

**Historic Resource Report Update  
And CEQA Findings  
19 August 2013  
by Juliana Inman, Architect**

**Theorem Winery (formerly Graeser)  
255 Petrified Forest Rd.  
Calistoga, CA**

**RECEIVED**

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Napa County Planning, Building  
& Environmental Services

**Description, significance and evaluation:**

The purpose of this review is to evaluate the "Garage" and additions to the "Original House" in the context of the potential historic district and determine whether these structures retain integrity and contribute to the district for the previously approved Diamond Heights Winery (formerly Graeser Winery). This reviewer visited and photographed the site on March 16, 2011 and again on August 6, 8, 9 and 12, 2013. The "Poultry House" or "Long Barn" conceptual plans are reviewed for compliance with the Secretary of the Interior's Standards. Stabilization recommendations for the existing "Barn" are made using the Secretary of the Interior's Standards for Restoration.

Documents reviewed include the June 27, 2005 Historical Evaluation conducted by Roland-Nawi Associates which finds that the Main House (Dr. Cole Residence) is National Register (NR) eligible individually and that the site contains a National Register eligible district with the theme of "poultry ranch". Current plans by BAR Architects for the "Cole House" and for the "New Office" dated August 12, 2013 and the "Long Barn" drawings dated December 12, 2012 were also reviewed. Some records from the Napa County Planning Department were included with the Roland-Nawi report.

Since the initial Rowland-Nawi evaluation of 2005 and this reviewer's evaluation of 2011, the property has continued in its un-maintained state, with further deterioration of the existing buildings. Photographs taken March 16, 2011 and August 2013 and included as "Exhibit A" document the current condition of the buildings. A discrepancy in the Rowland-Nawi description and site plan of the site and structures plus review of some Napa County Planning Department documents leads this reviewer to the conclusion that additions and alterations were made to the site and several structures after the 2005 report.

The Rowland-Nawi evaluation dates the period of significance for the ranch as 1889-1958, the period when R. Beverly Cole, M.D. and his heirs owned the property. Dr. Cole died in 1901. Since many poor quality alterations and additions were made to the site in the 1950-2010 era, I would suggest a more conservative era of significance as the 1889 to WWII era when the primary structures on the site had been built but had not been altered.

**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. This district maintains its integrity and eligibility for listing in the California and National Register.

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).

**Residential Structures:**

The **Original House** on the property was built prior to the ownership of the Coles and displays remnants of its vernacular gable-front cottage style. Estimated to have been built in the late 1870's, this house has been significantly altered. Some alterations may date after the 2005 survey, and one addition on the north of the building has been flagged by Napa County Code Enforcement for having been built without permits and as unsafe for occupancy. The house has been conjoined to the working ranch building known as “The Hatchery”. The “shed-roofed passageway” connecting the Original House to the Hatchery as described by Roland-Nawi has been replaced with a gable-roofed retail space as part of the previous winery occupancy. This second floor addition to the Hatchery building destroyed the integrity of the “Hatchery” below by adding wood columns and foundations throughout the earlier Hatchery building, and compromises the integrity of the Original House. Structural condition and integrity of the Hatchery building will be reviewed in the “Working Ranch” section of this description. The second floor addition to the Hatchery, as well as a shed-roofed bathroom wing addition to the house do not show on the site plan diagram in the Roland-Nawi report and are not included in the

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written description. These facts plus the evidence that all these additions are very recent leads to the conclusion that they were built after 2005.

My review demonstrates that the Hatchery has been almost completely removed and replaced by non-historic, makeshift, structurally inadequate, unsafe and common additions that destroy the integrity of the Hatchery and make it a non-contributor to the district. All together, these additions and alterations have effectively demolished the Hatchery.

**The Original House retains integrity of location, setting, feeling and association. Currently the Original House lacks integrity of design, workmanship, and materials.**

This reviewer recommends demolition of the Hatchery building and restoration of the residential character of the Original House which will restore integrity of workmanship and materials. The original design will not be completely recovered. Removed building components should be recycled.

The **Main House** was built by the Cole family in about 1889 as a rustic retreat from the fog and their busy lives in San Francisco. This building is an excellent example of a pyramidal Victorian with a high-pitched hipped roof covering the mass of the house and the wrap-around porch. Queen Anne style details are found in the windows, porch railings, columns and doors. Restoration work on the house is currently underway. Inappropriate and non-historic rear and side additions to the house have been removed.

**The Main House retains integrity of location, design, setting, materials, workmanship, feeling and association.**

This reviewer recommends restoration of the Main House.

The **Small Cottage**, built circa 1920, has been so altered that it does not retain integrity and is noted by Rowland-Nawi as a "non-contributor" to the potential district.

**The Small Cottage retains integrity of location, and setting, but has lost integrity of materials, workmanship, design, feeling and association.**

Due to the fact the the building does not retain integrity and does not contribute to the district, this reviewer continues to recommend demolition of this structure and recycling of its components.

**Working Ranch Structures:**

**The Hatchery** was originally a one-story structure with wood-siding, high pitched gable roof which was connected to the Original House by a shed-roofed passageway. The Hatchery floor was on the same level as the basement level of the Original House. It was not a two-story building. Subsequent alterations (probably after 2005) include adding a second floor to the Hatchery which is supported by new columns and foundations throughout what was previously a high one-story building. New floor joists were added to support the second floor addition in what was previously an open ceiling space. A gable-roofed addition conjoins the Hatchery with the Original House where a shed-roofed passageway once connected the structures, and a shed-roofed bathroom wing was added to the north side of Original House. Openings into the Hatchery were all sealed and covered over to create winery use space. All together, these additions and alterations have effectively demolished the Hatchery.

**The Hatchery retains integrity of location and setting, but has lost integrity of materials, workmanship, feeling, design and association.**

Due to the extensive alterations to the Hatchery, the integrity of the building has been lost. Since the Hatchery no longer contributes to the district, I recommend removal of the non-permitted addition, what remains of the Hatchery and removal of other recent additions to the Original House so that the historical appearance of the Original House may be restored.

**The Garage**

The Garage was built about 1940. It was a two-car gable-roofed structure with horizontal wood siding. Extensive shed-roofed additions were made from previously used building materials from the 1950's through 2011+/- . The previous winery use demolished the structural integrity of the garage by removal of the ceiling joists and collar ties. The Garage was heavily insulated, apparently for wine storage. Removal of the structural system has created a dangerous condition. The side wall of the Garage has been opened up to the shed-roofed additions, and there is no load path for the roof structure. As a result, the Garage roof displays signs of failure in the "sway-backed" appearance of the ridge.

**The Garage retains integrity of location and setting, but has lost integrity of materials, workmanship, feeling and association.**

Due to the lack of integrity of this structure and the multiple non-historic additions built after the period of significance, the Garage does not contribute to the district theme of a poultry ranch. This reviewer recommends the demolition of this structure and recycling of its building components.

### **The Barn**

No work on the Barn is proposed at this time. The structure is in very tenuous structural condition, appears to have a foundation failure, and has been strapped with chains and ground anchors to the existing edge of the slope. The building appears to have moved approximately 8 inches off its foundation. If plans are developed for this structure in the future, consideration should be given to returning the Barn to its 1889+/- appearance and removal of the rear addition that steps down the steep slope of the mountain. Please see conclusions on pages 13 and 14 of this report. Include in this report are recommendations for stabilization of the Barn using the Secretary of the Interior's Standards for Restoration.

**The Barn retains integrity of location, setting, feeling and association. The Barn currently lacks integrity of design, materials, and workmanship.**

### **The Poultry House, also know as the Long Barn**

Proposed rehabilitation of the Poultry House is included in the Secretary of the Interior's Standards review. I noted presence of dry wood termite activity throughout the north wall. There is evident structural failure of the roof system. Plans include maintaining the massing of the building in the landscape while doing structural rehabilitation that returns the building to use. Please see conclusions on pages 13 and 14 of this report.

**The Poultry House retains integrity of location, setting, feeling and association. The Poultry House currently lacks integrity of design, materials, and workmanship.**

### **Conclusions on integrity of the existing structures:**

1. Remaining structures that contribute to a potential "poultry ranch" district include the Main House, the Original House, the Barn and the Poultry House.
2. Due to integrity of this potential district, a standard mitigation measure of review for compliance with The Secretary of the Interior's Standards is recommended for future building permits affecting the contributing structures in the district.
3. Alterations and additions to the Hatchery and the Garage, and later period of construction of the Garage and its non-historic additions make these structures non-contributors to the potential district.
4. The Small Cottage is a non-contributor to the potential district.
5. Demolition of the garage (and additions), Hatchery (and additions) and Small Cottage (and additions) do not affect the historical status of the remaining ranch structures. Recycling of building components is recommended.

**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, Original House:**

Since several of the buildings retain integrity, The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, should be applied to this site.

The County of Napa 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. Compliance with these guidelines avoids any negative impacts on the existing buildings.

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 "New Office" (known as the Original House in this and previous reports) drawings 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 are in **boldface**:

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.*

Use as a winery tasting room will be abandoned. The new use, residential office, will permit restoration of exterior features of the building and a more residential scale use.

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.*

The alteration of the building is described under Standard 9 below. Historical material will be retained.

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. New construction does not create a false sense of historical development. No inappropriate light fixtures, finishes or materials will be added. The replaced interior finishes will be differentiated from the original through more contemporary detailing. The inappropriate and non-historic rear and side additions will be removed.

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

Existing alterations that have become part of the historic fabric of the building will remain. The Hatchery additions and rear additions will be removed.

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 be 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.*

Replacement of historic materials will be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features will match the old in design, color, texture, visual qualities, and material.

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.*

The building alterations in this setting hinge on this standard. New construction should be respectful of the historic building, while at the same time avoiding



creating a false sense of what is historic on the site. The standards and guidelines allow for a wide range of design options and styles.

The proposed removal of recent additions to the building allows for restoration of the historic form of the Original House.

According to the Guidelines, "...additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource." The Guidelines further recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Non-historic rear shed addition and Hatchery building additions will be removed. Siding will be restored with historic or matching siding. New windows will be added to the rear (North) elevation. These windows are differentiated from the historic 6 over 6 windows.

**This review recommends that the second floor front gable window be a 6 over 6 original style window. This reviewer recommends that after demolition of the non-historic pergola and porch additions, that a similar covered porch or pergola feature be restored to this elevation of the Original House.**

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.*

New porch or pergola feature could be removed in the future without damaging the fabric of the building.

**Secretary of the Interior Review – Poultry House, also known as the Long Barn - Analysis:**

Work described in the “Long Barn” drawings (also known as the Poultry House in this and previous reports) 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 are in **boldface**:

3. ***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.*

Use as a poultry house has been abandoned for many years. Parts of the structure have been used for storage, while the remainder of the building has been empty. The proposed re-use of the building as a storage and outdoor trellised space requires minimal change to the character defining qualities of the building, while improving the inadequate structural system of the building.

4. ***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.*

The alteration of the building is described under Standard 9 below. Historical material will be retained in the storage sections of the building. The overall scale, footprint, massing and form of the building remain.

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. New construction does not create a false sense of historical development. No inappropriate light fixtures, finishes or materials will be added. The replaced trellis section will be differentiated from the original through more contemporary detailing.

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

Existing alterations that have become part of the historic fabric of the building will remain.

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 be 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.*

Replacement of historic materials will be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features will match the old in design, color, texture, visual qualities, and material.

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.*

The building alterations in this setting hinge on this standard. New construction should be respectful of the historic building, while at the same time avoiding creating a false sense of what is historic on the site. The standards and guidelines allow for a wide range of design options and styles.

In light of the structural inadequacy of the existing building and inability to use it for human occupancy without major structural modification, the plan to rebuild the center section of the building with a trellis system is a creative way to keep and use the building. The structural system echoes the original framing system while opening up the roof and removing the roof loads on the building. The open-air poultry area with concrete floor will be retained, and the old chicken wire will be removed on this center section so that the space may be used for garden seating. The enclosed storage areas on each end of the building are retained and rehabilitated for storage.

Alteration of the building retains the form, massing, scale, original footprint, and feeling of the structure in the context of the group of agricultural buildings.

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.*

The new trellis structure could be covered in the future and have chicken wire re-installed to be a poultry house again.

#### **Secretary of the Interior Review – the Barn – analysis:**

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The building is at risk from possible water damage. Concrete foundations were installed under most of the building. Movement of the building caused a prior owner to add chains and ground anchors to help prevent further slippage of the building on the steep slope where it was originally constructed, however the building does not appear to be in a state of imminent collapse.

**Maintain roof covering for the building. Monitor for wood destroying pests. Monitor for movement of the building off of its current foundation.**

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.  
No replacements of materials is proposed.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.  
Many features of the original Barn remain, although the building has been altered.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.  
There is no alteration proposal for the Barn.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.  
No alterations are proposed.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.  
There are no severely deteriorated building parts recommended for replacement.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.  
No chemical or physical treatments are proposed.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.  
No ground disturbing activities are proposed.

**Conclusions on Secretary of the Interior Standard Review:**

1. Work in the proposed Original House ("New Office") project meets the Secretary of the Interior's Standards for Rehabilitation if **boldface recommendation** in Standard 9 is incorporated. **"This review recommends that the second floor front gable window be a 6 over 6 original style window. This reviewer recommends that after demolition of the non-historic pergola and porch**

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**additions, that a similar covered porch or pergola feature be restored to this elevation of the Original House."**

2. Proposed work on the Poultry House (Long Barn) meets the Secretary of the Interior's Standards for Rehabilitation.
3. **Boldface recommendations in Standard 1 - "Maintain roof covering for the building. Monitor for wood destroying pests. Monitor for movement of the building off of its current foundation"** - provides for stabilization of the Barn and meets the Secretary of the Interior's Standards for Preservation.

**Sources:**

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. A Field Guide to American Houses, Virginia and Lee McAlester, 1984.
3. California CEQA Guidelines, amended 1 February 2001.
4. California CEQA Statute, amended 1 January 2002.
5. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
6. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
7. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
8. Report: Historical Evaluation of the Graeser Winery, Roland-Nawi Associates, June 27, 2005.
9. 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, available in the 2001 website by Kay. D. Weeks.

