including the barber shop, an unidentified, one-story cottage with a detached outhouse across the meadow from Locust, the machine shop (previously used as the wagon shed in the Rustic period), the Pioneer cottage, and several small unmarked buildings in the service area behind the Dining Hall.

Several new service buildings were constructed during this era, and many of the site features were improved. The Heibel period map identifies the current Barn on the north side of Aetna Springs Road as "new," suggesting it was built post-1944. As with the other utilitarian structures on the site, it is difficult to determine the exact date of construction for the barn. The barn bears some resemblance to the earlier livery at the west end of the site, and it is possible that parts of the livery were moved and incorporated into the barn. Heibel's residence, the Main

House, was further expanded through additions to the south side. The swimming pool was remodeled and the Shower / Pool Filter Building was constructed in the 1950s. The Victorian era platform and croquet yard nearest the Social Hall were removed and replaced with lawns. Construction drawings show that an irrigation system was installed at the golf course in 1967, allowing the sand greens to be replaced with grass greens. Photographs from this period show guest arriving by airplane at an airstrip located adjacent to the golf course. Reference to the ponds at the eastern edge of the site appears for the first time in Heibel era fliers, promoting fishing in the "seven large lakes on the property," which were stocked with rainbow trout, bass, and catfish.



Swimming pool (image courtesy of Linda Struve)