**Report by:**



Juliana Inman Architect  
California Architect, license #C14760

**Attachment:**

Exhibit A, photo exhibit

**Historic Resource Report Update  
And CEQA Findings  
23 March 2011  
by Juliana Inman, Architect**

**Renewal of Use Permit for  
Diamond Heights Winery (formerly Graeser)  
255 Petrified Forest Rd.  
Calistoga, CA**

**Description, significance and evaluation:**

This review is in response to the proposed renewal of a Use Permit granted for the Graeser Winery, now owned by Diamonds Heights Winery LLC. This reviewer visited and photographed the site on March 16, 2011.

This Use Permit renewal does not change any of the previously agreed project design or conditions.

Documents reviewed include the June 27, 2005 Historical Evaluation conducted by Roland-Nawi Associates which finds that the property is National Register eligible as a district. This reviewer concurs with that determination.

Description of one of the significant architectural features of the interior of the main house is not correct. The Roland-Nawi report states that the interior "incised alternating custom cut redwood is unusual, if not unique..." (p. 6) This style of interior wood finish may be seen in several homes in the City of Napa including the E.R. Gifford House, the George Francis House, The Hackett House, the Ingalls House, the Banks House, and several others dating from 1888 – 1896+/- . The material is alternating pieces of tongue and groove redwood and fir creating the "striped" dark and light effect. Paneling of this sort may be found with center bead, edge bead or double edge bead.

Photographs taken March 16, 2011 and included as "Exhibit A" document that the site has been maintained since the original Use Permit application, and the property has not been altered.

**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. **This district maintains its integrity and eligibility for listing in the California and National Register.**

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).

**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:**

Since the buildings retain integrity, The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, should be applied to this site.



**Conclusions:**

Due to integrity of this district, a standard mitigation measure of review for compliance with The Secretary of the Interior's Standards is recommended for future building permits affecting the contributing structures in the district.

**Sources:**

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. A Field Guide to American Houses, Virginia and Lee McAlester, 1984.
3. California CEQA Guidelines, amended 1 February 2001.
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7. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
8. Report: Historical Evaluation of the Graeser Winery, Roland-Nawi Associates, June 27, 2005.
9. 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.

**Report by:**



Juliana Inman Architect  
California Architect, license #C14760

**Attachment:**

Exhibit A, photo exhibit

Exhibit A  
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23 March 2011

Main House:



Main House entry doors:





Exhibit A  
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23 March 2011

**Original House and Main House:**



**Barn/carriage house:**





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23 March 2011

Garage and storage building:



Storage building:





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23 March 2011

Hatchery Building:



Small dwelling:





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Detail – Original residence:



Tool shed:

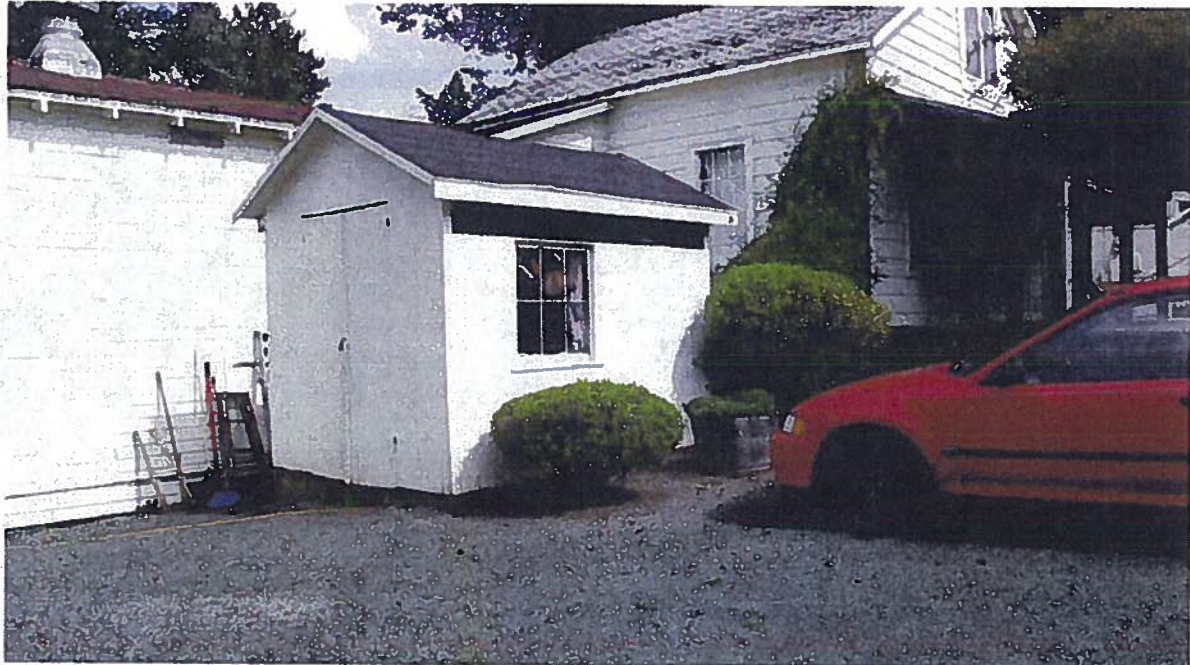




Exhibit A  
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255 Petrified Forest Rd.  
23 March 2011

Poultry House:



Poultry House:







Graeser Winery  
020-430-007



**REPORT: HISTORICAL EVALUATION OF THE GRAESER WINERY  
255 PETRIFIED FOREST ROAD  
CALISTOGA, CALIFORNIA**

**JUNE 27, 2005**

**RECEIVED**

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DEVELOPMENT & PLANNING DEPT.**



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**REPORT: HISTORICAL EVALUATION OF THE GRAESER WINERY  
255 PETRIFIED FOREST ROAD  
CALISTOGA, CALIFORNIA**

**JUNE 27, 2005**

At the request of the owner of the property at 255 Petrified Road, Calistoga, California, Roland-Nawi Associates: Preservation Consultants conducted research on the history of the property and recorded and evaluated the buildings at the winery for eligibility for listing in the California Register of Historical Resources (Public Resources Code section 5024.1). All of the buildings were recorded on DPR 523 forms in conformance with the requirements of the State Office of Historic Preservation. The property has not been previously evaluated for historic significance.

**METHODOLOGY:**

Archival research was conducted at the California State Library, Napa Historical Society, and Society of California Pioneers. Correspondence was carried on with the archivist at the University of California San Francisco Archives and Special Collections to determine if there was information regarding the ranch in their holdings related to R. Beverly Cole. The 88 photographs of the property taken in 1907 in the collection of the Society of California Pioneers were of particular value. They documented the buildings and many aspects of the farms operation. A visit to the property was carried out on June 17, 2005, which included photo recordation of all the buildings, examination of historic photographs in the possession of the winery and conversation with the owner, Richard Graeser, regarding the house and property.

**CRITERIA OF SIGNIFICANCE:**

An historical property is significant under California law if it is eligible for listing in the California Register of Historical Resources (Public Resources Code § 5024.1). A property is eligible for listing, either individually, or as a contributing element in a historic district, if it meets one or more of the criteria set forth in the Public Resources Code and the California Code of Regulations (CCR Title 14, chapter 11.5, § 4850 et seq). Criteria for listing include 1) association with events that have made a significant contribution to broad patterns of local or regional history; 2) association with the lives of persons important to local, California or national history; 3) embodies the distinctive characteristics of a type, period or region; 4) had potential to yield information important to prehistory or history (CCR § 4852 (b), CEQA Guidelines § 15064.5(a)(3)). In addition to meeting one or more of the criteria for listing, the property must retain its integrity; that is its ability to convey its historic significance. Integrity is defined by the National Park Service as consisting of seven elements including location, design, setting, materials, workmanship, feeling and association. The Public Resource Code § 21084.1 and the CEQA Guidelines §15064.5 (D)(4) give lead agencies the authority to evaluate the significance of an historical resource even if that resource is not listed in the California Register, or listed in a location register of historical resources.

**HISTORIC CONTEXT:**

## R. Beverly Cole, M.D.

Cole and his descendents owned the estate/ranch known as "La Perlita del Monte," from the late 1880s until 1958. It served as a country retreat for Cole, while his wife, Eugenia spent much of her time there in her later life, accompanied by their daughter Eugenia Sielcken and her husband. Evidence from the photographs indicates that the daughter Eugenia and her husband Hermann Sielcken played an active role in running and expanding the ranch.<sup>1</sup>

Cole arrived in San Francisco in 1852 and set up practice at 137 Montgomery Street. A graduate of the Jefferson Medical School in Pennsylvania, Cole had practiced in Philadelphia where he married his wife, Eugenia Bonoffon. Cole first came to public attention when, as one of the physicians in attendance on the newspaper editor, James King of William, Cole raised the possibility that it was not the assassin's bullet, but the clumsy medical treatment King received at the hands of Cole's colleagues that had killed him. In the same year he drew further public attention through his prominent involvement with the Committee of Vigilance which briefly seized control of the City.<sup>2</sup>

In a less politically charged arena, Cole played an active role in organizing the professional life of San Francisco's frontier physicians organizing informal meetings and lectures among medical practitioners. This led in 1858 to his being appointed chairman of the Committee on Obstetrics and Diseases of Women of the California State Medical Association. In 1859 he was invited to join the faculty of the newly founded Medical Department of the University of the Pacific, the first medical school in California. In 1864-65 he traveled to Europe to study and lecture, receiving additional medial recognition and accolades, the most notable being a degree from the Royal College of Surgeons in London. During the small pox epidemic of 1868 in San Francisco he was instrumental in instituting quarantine procedures that played a major role in stemming the tide of the disease. In recognition of his role the Governor made him Surgeon-General of the State of California. In 1875 he again gained public notoriety for public remarks about the character of women in San Francisco and for his unbending view that women had no place in the medical professions. This incident left him with an abiding reputation as a misogynist. In 1876 he joined the faculty of the Toland Medical College in San Francisco which had begun to take steps to affiliate with the University of California. According to his biographer, Frances Gardiner, Cole was instrumental in the convoluted political maneuverings that finally led to the University incorporating a medical program and eventually building a medical school facility at the present site of UC Medical School. Cole served as a dean on the faculty where he taught obstetrics and diseases of women, a post he held until 1899. In 1895 he became president of the American Medical Association. From his departure from the University of California until his death in 1901 he served as the City of San Francisco coroner.<sup>3</sup>

<sup>1</sup> Photographs. La Perlita del Monte, Calistoga, California, in the collection of the California Society of Pioneers. There are several photographs of the chicken yards, the house, gardens and of Eugenia Sielcken on the property feeding the dogs, riding in a surrey, etc.

<sup>2</sup> Gardner, Frances. King Cole of California reprinted from the *Annals of Medical History* (New York: Hoeber, Inc.), 323-334.

<sup>3</sup> Gardner provides the most complete recounting of Cole's medical career, supplemented by Henry Harris's *California's Medical Story* (San Francisco: JW Stacey) 1932, and George Lyman's *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*,

In his *History of California*, Hurbert Howe Bancroft cites Cole as one of the prominent pioneers of medicine in the state.<sup>4</sup> In his history of California medicine, Henry Harris describes Cole as a "...brilliant rather than profound mind, a fearless, fiery disposition, quick to combat, [with] a flair for politics, a mischievous wit."<sup>5</sup> Medical historian George Lyman found him "one of the most picturesque of early prominent physicians."<sup>6</sup>

Although Cole received many honors and had a large private practice, he was apparently little concerned with money and accumulated very little of it. He was known to use his own funds to support projects he endorsed and he had a taste for luxury. His family's plan was that he would retire to the ranch in Calistoga never materialized. However, the estate it is the one property with which Cole can be firmly linked during his active life as a prominent physician and educator. Gardner characterizes his life in San Francisco as one "lived on the run," buying and selling residences every few years, so that he and his family never had any long-term home in the city.<sup>7</sup> Plagued by asthma associated with the fog and damp in San Francisco, Eugenia found the ranch in Calistoga a healthful retreat. The house built in 1889 was the one home which the Coles designed with permanency in mind.

### **The Ranch Historic District**

The residential and agricultural buildings at the Graeser Winery reflect vernacular architectural styles popular throughout the country from the 1850s through the 1930s.<sup>8</sup> Vernacular house styles were frequently employed on farms and ranches and in small rural towns. They represent recreations of the types of houses that many immigrants to the California had known in the South and Midwest. They are characterized by simple square and rectangular plans and symmetry in the arrangement of openings. They generally have a shed or hip roof porch on the front façade and may have one or more rear or side additions. On ranches and farms these homes are usually found in a close physical relationship with working farm buildings such as barns, sheds, and equipment storage facilities. These working farm buildings range from specifically identifiable regional or ethnic styles and types to purely utilitarian structures constructed to fulfill a function related the storage and processing of a particular crop and/or a form of livestock raising. In the case of the Graeser Winery, the vernacular working buildings fall into the more utilitarian atagory, with little reference to documented regional/ethnic models. The exception is the barn which is not traceable to an identifiable tradition but which exhibits evidence of craftsmanship and design intent.

The ranch/estate complex at the Graeser Winery consists of a closely knit grouping of buildings that fulfilled both the residential and working needs of the ranch, in this case poultry raising. There are three residential buildings, two buildings constructed specifically for raising poultry, and two for more general agricultural use and equipment storage.

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1925. Cole's obituaries in the *San Francisco Chronicle* and the *San Francisco Call*, January 16, 1901 also provide a number of details regarding his career.

<sup>4</sup> Bancroft, Hurbert Howe, *History of California*, Volume 7, (San Francisco: HH Bancroft Co), 1886, 732.

<sup>5</sup> Harris, Henry M.D. *California's Medical Story*, (San Francisco: J.W. Stacey) 1932, 355.

<sup>6</sup> Lyman, George. *The Beginnings of California's Medical History*. Pamphlet reprint from *California and Western Medicine*, 1925, 48.

<sup>7</sup> Gardner, 344.

<sup>8</sup> McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. (new York: Alfred A.Knopf) 1986, 89-101 and 309-317.

Residential buildings include:

The Original House is an excellent example of a vernacular gable front house. Similar in form to the more stylized Greek Revival residences, they lack its formal decorative elements. This was a style that persisted from the 1850s until well into the 20<sup>th</sup> century. Probably constructed in 1879, the house is one and one-half story. A hip roofed cupola with arched openings sits on the gable ridge near the front of the house. This served as a bell tower to call ranch hands to meals. On the west side of the house there is a shed roofed passageway which connects it to the adjacent building known as the Hatchery. This connection was added within the period of significance, possibly after the building ceased use as a residence. The building now functions as the tasting room and offices of the winery.

The largest and most imposing of the residences is the Main House built by Cole and his wife Eugenia. It is an interesting combination of elegance and rusticity and, like the original house, is based on vernacular forms. The principal residence at the Greaser Winery was constructed circa 1889. L-shape in plan, it is a large open single story house with a broad hip roof which extends to cover a veranda/porch which completely surrounds the building on three sides. The roof is moderately pitched and is covered with composition shingle that replaces the original wood shingles. Shed roof attic dormers were centered in the middle of the roof slope on the north, south, and west elevations. The front (east) dormer was low with three multi-light windows. The west and south dormers were smaller, but of the same design. The east dormer has been removed, but the others remain in place. On the east, south and west sides of the house the porch roof extension is supported on turned posts. The building is set on an elevated foundation which becomes a full basement story under the L which is sited on a slope. The elevated foundation of the porch is enclosed with wood siding. A low open porch rail in a geometric pattern encloses the porch area.

The fenestration and entry door, along with the porch elements, add a veneer of Queen Anne decoration to the otherwise simple building. The entry door is a double wide Dutch door with intricate upper glazing and lower paneling. The glazing pattern of the upper door is repeated in the fenestration with small multi-light divisions of the upper sash. The windows on the east and south facades, elevations which originally faced on the formal gardens, are symmetrically arranged and are larger and wider than is common in houses of this period. The west façade which opened to the rear yard is less formally arranged with some smaller windows and single doors.

In style the house is a "Symmetrical" or a "Folk Victorian," both categories defined by McAlester, in *A Field Guide to American Houses*. These terms are used to describe a house of simple vernacular form and massing which has been embellished with common fashionable Victorian decorative elements, usually in the porch, fenestration and roof treatment. The Main House takes its form from the pyramidal folk house, a form that was common throughout the South and which may have been familiar to Cole from his boyhood in Virginia. A large rectangular envelope encloses the primary living quarters occupied by the family while the rear L extension houses the kitchen and utility areas and servant's quarters. This straight forward design contrasts markedly with the intersecting wings, multiple bays, towers and angles common in high style Queen Anne and Stick Style residences. However, the house is much larger than the typical pyramidal house. It

palatial quality is reinforced on the exterior by its single-story height and broad horizontal massing as well as by its intricately detailed windows and doors.

On the interior the lavish display of workmanship exhibited in the wall paneling, parquet work and in the fireplaces is evidence of the owner/builder's taste and refinement. While tongue and groove paneling was common in the late Victorian period, the use of incised, alternating strips of light and dark custom cut redwood is unusual, if not unique, in both its craftsmanship and the sheer extent of its application within the house. Its natural finish, devoid of paint, precedes the extensive use of redwood paneling in Craftsman houses a few generations later. Interior photographs from 1907 reveal heavily furnished rooms with hanging crystal gas lamps.

The house manages at one and the same time to be informal and elegant, clearly conveying the social status of its owners while retaining simplicity of form and design. It should also be noted that its design was well adapted to the environment, with the sleeping rooms arranged adjacent to the outer walls facilitating cross ventilation and taking advantage of the large windows in an area of scorching summers.

The third residential building is a small cottage constructed circa 1920 which is located near the Barn. It was initially a rectangular plan living quarters. However, additions on the east side and on the rear have substantially enlarged and altered the building. The original core of the cottage consists of the central gable roof building and the west shed roof addition. The east end and south additions have reversed the original orientation of the house by introducing an entry and French doors the south side. A large redwood deck with an open rail extends across the entire south side of the house. The historic integrity of the cottage has been lost as a result of the large additions. It does not contribute to the historic district.

In addition to the residences, there are several working buildings in the ranch complex:

Of these, the largest and most important is the Barn, constructed circa 1889. The barn is a two-story rectangular plan building set on a pier and post foundation which becomes a full basement at the rear of the building. The Barn is open frame construction with exposed structural members, bracing and rafters and purlins. The roof is gable on hip of moderate pitch. It has narrow overhangs and a plain cornice. The entry and the fenestration of the barn demonstrate a conscious design in the shape of the door and in the finish of the windows openings. Centered on the south façade the door is double wide with wood plank doors hung on an industrial track. The top of the door is framed as a hexagonal arch and is trimmed with a plain casing. The central door is flanked by symmetrically arranged, vertically emphasized windows divided by wooden muntins and wide wood casings. It is probable that these windows were originally glazed, but the glazing has been removed. The interior of the barn is a single open space with no internal partitions. Floors are laid with heavy wide planks. A stair in the southeast corner provides access to the second story.

The barn is unusual in its design and form. The most common barn forms in California fall within types identified by ethnographers as bank barns and single-crib barns with flanking sheds. These are generally characterized by rectangular plans, interior open lofts, wide gabled roofs, multiple gable end entries and single story side sheds. In addition, they are generally finished with vertical or horizontal board and unfinished window openings. These barn types often were used for hay and feed storage and for

housing and feeding livestock.<sup>9</sup> In contrast, the barn constructed at La Perlita del Monte is characterized by its gable on hip roof, a single central entry, the full division of the interior into separate floors, and a carefully finished exterior that utilized clapboard siding and window openings with casings. The original use of the barn is not known, although it may have been used for storing carriages which appear in several 1907 photographs of the property.

The Poultry House is similar in massing and form to poultry houses or chicken coops that were built throughout Sonoma and Napa counties in the early 20<sup>th</sup> century to support large scale chicken ranching. These buildings are characterized by rectangular form, shed or gable roofs and screened openings for ventilation. Their most notable trait is their extensive length. The Poultry House on the property exhibits the standard characteristics of this building type and is a good example of a farm structure that has fallen into disuse in the area and is rapidly disappearing. Unlike most poultry houses this building has a high foundation on the north side due to the slope of its site. It is also remarkable in its length extending from the curve of the entry road almost to the western property line. Its sheer size makes it a notable ranch structure.

The Hatchery, like the Poultry House, was directly related to the primary business of the Cole's ranch/farm. Constructed circa 1920, it is a rectangular plan two-story building has a low front gable roof. It is connected to the Original House by a passageway leading from the rear of the west elevation of the house to the east gable end elevation of the hatchery. The roof has overhanging gables and eaves with exposed rafters. A large metal vent or fan pierces the roof ridge near the center of the building. Exterior entry to the building is on the west façade via a wide plank door.

The multiple-bay garages were constructed circa 1920 to house automobiles and equipment. Long and horizontally massed with a shed roof, they are utilitarian structures which have survived in good condition from the period of Cole ownership. A two-bay gable roof garage was added to the garage sometime prior to 1940.

### **Evaluation of Significance**

The buildings at the Graeser Winery represent a substantially intact grouping of agricultural and residential buildings associated with a 19<sup>th</sup> and early 20<sup>th</sup> century poultry farm and rural retreat. With the exception of the Original House, which was probably on the property at the time of Cole's purchase, all of the buildings belong to the period in which R. Beverly Cole and his family occupied the property (late 1880s to 1958).

#### Criterion 2/B Association with a person significant in the history of California.

The historic district is significant for its association with R. Beverly Cole, M.D. It is the only residence which Cole owned over any significant period of time during which he was a leading physician in San Francisco and an important founder of medical education in the state. According to his biographer, the house was the one substantial investment that resulted from his large practice and public recognition. Following Cole's death in 1901 his wife Eugenia continued to live on the estate. Their daughter and son-in-law assisted in the operation of the ranch and expanded the poultry business. Several of the buildings,

<sup>9</sup> Noble, Allen G. Wood, Brick and Stone: The North American Settlement Landscape, vol. 2 (Amherst: University of Massachusetts Press), 1984.

particularly the Main House and the Barn, reflect the country estate much as it was during Cole and his wife's ownership and as it evolved under their heirs.

Criterion 3/C Representative of a Distinctive Architectural Style or Building Type

The buildings at the ranch are representative of the vernacular buildings associated with many 19<sup>th</sup> and early 20<sup>th</sup> century ranches in this region. It is particularly outstanding because a large number of the buildings associated with the early period of operation remain standing and in good condition. Few alterations have changed their appearance. Vernacular farm buildings and residences were once very common in the Napa-Sonoma-Yolo county agricultural area. However, changes in farming methods, crops, employment patterns, and the general economy of California agriculture have resulted in the loss of many of these buildings and in the disruption of older building enclaves related to farm operations. Sonoma and northern Napa counties were major areas of commercial poultry raising from the late 19<sup>th</sup> century to World War II. Buildings associated with poultry farms and this important period of agricultural development in the region are rapidly disappearing.

The setting of the ranch remains much as it was in the late 19<sup>th</sup> century when Cole purchased the property. Its location affords it considerable privacy and isolation. Orchard crops have been replaced with vineyards, but the adjacent natural environment and the view shed is relatively unaltered. In the 1907 photographs it is clear that there was a large landscaped area around the Main House with delineated, but informal footpaths. Although the types of plantings have changed, the basic outline of the garden has been maintained.

The integrity of the buildings is generally very good. All of the buildings remain in their original locations, there have been no demolitions of significant buildings, and no major additions have been made to the complex. Alterations to individual buildings, with the exception of the cottage, have been minor and do not affect the integrity of design, material, workmanship, location, setting, feeling and association. These latter two qualities of integrity are particularly evident. The setting of the ranch and the vernacular buildings give the property a feeling of "stepping back in time" to an earlier agricultural era.

Although some of the buildings have been adapted to new uses, this adaptation has been undertaken in a manner that has preserved the original appearance of the buildings and has not caused structural or architectural changes.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
DISTRICT RECORD

Primary #

HRI #

Trinomial

- D1. **Resource Identifier:** Graeser Winery  
D2. **Historic Name:** La Perlita del Monte  
D3. **Common Name:**  
D4. **Detailed Description :**

The Graeser Winery is a 45 acre property located one mile northwest of the town of Calistoga in the foothills of Diamond Mountain. It is approached off of Petrified Forest road via a long winding drive which culminates at a large flat area between a ravine on the north and the vineyard hills on the south. The road leading to the winery is heavily forested, while the hills surrounding the winery to the south and west consist of vineyards with pine and redwood forest near the ridges. In contrast to the relatively flat vineyards located in the Napa Valley along Highway 128, the Graeser vineyard and winery are dramatically set among hills and coniferous trees.

The winery consists of a group of buildings constructed between 1879 and the 1920s, informal gardens and grounds, and the vineyard. The majority of the buildings were part of the 19<sup>th</sup> century country estate/ranch known as "La Perlita del Monte." During the 1870s the ranch belonged to a man named Logan who sold it to San Francisco physician, R. Beverly Cole in the early 1880s.<sup>1</sup> Cole owned the ranch during his lifetime and his heirs continued to operate it until the 1950s. Although it was referred to as an "estate," and had a commodious house and formal garden, the property also had extensive orchards and was a working poultry farm. The conversion of the property to wine production did not occur until the 1980s. The winery has adaptively reused the previous agricultural buildings or retained them on the site. No new production facilities have been introduced that intrude on the turn-of-the-century ambiance of the property and its rural and rustic quality.

The buildings are associated with the earlier agricultural history of the property and its operation as a poultry farm under the ownership of R Beverly Cole, M.D., an important pioneer physician in northern California and a founder of the University of California medical school in San Francisco, and his heirs. The buildings form a district eligible under Criterion 2/B because of their association with Cole and under Criterion 3/C as an example of the building types associated with a 19<sup>th</sup> and early 20<sup>th</sup> century poultry farm in the Napa-Sonoma area. Poultry ranching was one of the major agricultural activities in the region prior to World War II and has largely disappeared over the past sixty years.

The district consists of seven buildings of which six are contributing elements:

- 1) Original House/Tasting Room and Office circa 1879
- 2) Cole Residence 1889
- 3) Barn circa 1889
- 4) Hatchery circa 1920
- 5) Garages circa 1920
- 6) Poultry House circa 1920
- 7) Cottage circa 1920 with recent additions (non-contributing)

- D5. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district boundaries extend from the edge of the ravine on the north, along the east side of the entry road on the east, along the south side of the Poultry house on the south, and along the property fence line on the west.

- D6. **Boundary Justification:**

These boundaries encompass all of the historic buildings that compose the district, the historic entry road, and the landscaped gardens. It excludes the vineyards which are not historic.

- D7. **District Attributes:** HP2; HP33

- D8. **Significance:** Theme: Architecture Area: Period of Significance: 1889-1958

Applicable Criteria: B/C

<sup>1</sup> Map of Napa County 1876 and 1895 in collection of the California State Library, California Room.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
DISTRICT RECORD

Primary #

HRI #

Trinomial

See attached report: Context Statement and Evaluation of Significance

**D9. References:**

- Davis, Alexander Jackson. *Rural Residences: consisting of designs, original and selected, for cottages, farm houses, villas and village churches*. (New York: DeCapo Press, 1980). Reprint of 1837 ed.
- Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc. 1940).
- Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932).
- McMurry, Sally Ann. *Families and farmhouses in nineteenth-century America: vernacular design and social change*. (New York: Oxford University Press, 1988).
- Noble, Allen G. *Wood, Brick and Stone*. Vol 2 (Amherst: University of Massachusetts Press, 1984).
- Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925.
- Peterson, Fred W. *Homes in the heartland: balloon frame houses of the Upper Midwest 1850-1920* (Lawrence: University of Kansas, 1992).
- Read, J. Marion. *A History of the California Academy of Medicine, 1870-1930*. (San Francisco: The Academy, 1930).
- San Francisco Chronicle, January 16, 1901.
- San Francisco Call, January 16, 1901.