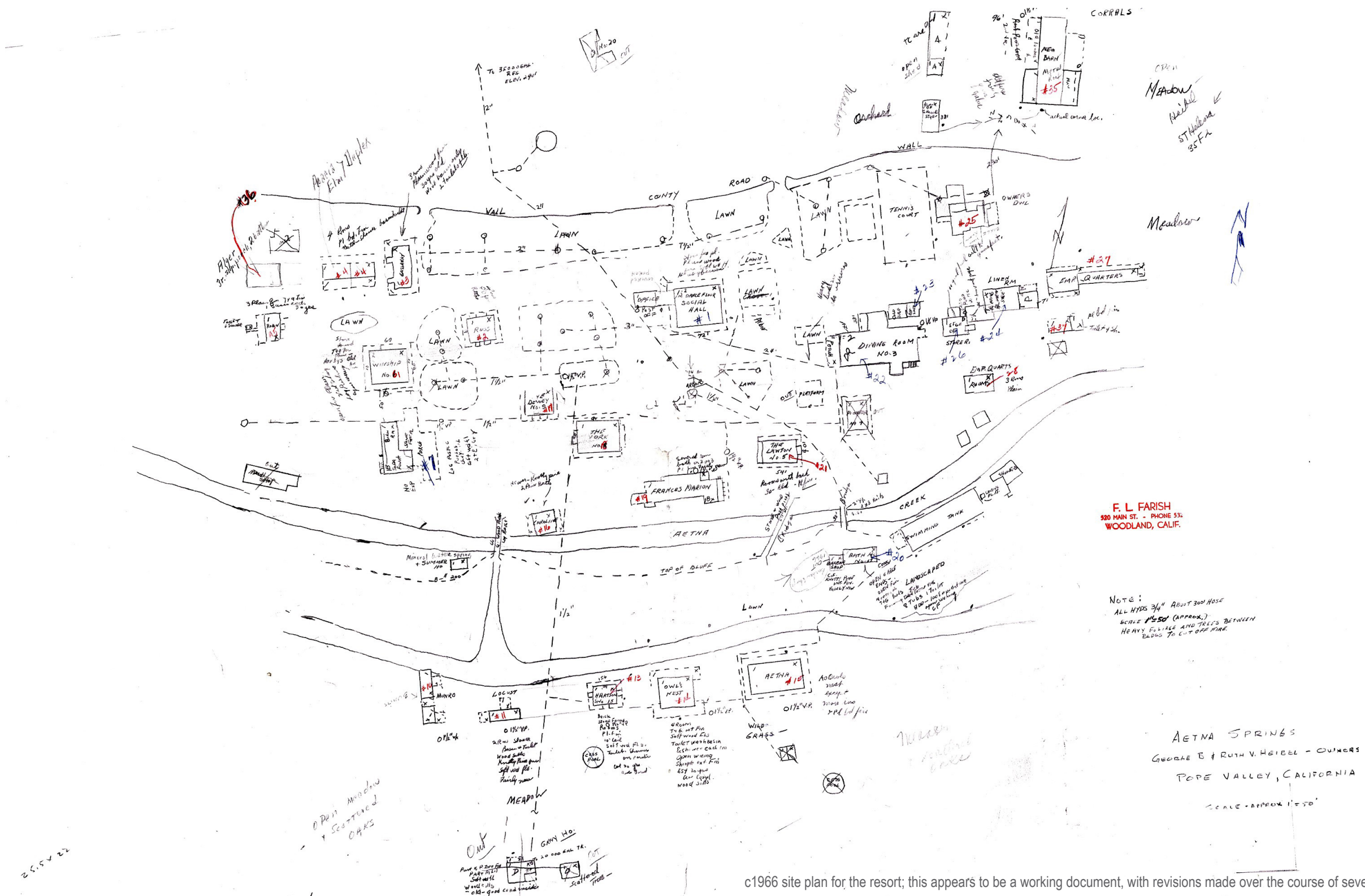


Airplane landing at Aetna



SUMMARY OF SITE'S HISTORY AND CHRONOLOGICAL DEVELOPMENT

site history: heibel period, 1945 - 1962



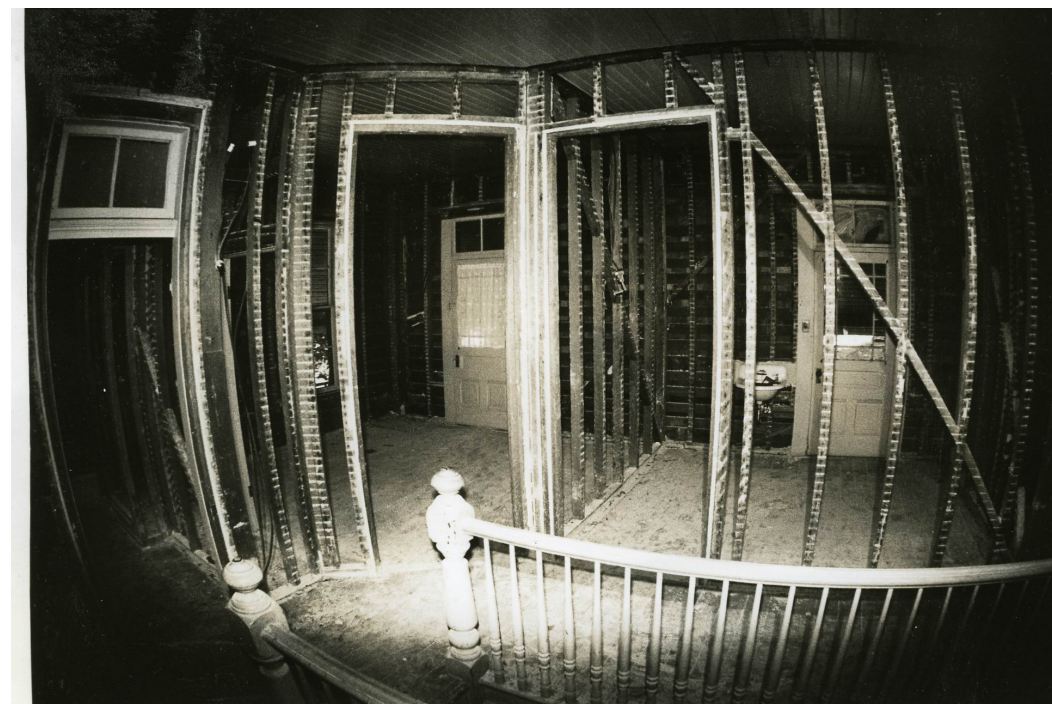
c1966 site plan for the resort; this appears to be a working document, with revisions made over the course of several years