Official Map of Napa County 1876

Official Map of Napa County 1895

Index Files of the California State Library, California Room

Photographic Collection of the Society of California Pioneers, San Francisco.

**D10. Evaluator:**

**Affiliation and Address:**

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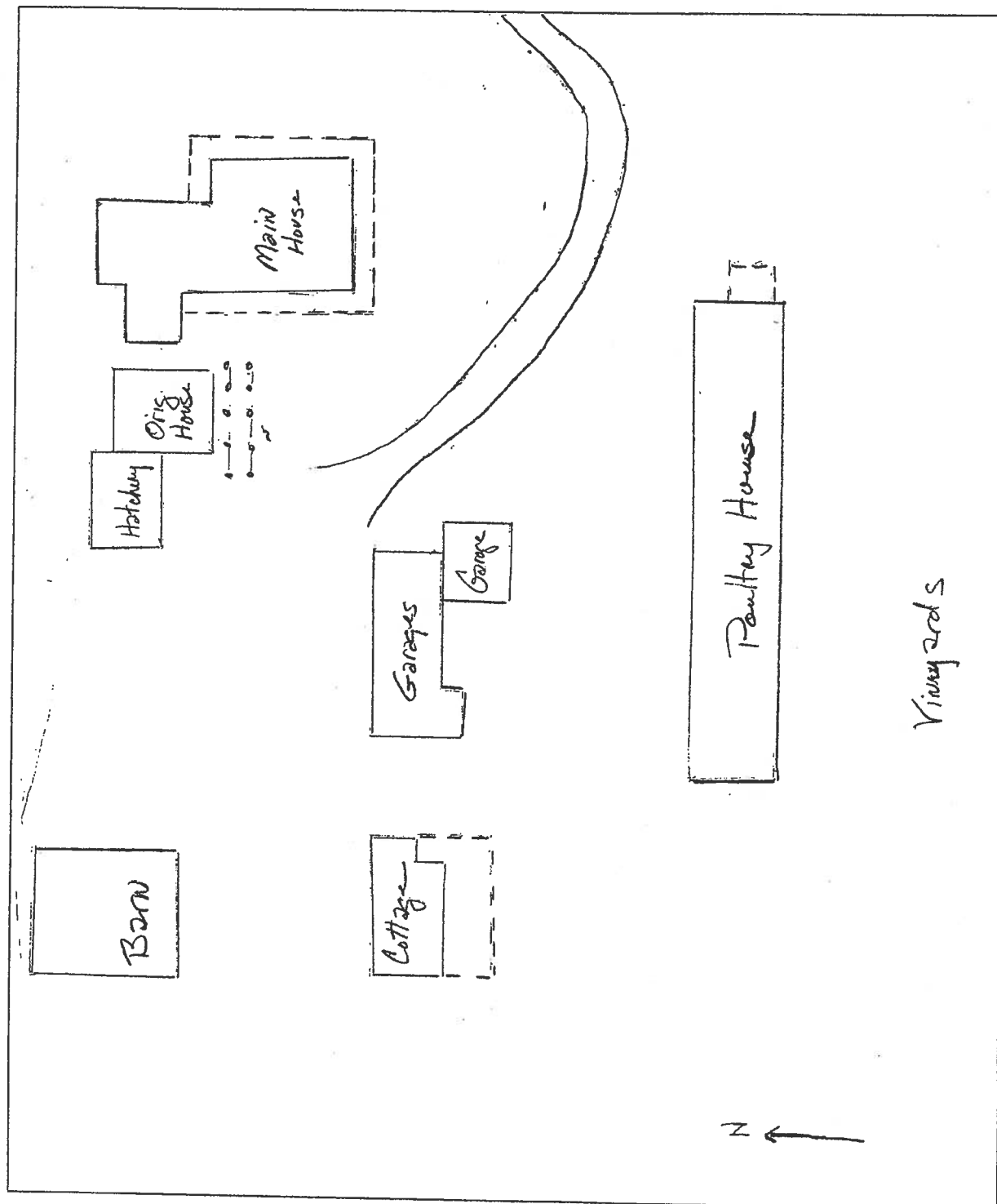
**Date:** June 27, 2005

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #:  
HRI #/Trinomial

**Resource Identifier:** 255 Petrified Forest Road  
Graeser winery  
Map of Historic District

☒ Continuation ☐ Update\



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

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

- \*Resource Name or #: Graeser Winery Residence House  
P1. Other Identifier: La Perlita del Monte  
\*P2. Location: \*a. County Napa  
b. Address: 255 Petrified Forest Road  
\*c. City: Calistoga Zip 94515  
d. UTM: N/A  
e. USGS Quad: Calistoga Quadrangle T9NR7W MDM  
\*f. Other Locational Data (APN #): 020 430 007  
\*P3a. Description:

The principal residence at the Greaser Winery was constructed circa 1889. L-shape in plan, it is a large open single story house with a broad hip roof which extends to cover a wide porch that completely surrounds the house on three sides. The building is set on an elevated foundation which becomes a full basement story at the rear L which is sited on a slope. The roof is moderately sloped and was originally finished at the top with an elaborate iron ridge rail surrounding a rectangular stained glass sky light at the ridge. Shed roof attic dormers were centered in the middle of the roof slope on the north, south, and west elevations. The front (east) dormer was low with three multi-light windows. The west and south dormers were smaller, but of the same design. The east dormer has been removed, but the others remain in place. Originally wood shingle with stripes of lighter shingles laid at intervals, the roof is now covered with mono-color composition shingle. Three brick chimneys with corbels pierce the roof. On the east, south and west sides the house the roof extends over the porch and is supported on turned posts. ( See con't sheet)

- \*P3b. Resource Attributes: HP/33 HP 2  
\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District  
P5b. Description of Photo: Front (east) façade, view west

- P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- \*P6. Date Constructed/Age: circa 1889  
☐ Prehistoric ☒ Historic ☐ Both  
\*P7. Owner and Address:  
Richard Graeser  
255 Petrified Forest Road  
Calistoga, CA 94515  
\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822  
\*P9. Date Recorded: 6-17-2005-  
\*P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other  
Describe Eligibility Evaluation  
\*P11. Report Citation: none  
\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: .Graeser Winery Main Residence

\*NRHP Status Code: 3D

B1. Historic Name: La Perlita del Monte

B2. Common Name:

B3. Original Use: Country Estate/Poultry Farm

B4. Present Use: Winery

\*B5. Architectural Style: Symmetrical or Folk Victorian - Vernacular

\*B6. Construction History: The house was constructed circa 1889 and has been only slightly altered since then. The principal change is the addition of a laundry room on the rear west side of the house.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: 19<sup>th</sup> Century Agriculture in Napa Valley; Dr. R. Beverly Cole

Period of Significance: 1886 -1958

Property Type: Agricultural/Winery

Applicable Criteria: B/C

The house is an excellent example of a relatively rare Victorian house style. It retains a majority of its character defining features and has undergone very little change since it was constructed. The principal changes are the removal of the roof rail at the apex of the roof, the removal of the front shed dormer, and the cladding of the roof with composition shingle. A laundry room has been added at the rear of the south side. The interior of the house is extraordinary in terms of its workmanship and unique use of materials. The carpenter who laid the floors and the tongue and groove wall covering was a craftsman of exceptional talent. The house is individually eligible for listing in the Nation Register of Historic Places and the California Register of Historical Resources and contributes to a Graeser Winery historic district under Criterion 3/C.

The house is also eligible under Criterion B for its association with R. Beverly Cole, a prominent pioneer San Francisco physician and first Dean of the University of California, San Francisco, Medical School. (See District Form, DPR 523 for more information).

B11. Additional Resource Attributes: N/A

B12. References: Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc., c. 1940); Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932); Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925; Read, J. Marion. *A history of the California Academy of Medicine*, 1870-1930 ( San Francisco: The Academy, 1930); San Francisco Chronicle, January 16, 1901; San Francisco Call, January 16, 1901; Index Files of the California State Library, California Room; Photographic Collection of the Society of California Pioneers, San Francisco.

Resource Identifier: Graeser Winery: Main Residence

☒ Continuation ☐ Update

**P3a. Description continued**

The elevated foundation of the porch is enclosed with wood siding. A low open porch rail in a geometric pattern encloses the porch area. The underside of the roof overhang is finished with tongue and groove. The entry door is accessed via a double wide stair in the center of the east façade. The entry door is a double wide Dutch door with intricate upper glazing and lower paneling. The glazing pattern of the upper door is repeated in the fenestration with small multi-light divisions of the upper sash. The windows on the east and south facades, elevations which originally faced on the formal gardens, are symmetrically arranged and are larger and wider than is common in houses of this period. Door and window casings are plain, although the sills are supported on brackets. The west façade, which opened to the rear yard, is less formally arranged with some smaller windows and single doors.

The rear L, which houses the kitchen, related work rooms and what were probably servants quarters, is surmounted by a low gable roof which has original skylights over the kitchen area. Long and narrow, this rear extension of the house has a partial stone masonry and partial wood frame foundation. On the east side a large square bay extends out from the upper story and is supported on angled braces. It has one-over-one double hung windows all the way around and may have functioned as a sleeping porch in the summer.

On the interior the house is completely finished in tongue and groove redwood laid in alternating strips of light and dark wood, with each individual board incised down the center. Not only the walls, but the ceilings, fireplace mantels, and chimney breasts are treated in this manner. The center of the living room ceiling is occupied by a large stained glass sky light, the floors in the public rooms exhibit elaborate parquetry.

In style the house is a "symmetrical" or a folk Victorian, both categories defined by McAlester, in *A Field Guide to American Houses*. These are terms used to describe a house of simple vernacular form and massing which has been embellished with common fashionable Victorian decorative elements, usually in the porch, fenestration, and roof treatment. The residence house fits this description. It is very simple in its massing and form with a large rectangular envelope containing the main living quarters occupied by the family and the rear L extension housing the kitchen and utility areas and servant's quarters. The house exhibits none of the intersecting wings, multiple bays, towers or angles common in the Queen Anne houses of the period. Like many vernacular houses, it exhibits symmetrical arrangement of windows and doors, particularly on the principal public elevations. Its Victorian style is derived from its porch details, its elaborate fenestration and entry, and from the original roof rail. In many ways the house is functionally adapted to its environment, with its large double hung windows opening into the family bedrooms arranged around the periphery of the house. In an area of very hot summers this would have provided cross ventilation in the mornings and evenings and facilitated cooler sleeping arrangements. The "Symmetrical Victorian" was a house form popular in the rural south and may have appealed to R. Beverly Cole who had grown up in Virginia.

At the same time that the house is simple in form, its large size and exceptional interior convey a sense of social status and economic prosperity consistent with the position of its owner. It is at once informal and elegant, with the expense and workmanship confined to the interior in the form of intricate wood working, detailed fenestration, and stained glass work, and elaborate floors. At one and the same time the house fulfills the role of the country estate of a prominent San Francisco doctor and a working ranch.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #:

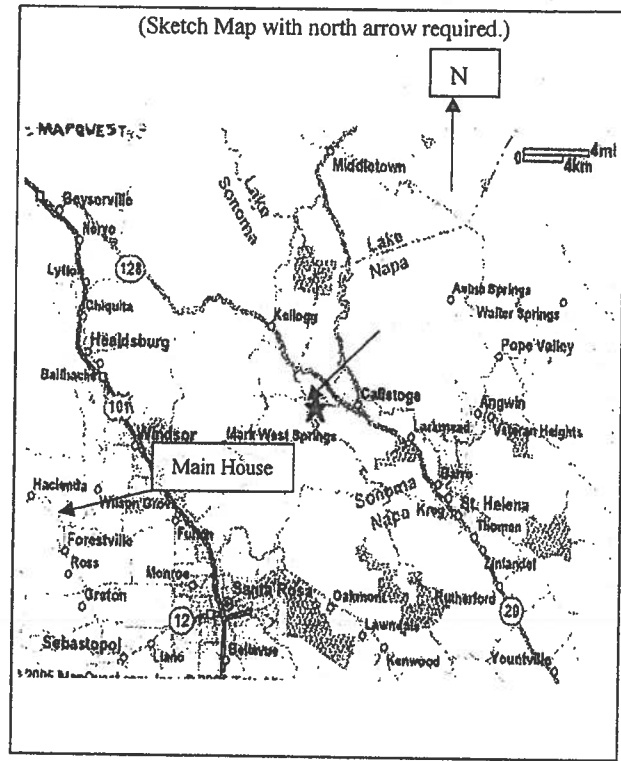
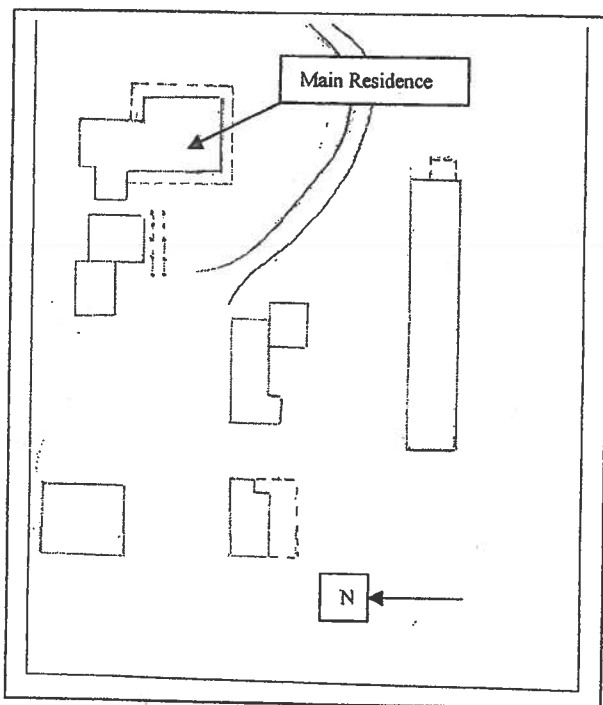
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

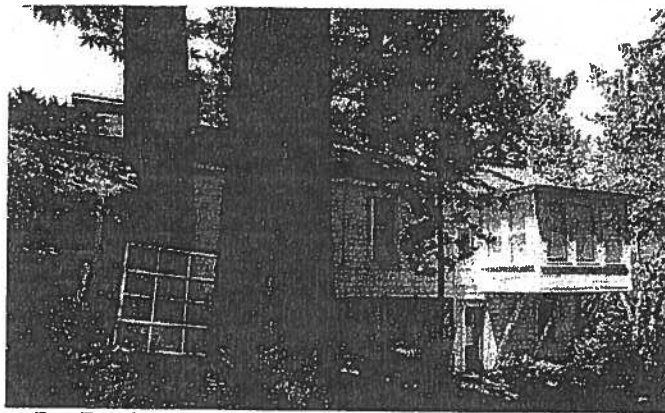
B 15. Date of Evaluation: 6-23-05



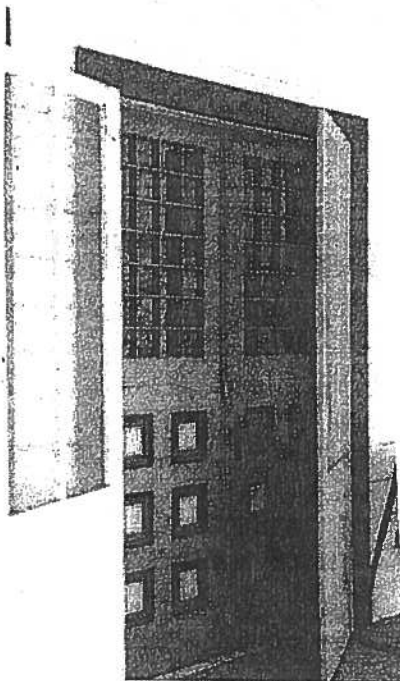
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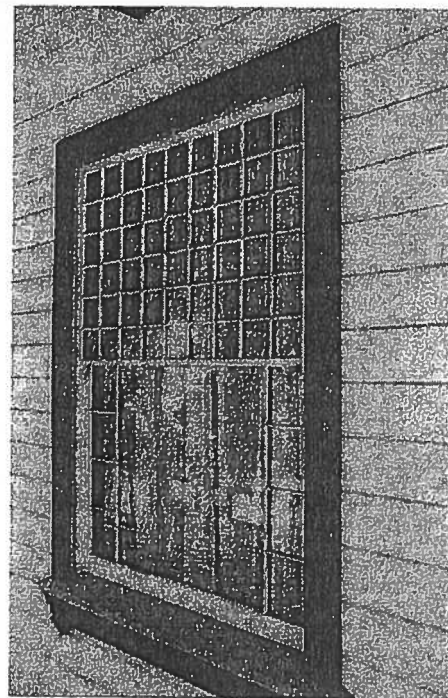
West Facade



East Facade Rear Wing

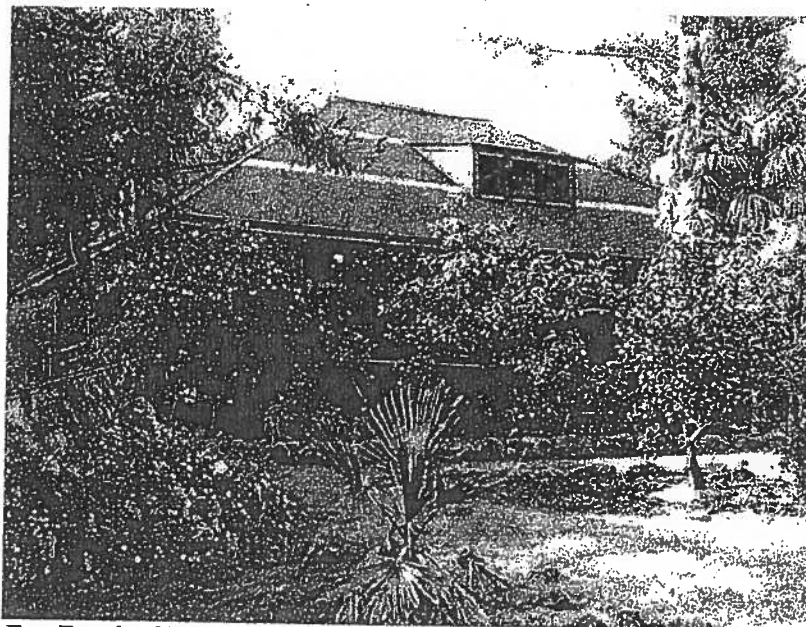


Detail Entry Door



Detail Typical Window





East Façade Circa 1907

Courtesy of Society of California Pioneers

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

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

\*Resource Name or #: Graeser Winery Original House/Tasting Room

P1. Other Identifier: La Perlita del Monte

\*P2. Location: \*a. County Napa

b. Address: 255 Petrified Forest Road

\*c. City: Calistoga Zip 94515

d. UTM: N/A

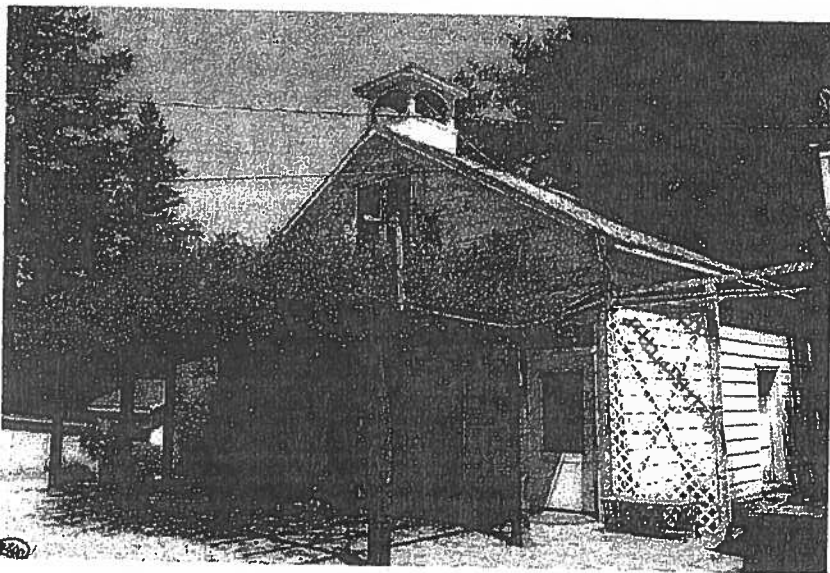
e. USGS Quad: Calistoga Quadrangle T9NR7W MDM

\*f. Other Locational Data (APN #): 020 430 007

**\*P3a. Description:**

Rectangular in plan, this one and one-half story building was the original house on the property, constructed circa 1870s. A vernacular style, front gable house, it has a roof of moderate pitch with small closed gable and eave overhangs. The gable is trimmed with a verge board. A hip roofed cupola with arched openings sits on the roof ridge near the front of the house. This served as a bell tower to call ranch hands to meals. The entry is located on the east side of the front façade. It is slightly recessed with a transom. The door is partially glazed and may not be original. Lower story fenestration consists of vertically emphasized six-over-six double hung windows arranged singly. On the upper story paired fixed windows are centered on the gable end. The glazing is replacement. On the west side of the house there is a shed roofed passageway which connects it to the adjacent building known as the Hatchery. This connection was added within the period of significance, possibly after the building ceased use as a residence. A shed porch roof extends from the front elevation and was originally supported on porch posts. It is now supported by the modern pergola structure that extends along the front of the house, but which is not structurally connected to the building itself. The original porch was wooden and has now been replaced by the large brick patio area that extends between this building and the Main House. The building functions as the Tasting Room and offices of the winery.

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: HP 2/ HP 33

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

P5b. Description of Photo: Front and east facades, view northwest

\*P6. Date Constructed/Age: circa 1879  
☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
Richard Graeser  
255 Petrified Forest Road  
Calistoga, CA 94515

\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822

\*P9. Date Recorded: 6-17-2005-

\*P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Record ☐ Milling Station Record ☐ Rock Art

Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: .Graeser Winery Original House/Tasting Room

\*NRHP Status Code: 3D

B1. Historic Name: La Perlita del Monte

B2. Common Name:

B3. Original Use: Country Estate/Poultry Farm

B4. Present Use: Winery

\*B5. Architectural Style: Vernacular Front Gable House

\*B6. Construction History: Built 1879. The passageway to the Hatcher was added at an unknown date.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: 19<sup>th</sup> Century Agriculture in Napa Valley; Dr. R. Beverly Cole

Period of Significance: 1886 -1958

Property Type: Agricultural/Winery

Applicable Criteria: B/C

This house was probably already on the property before the ranch was purchased by the Coles. It is a vernacular front gable house which has been only slightly modified on the exterior. The major alterations include the replacement of the glazing in the upper story front gable paired windows and the removal of the porch posts and their replacement with a landscape pergola as the support for the porches shed roof. Although these changes do have an impact on the integrity of materials and design, the house remains substantially intact and continues to contribute to the historic district.

B11. Additional Resource Attributes: N/A

B12. References: Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc., c. 1940); Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932); Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925; Read, J. Marion. *A history of the California Academy of Medicine*, 1870-1930 ( San Francisco: The Academy, 1930); San Francisco Chronicle, January 16, 1901; San Francisco Call, January 16, 1901; Index Files of the California State Library, California Room; Photographic Collection of the Society of California Pioneers, San Francisco; Peterson, Fred W. *Homes in the heartland: balloon frame houses of the Upper Midwest 1850-1920* (Lawrence: University of Kansas, 1992).

**BUILDING, STRUCTURE, AND OBJECT RECORD**

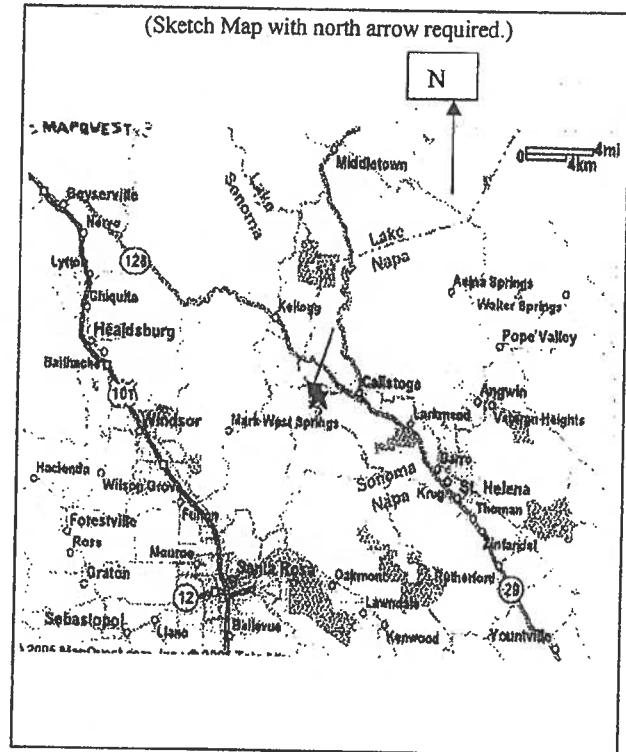
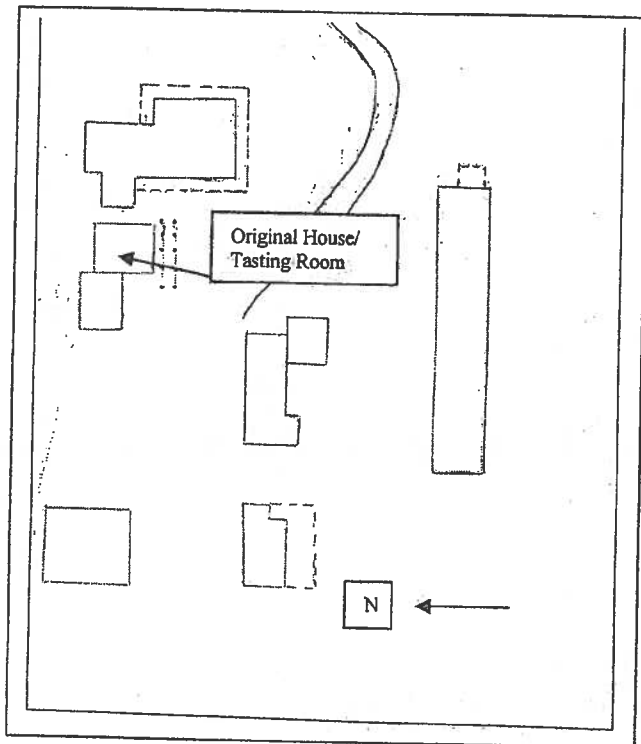
Primary #:  
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

B 15. Date of Evaluation: 6-23-05



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

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Graeser Winery Guest House/Cottage

P1. Other Identifier: La Perlita del Monte

\*P2. Location: \*a. County Napa

b. Address: 255 Petrified Forest Road

\*c. City: Calistoga Zip 94515

d. UTM: N/A

e. USGS Quad: Calistoga Quadrangle T9NR7W MDM

\*f. Other Locational Data (APN #): 020 430 007

\*P3a. Description: This small cottage is a rectangular plan building with additions on both sides and on the rear. The original core of the cottage consists of the central gable roof building and the west shed roof addition. A gable roof addition at the east end of the building and a shed roof addition at the south side are of more recent origin. An original entry is located on the north façade. The door is fifteen light and is accessed via a small wooden stoop. Fenestration consists of small single and paired six light windows with wooden casings. The east end and south additions have reversed the original orientation of the house by introducing an entry and French doors the south side. A large redwood deck with an open rail extends across the entire south side of the house.