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### RECENT HISTORY, 1972 - PRESENT

The Heibel family sold the property to Environmental Systems, Inc (ESI), a development firm that planned to build 900 condominiums on the site. After failing to obtain the necessary planning and building permits, ESI went bankrupt in 1976, the property was taken back by the Heibels and then resold to New Education Development Systems, Inc., associated with the Unification Church.<sup>31</sup> New Education Development Systems used Aetna Springs as an educational, religious and recreational retreat until 1997. During their period of ownership, the plaster wall and ceiling finishes were removed from the interiors of Dewey, York, Frances Marion, and the second floor of the Winship, reportedly to alleviate overloading of the wood-framed structural systems. Both the interior and exterior finishes of Munro were also removed at this time. Due to lack of maintenance, many of the structures fell into a state of disrepair or partial collapse. Bryant Morris and Keith Kennon of the Foster City development firm Last Resorts began leasing the property in 1997. They initially planned to restore and expand the resort, but Napa County voters rejected a 2000 ballot measure that would have changed the local zoning to allow for the development. Undeterred, Morris went ahead and purchased the property in 2003.<sup>32</sup> With the buildings continuing to deteriorate and no clear time frame for restoration of the property, Aetna Springs was placed on the Napa County Landmarks list of “Ten Threatened Treasures” that same year. In February 2006, the current owners, Aetna Preserve, LLC, purchased the property with the intent of restoring the historic retreat and golf course.



Views of finishes removal at Winship and other cottages



CHRONOLOGY OF USE AND DEVELOPMENT

Mining Period

- 1867 Valley Mining Company (VMC) files a claim for 82.62 acres, encompassing the both the present day springs and gold course lands.
- 1867-77 VMC sinks two mine shafts along the creek; constructs an employee boarding house at the south side of the creek, east of the shafts; and at least two cabins on the north side of the creek.

Victorian Resort Period

- 1877 Chancellor Hartson purchases the property; Bath House constructed.
- 1880 Original social hall, Hartson, and 'swimming bath' constructed.
- c1880 Livery stables constructed.
- 1886 Aetna Mineral Water first bottled.
- 1891 Len D. Owens purchases the resort.
- 1893 Original social hall demolished; Winship and Aetna constructed.
- 1894 Interior of several cottages remodeled; veranda added west side of Dining Hall; tennis and croquet lawns are constructed; and swimming pool enlarged.
- 1895 Dining Hall cooling room, Dewey, York, original Owl's Nest, and Russ constructed; post office added to ground floor of Winship.
- 1899 Kitchen addition (southeast corner) constructed.
- c1890s Main House constructed; golf course laid out.
- c1900 Lawton constructed.

Undated Victorian Resort Period Construction and Alterations:

- Dining Hall constructed (pre-1880);
- Linen Room constructed;
- Pioneer, Woodward, Nob Hill and fourth cottage (name is illegible) constructed;
- Saloon constructed and demolished; and
- Wood post fence and entry gate constructed.

Rustic Period

- c1900 Mineral Bath Pavilion constructed.
- 1902 Bottling works structures completed.
- 1904 Owens House constructed.
- 1905 Dining Hall remodeled and north addition constructed.
- c1905 Gassaway, stone walls and entry gate, amd bridges constructed.
- 1906 Winship relocated to present-day site; Social Hall and free-standing pergola constructed.
- 1908 Soda Fountain constructed; Owen House burns.

Undated Rustic Period Construction and Alterations:

- Various service buildings constructed at east side of site, behind Dining Hall;
- Green house constructed and garden planted;
- Nob Hill and fourth cottage demolished;
- Barber shop constructed; and
- Acacia-Elm, Alger, and Robin constructed.



Swimming pool



Social Hall



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### Farr and Ward Period

- c1923 Owens commissions Farr and Ward to design several new guest cottages and remodel others.
- c1925 Caroline, Frances Marion, Locust, and Munro constructed; Hartson remodeled.
- c1930 Aetna remodeled.
- 1930s Dewey, Russ, Winship, and York remodeled; two pergolas constructed south of the Social Hall.

#### *Undated Farr and Ward Period Construction and Alterations:*

- Bath House remodeled;
- Detached outhouses demolished;
- Bottling works demolished; and
- Nine-hole putting course installed.

### Heibel Period

- 1945 George Heibel purchases the resort.
- 1950s Showers / Pool Filter building constructed; swimming pool remodeled.
- 1966 Barber Shop demolished.
- 1967 Automatic irrigation system and green lawns installed at golf course.

#### *Undated Heibel Period Construction and Alterations:*

- Pioneer cottage and various outbuildings demolished.

### Recent History

- 1972 Heibel family sells the property to Environmental Systems, Inc. (ESI) and the resort ceases operations.
- 1976 Heibel family takes back property and resells it to the New Education Development Systems, Inc.
- 1970s Interior finishes stripped from Dewey, York, Frances Marion, and the second floor of the Winship; interior and exterior finishes removed at Munro.
- 1997 Last Resorts development firm begins leasing the property, with plans to restore the resort
- 2003 Bryant Morris purchased the property.
- 2006 Aetna Preserve, LLC purchases the property.

### Undated Construction and Alterations

- Barn constructed;
- Garage and Plumbing Shop constructed (may date to c1880);
- Demolition of the bottling works (Owens era);
- Woodward cottage demolished (may date to Farr and Ward period);
- Livery demolished (Late Owens era or early Heibel era);
- Various additions to the Main House; and
- Eastern ponds created.



Dining Hall



Bar at the Soda Fountain



ENDNOTES



Dance held to celebrate the grape harvest, upper level of Barn or livery



Victorian period guests arriving on the stagecoach at Winship

1 Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, c1881) 362.

2 Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake, and Mendecino: Comprising Sketches of Their Topography, Productions, History, Scenery, and Peculiar Attractions* (Original print – Napa, CA: Reporter Publisher House, 1873, Reprint – Fairfield, CA: James D. Stevenson, Ph.D. Publisher, 1993) 48-55.

3 Information compiled from Sally B. Woodbridge’s *National Register of Historic Places Inventory – Nomination Form*.

4 Information compiled from Cindy Baker’s *Aetna Springs Resort Historic Resources Analysis*.

5 Virginia Hanrahan, *Forgotten Spas of Napa Valley* (n.p., n.d.) 9.

6 Palmer 363-364.

7 *Illustrations of Napa County, California with Historical Sketch* (Oakland: Smith & Elliott, 1878) 18.

8 Palmer 362.

9 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

10 Palmer 362-364.

11 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

12 *Illustrations of Napa County, California with Historical Sketch* 12.

13 Palmer 364.

14 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

15 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

16 Napa County, California, *Title Records Related to Property Tax, 1853-1909*, part II, vol. 29 (Records on file at the Bancroft Library, University of California Berkeley) 45.

17 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

18 Napa County, California, *Title Records Related to Property Tax, 1853-1909*, part II, vol. 33 (Records on file at the Bancroft Library, University of California at Berkeley) 72.

19 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

20 Information from an 1894 article in the *St. Helena Star* newspaper.

21 Bob Weisgerber, “Golf’s Great Heritage: Aetna Springs – Among First in No. California,” *Golf Today*, September 2003: 14.

22 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

23 Sally Woodbridge, telephone interview by Sara Lardinois, Architectural Resources Group, 21 Aug. 2007.

24 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

25 Baker.

26 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

27 Information compiled from Sally Woodbridge’s *Bay Area Houses* (New York: Oxford University Press, 1976).

28 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

29 Information compiled from a Heibel era promotional flier for the resort.

30 Woodbridge, *National Register of Historic Places Inventory – Nomination Form*.

31 George Snyder, “Landmark in Hot Water,” *San Francisco Chronicle, North Bay Edition*, 9 Oct. 1998: NB-1-2.

32 Nathan Crabbe, “Moonies sell historic Aetna Springs Resort,” *Napa Valley Register*, 13 Feb. 2003: A1.