\*P3b. Resource Attributes: HP 2

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

P5b. Description of Photo: North façade view south

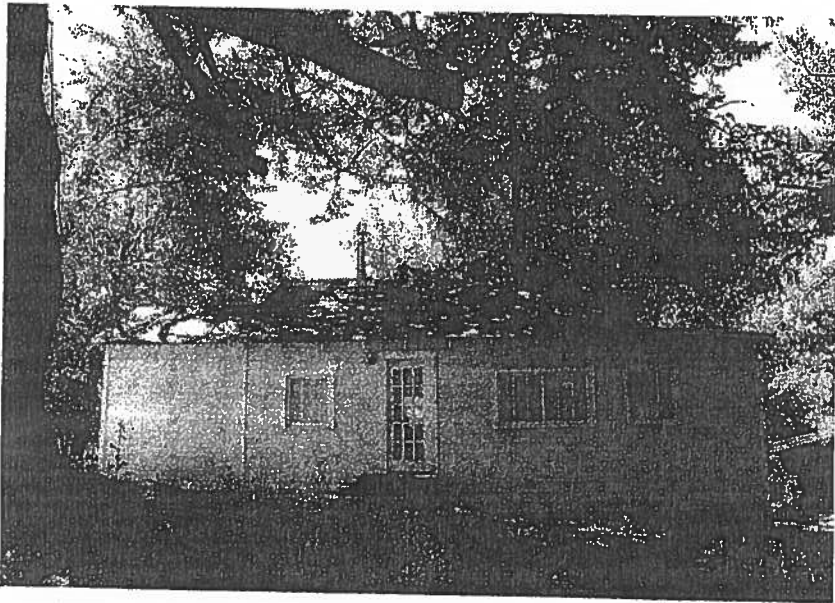
\*P6. Date Constructed/Age: circa 1920 with remodel in 1980s

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Richard Graeser

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



255 Petrified Forest Road  
Calistoga, CA 94515

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822

\*P9. Date Recorded: 6-17-2005-

\*P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: Graeser Winery Guest House/Cottage

\*NRHP Status Code: 6Z

B1. Historic Name: La Perlita del Monte

B2. Common Name:

B3. Original Use: Country Estate/Poultry Farm

B4. Present Use: Winery

\*B5. Architectural Style: Vernacular

\*B6. Construction History: The house appears to have been constructed in the 1920s as a simple guest quarters or as housing for employees. Additions have been made to the east side of the building and a room addition has been added to the rear circa 1980s. These changes, coupled with the installation of a large deck have changed the front elevation of the house from the north to the south side.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: 19<sup>th</sup> Century Agriculture in Napa Valley; Dr. R. Beverly Cole

Period of Significance: 1886 -1958

Property Type: Agricultural/Winery

Applicable Criteria: A/B

The house is a 1920s cottage with extensive additions. Although the house retains much of its original appearance on the north elevation, the east and south elevations have been substantially altered, almost doubling the size of the original structure. Because the building is sited in a large open area between the Main House and the Barn all of its elevations are visible. Although the major addition is technically at the rear of the structure and would not alter its appearance were the house sited on a traditional urban lot, its 360 degree exposure renders the addition intrusive on the historic character and integrity of the house. It does not contribute to the district, but because of its small size, it does not constitute a substantial visual intrusion into the historic district.

B11. Additional Resource Attributes: N/A

B12. References: Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc., c. 1940); Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932); Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925; Read, J. Marion. *A history of the California Academy of Medicine*, 1870-1930 ( San Francisco: The Academy, 1930); San Francisco Chronicle, January 16, 1901; San Francisco Call, January 16, 1901; Index Files of the California State Library, California Room; Photographic Collection of the Society of California Pioneers, San Francisco.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

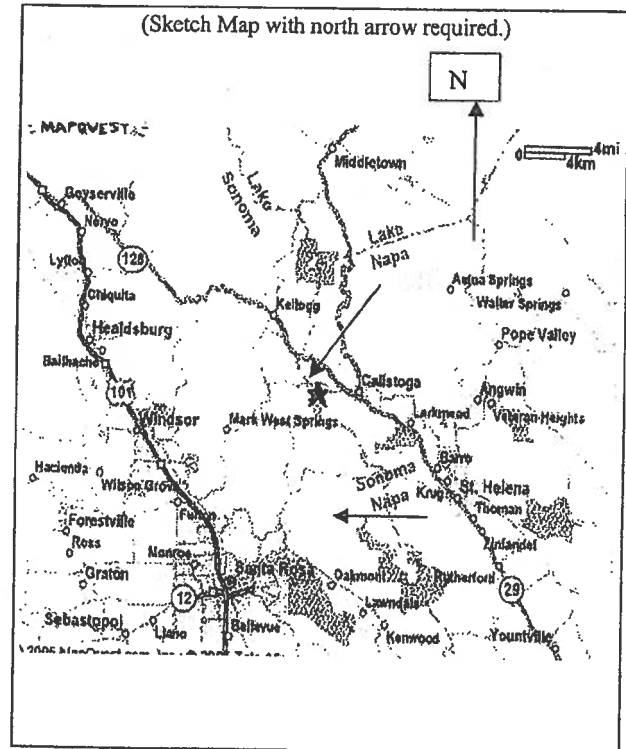
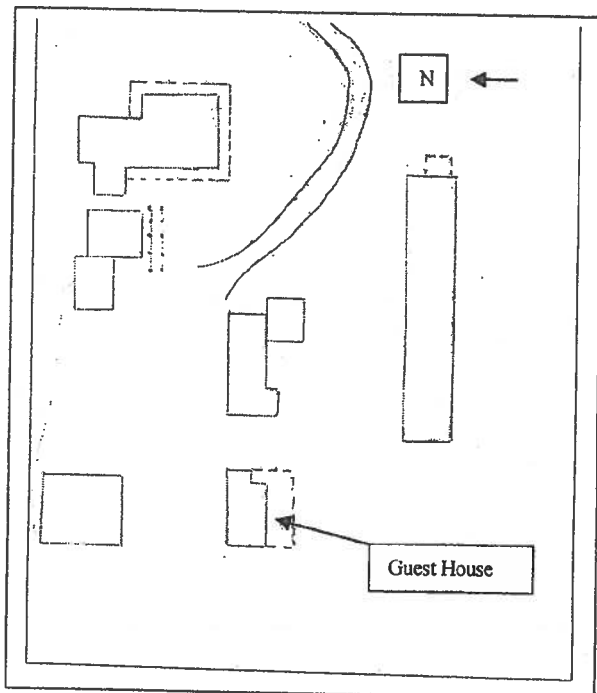
Primary #:  
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

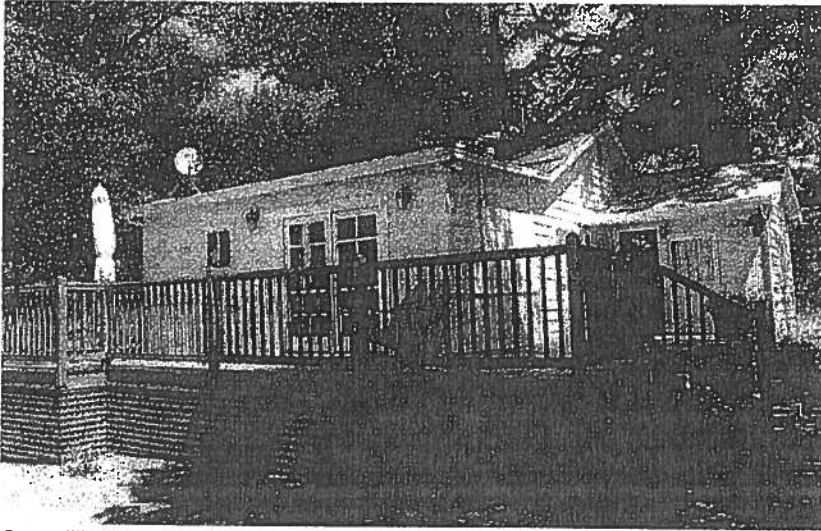
B 15. Date of Evaluation: 6-23-05



(This space reserved for official comments.)

Resource Identifier: Graeser Winery Guest House/Cottage

☒ Continuation ☐ Update



Guest House South façade showing alterations



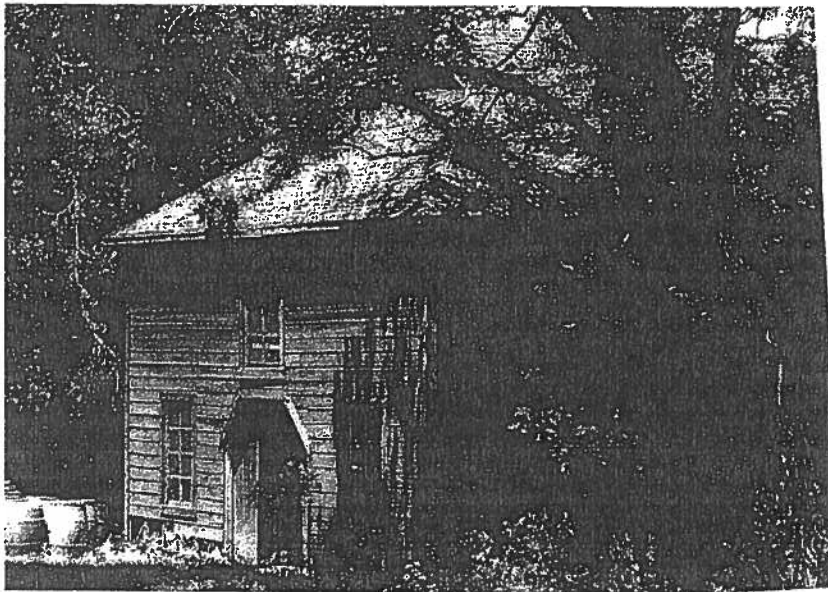
State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

- \*Resource Name or #: Graeser Winery Barn  
P1. Other Identifier: La Perlita del Monte  
\*P2. Location: \*a. County Napa  
b. Address: 255 Petrified Forest Road  
\*c. City: Calistoga Zip 94515  
d. UTM: N/A  
e. USGS Quad: Calistoga Quadrangle T9NR7W MDM  
\*f. Other Locational Data (APN #): 020 430 007  
\*P3a. Description:

The barn is two story rectangular plan building set on a pier and post foundation. The building is sited on an incline which slopes northward toward a deep ravine at the rear of the barn. The building is open frame construction with exposed structural members and bracing, rafters and purlins. The roof is gable-on-hip of moderate pitch. It has narrow overhangs and a plain cornice. The gable end is vented with a louvered vent. The entry to the barn is centered on the south façade and rests at ground level. It is double wide with wood plank doors hung on an industrial track. The top of the door is framed as a hexagonal arch and is trimmed with a plain casing. The central door is flanked by symmetrically arranged, vertically emphasized windows divided by wooden muntins. It is probable that these windows were originally glazed, but the glazing has been removed. At the upper front elevation a single window opening is centered over the barn door. On the lower story of the east façade there are symmetrically arranged openings with wooden casings. If there was glazing in these openings, it is now missing. A single window opening is found on the upper story as well as a square bay enclosed with chicken wire and supported on angled posts. The west façade has had cladding repairs that obscure some of its openings. The building is primarily clad with clapboard, except at the rear portion of the west façade which is partially covered with board and batten. At the rear the upper story is open with chicken wire enclosure. (See con't sheet)

- P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- \*P3b. Resource Attributes: HP 33  
\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District  
☒ Element of District  
P5b. Description of Photo: Front façade, view northwest  
\*P6. Date Constructed/Age: circa 1889  
☐ Prehistoric ☒ Historic ☐ Both  
\*P7. Owner and Address:  
Richard Graeser  
255 Petrified Forest Road  
Calistoga, CA 94515  
\*P8. Recorded by:  
Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822  
\*P9. Date Recorded: 6-17-2005-  
\*P10. Type of Survey: ☒ Intensive  
☐ Reconnaissance ☐ Other  
Describe Eligibility Evaluation  
\*P11. Report Citation: none  
\*Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐

Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #:  
HRI#:

\*Resource Identifier: .Graesser Winery Barn

\*NRHP Status Code: 3D

B1. Historic Name: La Perlita del Monte

B2. Common Name:

B3. Original Use: Country Estate/Poultry Farm

B4. Present Use: Winery - barrel storage

\*B5. Architectural Style: Utilitarian Vernacular

\*B6. Construction History: The barn was constructed circa 1889 at the same time as the Main House. In the 1980s structural work was undertaken at the rear of the building where the original foundation was failing. A concrete sill was poured and support posts were replaced. The foundation, set on a sloped site, is merely a crawl space at the front of the barn, but rises to a full basement story toward the rear. Along this rear basement area a new concrete block wall has been installed.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: 19<sup>th</sup> Century Agriculture in Napa Valley; Dr. R. Beverly Cole

Period of Significance: 1886 -1958

Property Type: Agricultural/Winery

Applicable Criteria: A/B

The barn is unusual in its design and form. The most common barn forms in California fall within types identified by ethnographers as "bank barns" and "single-crib barns with flanking sheds." These are generally characterized by rectangular plans, interior open lofts, wide gabled roofs, multiple gable end entries and single story side sheds. In addition, they are generally finished with vertical or horizontal board and unfinished window openings. These barn types were used for hay and feed storage and for housing and feeding livestock. In contrast, the barn constructed at La Perlita del Monte is characterized by a gable on hip roof, a single central entry, full division of the interior into separate floors, and a carefully finished exterior that utilized clapboard siding and window openings with casings. The original use of the barn is not known, although it may have been used for storing carriages which appear in several 1907 photographs of the property.

The barn appears to retain its integrity of design, materials, workmanship, setting, location and association. The major changes that have occurred include the loss of the window material ( glazing or screening) and the rear foundation work which has installed a concrete sill and basement wall. This work is clearly distinguished from the historic barn and was necessary to prevent the barn from collapsing. It contributes to the winery historic district.

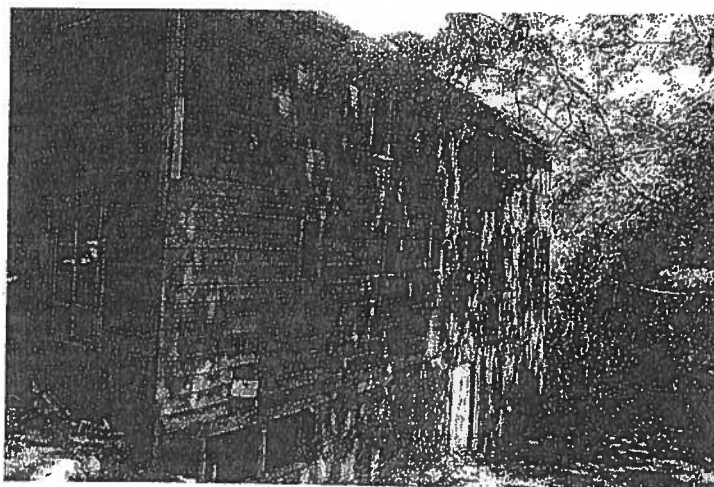
B11. Additional Resource Attributes: N/A

B12. References: Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc., c. 1940); Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932); Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925; Read, J. Marion. *A history of the California Academy of Medicine, 1870-1930* ( San Francisco: The Academy, 1930); San Francisco Chronicle, January 16, 1901; San Francisco Call, January 16, 1901; Index Files of the California State Library, California Room; Photographic Collection of the Society of California Pioneers, San Francisco; Noble, Allen G. *Wood, Brick and Stone*. Vol 2 (Amherst: University of Massachusetts Press, 1984).

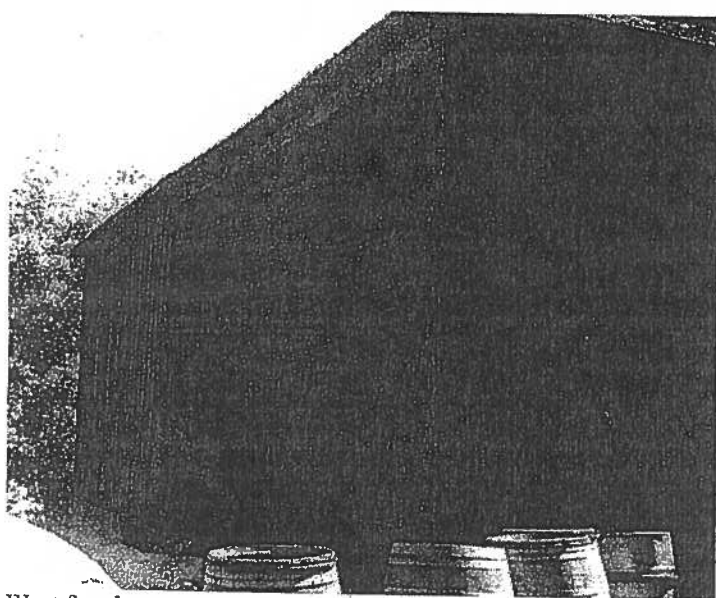
Resource Identifier: Graeser Winery

☒ Continuation ☐ Update

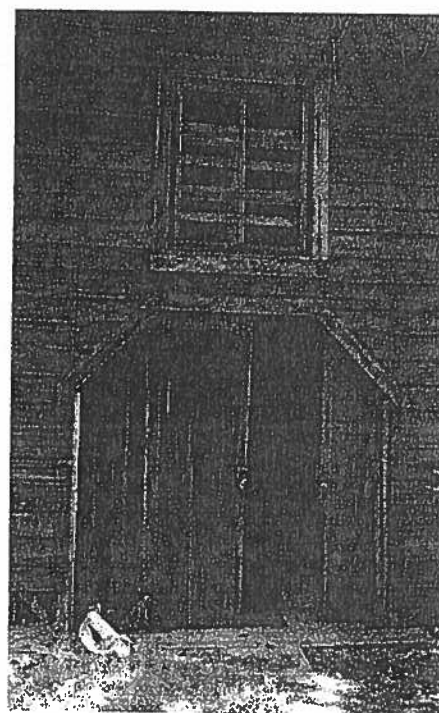
**P3a Description con't:** The interior of the barn is a single open space with no internal partitions. Floors are laid with heavy wide planks. A stair in the southeast corner provides access to the second story.



East Façade



West façade



Detail Door and central window

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

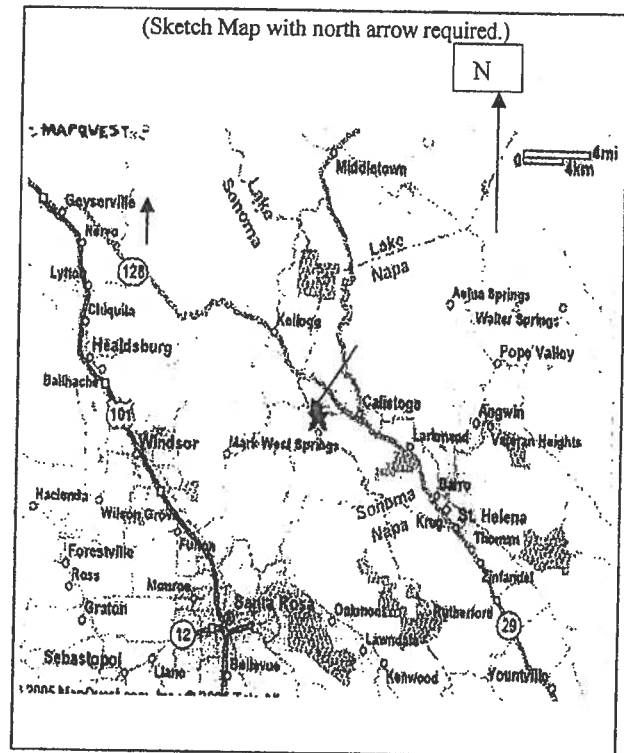
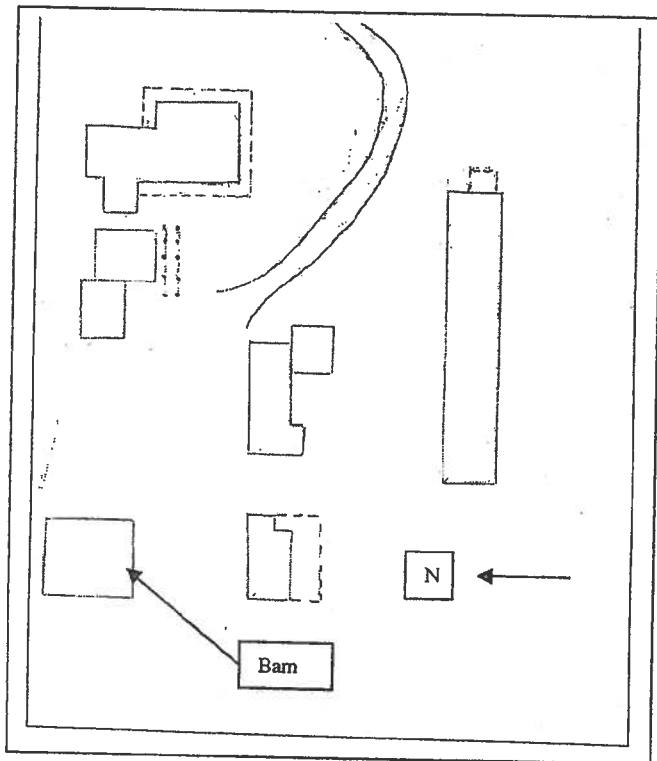
Primary #:  
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

B 15. Date of Evaluation: 6-23-05



(This space reserved for official comments.)

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

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Graeser Winery Hatchery

P1. Other Identifier: La Perlita del Monte

\*P2. Location: \*a. County Napa

b. Address: 255 Petrified Forest Road

\*c. City: Calistoga Zip 94515

d. UTM: N/A

e. USGS Quad: Calistoga Quadrangle T9NR7W MDM

\*f. Other Locational Data (APN #): 020 430 007

\*P3a. Description:

This rectangular plan two-story building has a low front gable roof. It is connected to the Original House/Tasting Room by a passageway leading from the rear of the west elevation of the house to the east gable end elevation of the hatchery. The roof has overhanging gables and eaves with exposed rafters. On the south and north facades small horizontal screened vents are located just under the eaves. A large metal vent or fan pierces the roof ridge near the center of the building. Exterior entry to the building is on the west façade via a wide plank door. Openings into the building which may have been glazed or screened are found on all three elevations in an asymmetrical arrangement. The casings around some of the windows are missing. A second story square bay supported on angled braces is found on the rear façade. The building is clad with lap siding similar in appearance to that used in the construction of the garages. The building was originally used to hatch poultry.

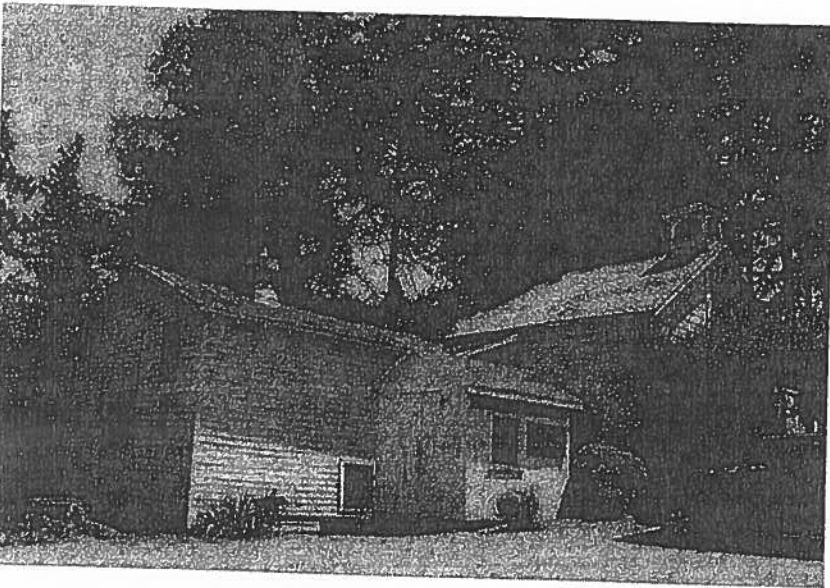
\*P3b. Resource Attributes: HP 33

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

P5b. Description of Photo: West and south facades, view northeast

\*P6. Date Constructed/Age: circa 1920s

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P7. ☐ Prehistoric ☒ Historic ☐ Both  
Owner and Address:

Richard Graeser  
255 Petrified Forest Road  
Calistoga, CA 94515

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822

\*P9. Date Recorded: 6-17-2005-

\*P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐

Continuation Sheet ☒ Building, Structure, and

Object Record ☐ Linear Resource Record ☐

Archaeological Record ☐ District Record ☐

Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐

Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: Graeser Winery Hatchery

\*NRHP Status Code: 3D

B1. Historic Name: La Perlita del Monte

B2. Common Name:

B3. Original Use: Country Estate/Poultry Farm

B4. Present Use: Winery

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: Constructed circa 1920, it has not been altered except for the boarding of the window openings.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: 19<sup>th</sup> Century Agriculture in Napa Valley; Dr. R. Beverly Cole

Period of Significance: 1886-1958

Property Type: Agricultural/Winery

Applicable Criteria: B/C

The hatchery is one of the farm buildings that was constructed specifically for poultry raising, one of the major agricultural operations on the ranch/estate in the 19<sup>th</sup> and the first half of the 20<sup>th</sup> century. It does not appear in the 1907 series of photographs of the property in which an earlier poultry house and poultry pens are present. It is a simple building with little elaboration and retains its integrity, except for the removal of the window coverings. It contributes to the historic district under Criterion A, but appears to have been constructed after the death of R. Beverly Cole.

B11. Additional Resource Attributes: N/A

B12. References: Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc., c. 1940); Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932); Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925; Read, J. Marion. *A history of the California Academy of Medicine, 1870-1930* (San Francisco: The Academy, 1930); San Francisco Chronicle, January 16, 1901; San Francisco Call, January 16, 1901; Index Files of the California State Library, California Room; Photographic Collection of the Society of California Pioneers, San Francisco.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #:

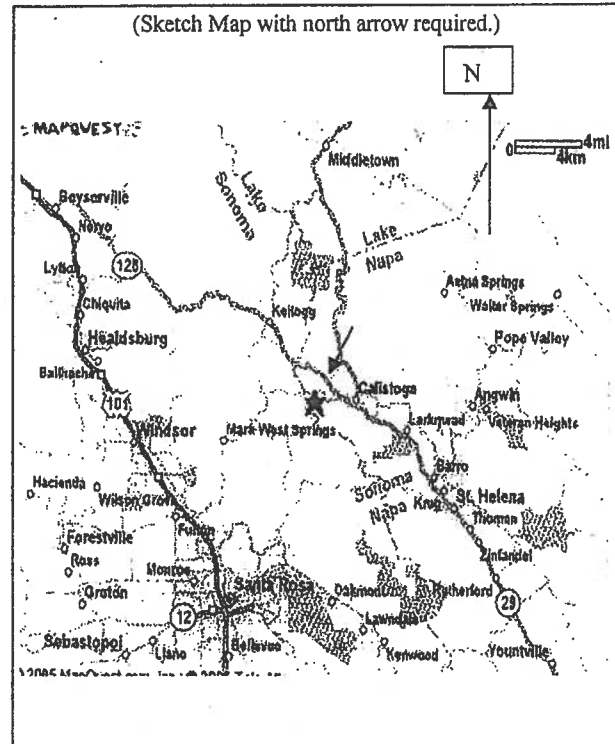
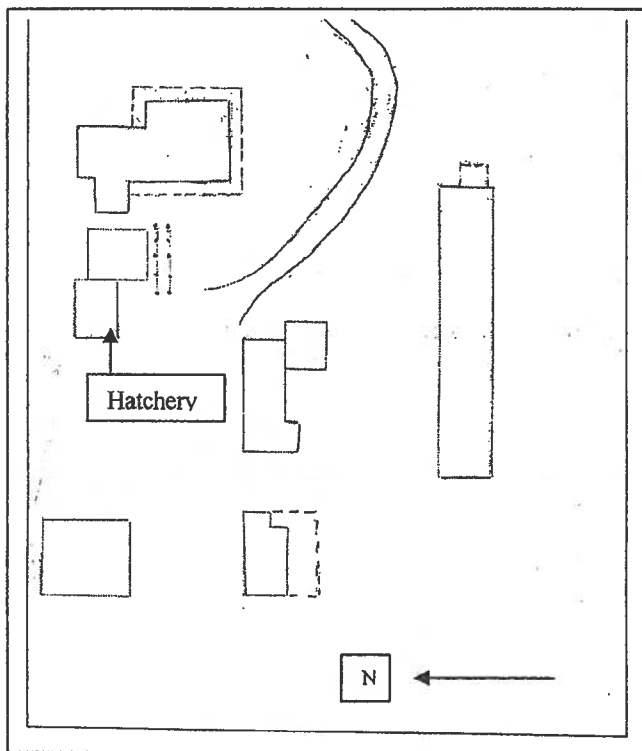
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

B 15. Date of Evaluation: 6-23-05



(This space reserved for official comments.)



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

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Graeser Winery Poultry House

P1. Other Identifier: La Perlita del Monte

\*P2. Location: \*a. County Napa

b. Address: 255 Petrified Forest Road

\*c. City: Calistoga Zip 94515

d. UTM: N/A

e. USGS Quad: Calistoga Quadrangle T9NR7W MDM

\*f. Other Locational Data (APN #): 020 430 007

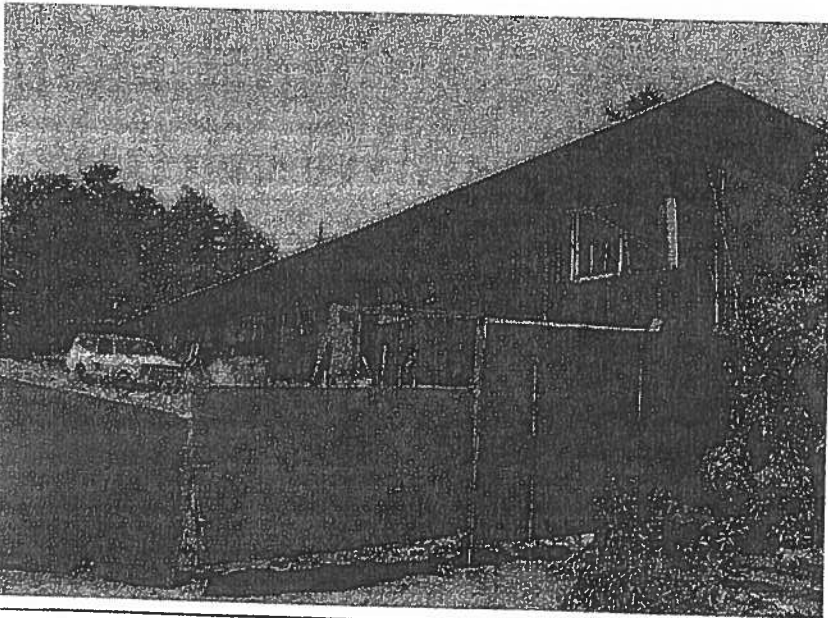
\*P3a. Description:

The Poultry House is an extremely long, single-story, rectangular building with a shed roof. Sited at the edge of the hill that rises to the southwest of the building complex, and which is now a vineyard, it is set on an elevated poured concrete foundation on the north side and is set on a concrete sill on the south where it fronts on the low rise of the hill. The shed roof has a low slope with a small overhang. It has exposed rafters on the south side. The front elevation has horizontally emphasized openings in the upper wall, some of which are glazed and some of which are screened. There are doors located at intervals along this elevation, although the primary entry is at the east end of the building. An elevated platform and wooden stair provides access to this door. The side elevations have no fenestration and the rear, or north, elevation has only two rectangular vents placed low on the walls. The entire structure is clad with vertical boards. The building is typical of many poultry houses found in Napa and Sonoma counties. These buildings are characterized by their low massing and extremely long horizontal form. This is a building type that is rapidly disappearing from agricultural landscape of the region.

\*P3b. Resource Attributes: HP 33

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

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Front façade, view northwest

\*P6. Date Constructed/Age: circa 1920

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

Richard Graeser  
255 Petrified Forest Road  
Calistoga, CA 94515

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822

\*P9. Date Recorded: 6-17-2005-

\*P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: Graeser Winery Poultry House

\*NRHP Status Code: 3D

B1. Historic Name: La Perlita del Monte

B2. Common Name:

B3. Original Use: Country Estate/Poultry Farm

B4. Present Use: Winery

\*B5. Architectural Style:

\*B6. Construction History: The poultry house was constructed between 1920-1940. Pictures of the property taken in 1907 show a smaller poultry house of similar design in the same general location as this building.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location: same

\*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: 19<sup>th</sup> Century Agriculture in Napa Valley; Dr. R. Beverly Cole

Period of Significance: 1886 -1958

Property Type: Agricultural/Winery

Applicable Criteria: B/C

The building is dilapidated on the south elevation which has not been maintained. Boards are missing, doors have been removed and screening is falling off. However, on the north and east elevations the building is better maintained and has been painted. Overall the building is a good example of an agricultural building type once very common in the area, but now largely disappearing. By contrast with many other poultry houses in the two counties its state of dilapidation is modest. It provides an indication of the size and scope of the poultry operations at the ranch when this was its major source of income.

B11. Additional Resource Attributes: N/A

B12. References: Gardener, Francis Tomlinson. *King Cole of California*. Reprint from Vol II, nos 3,4,5 of *Annals of Medical History* (New York: Paul Boeber Inc., c. 1940); Harris, Henry. *California's Medical Story*. (San Francisco: J.W. Stanley, 1932); Lyman, George. *The Beginnings of California's Medical History*, pamphlet reprinted from *California and Western Medicine*, 1925; Read, J. Marion. *A history of the California Academy of Medicine, 1870-1930* ( San Francisco: The Academy, 1930); San Francisco Chronicle, January 16, 1901; San Francisco Call, January 16, 1901; Index Files of the California State Library, California Room; Photographic Collection of the Society of California Pioneers, San Francisco.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

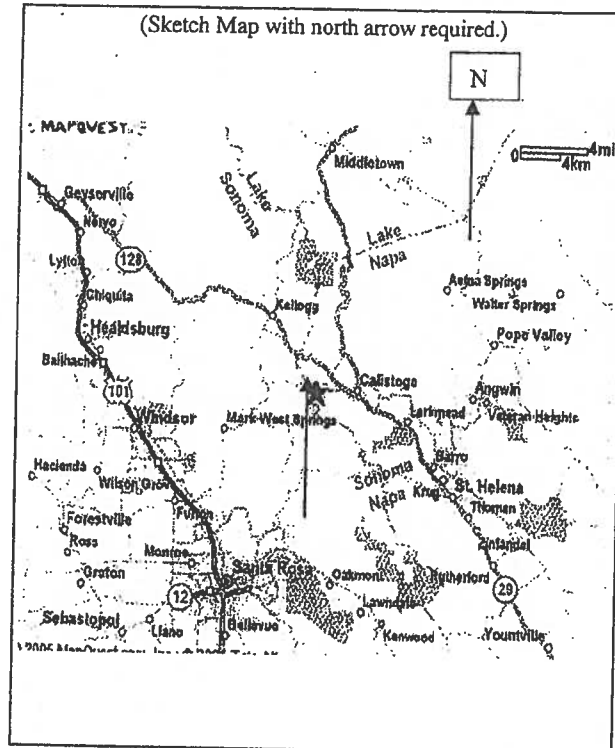
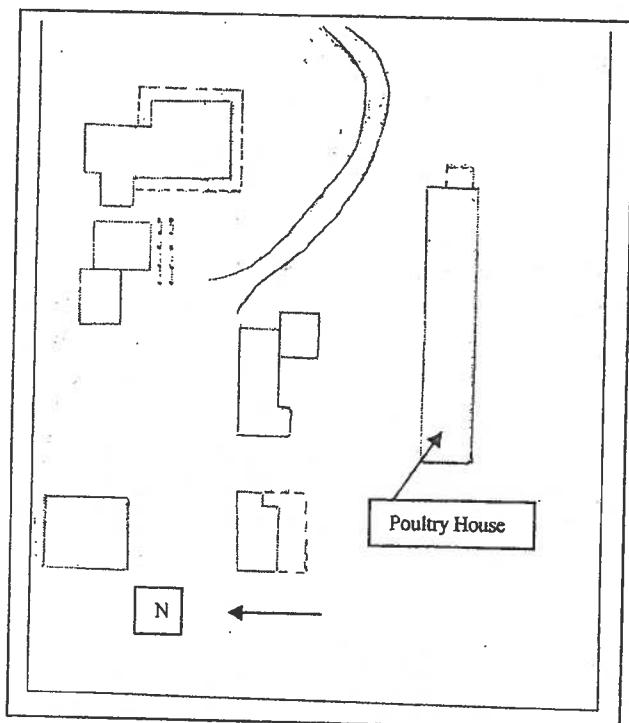
Primary #:  
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

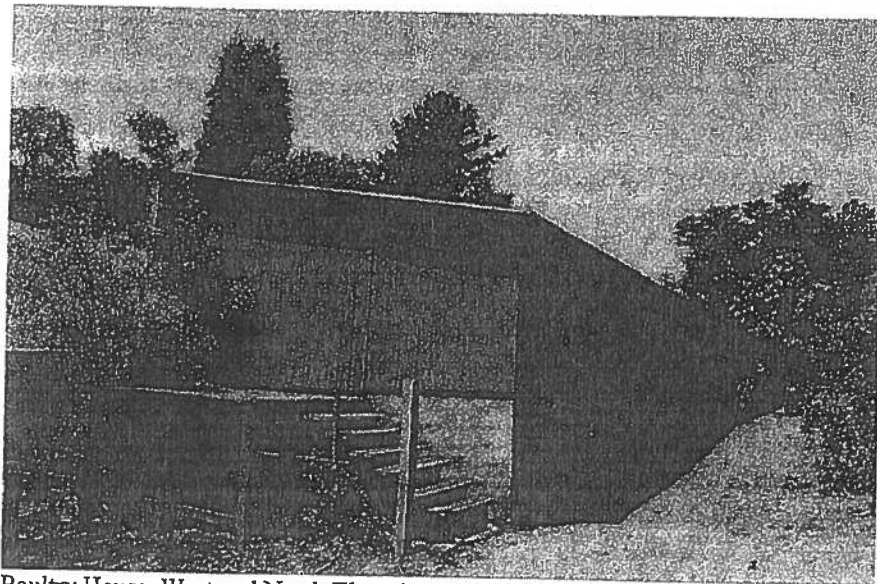
B 15. Date of Evaluation: 6-23-05



(This space reserved for official comments.)

Resource Identifier: Graeser Winery Poultry House

☒ Continuation ☐ Update



Poultry House West and North Elevations

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

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Graeser Winery Garages

P1. Other Identifier: La Perlita del Monte

\*P2. .Location: \*a. County Napa

b. Address: 255 Petrified Forest Road

\*c. City: Calistoga Zip 94515

d. UTM: N/A

e. USGS Quad: Calistoga Quadrangle T9NR7W MDM

\*f. Other Locational Data (APN #): 020 430 007

\*P3a. Description:

The garages consist of two connected structures. On the north is a long rectangular building with six bays, each a one car garage. The garage unit at the west end is slightly taller and larger than the other bays. This building is set on a sill foundation and has a shed roof. The garages open to the north with each garage unit having a set of double doors hinged on the exterior. The doors are tongue and groove. The building is clad with lap siding. On the south side of the long garage is a gable roof two car garage with its openings oriented to the east. The steeply pitched roof is covered with rolled composition and has slight overhangs with exposed rafters. The two buildings are connected along the north wall of the two door garage.

\*P3b. Resource Attributes: HP 33

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

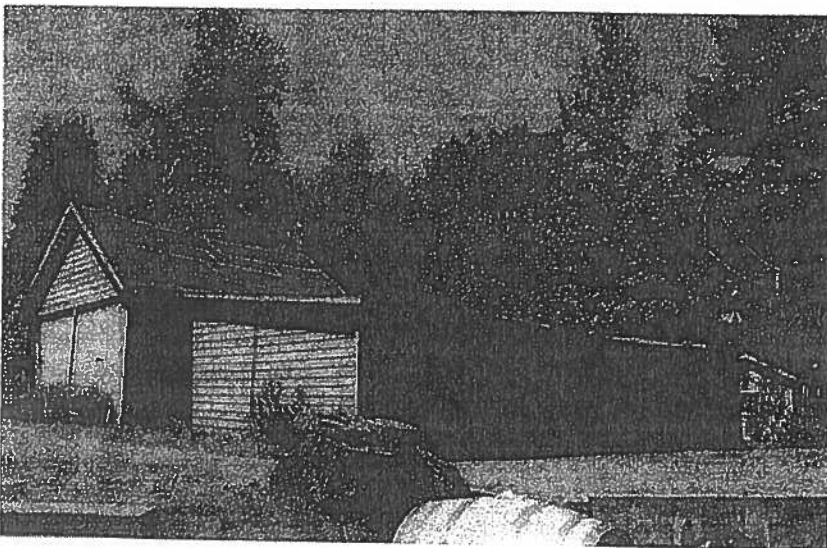
P5b. Description of Photo: East and north facades, view southwest

\*P6. Date Constructed/Age: circa 1920-1940

☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Richard Graeser  
255 Petrified Forest Road  
Calistoga, CA 94515

\*P8. Recorded by:

Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822

\*P9. Date Recorded: 6-17-2005-

\*P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐

Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments: ☐ NONE ☐ Map Sheet ☐  
Continuation Sheet ☒ Building, Structure, and  
Object Record ☐ Linear Resource Record ☐  
Archaeological Record ☐ District Record ☐  
Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐  
Other (List):



**ENTERRA**  
Associates, Inc.

Consulting Civil Engineers, Planners & Land Surveyors

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## LETTER OF TRANSMITTAL

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Date: January 4, 2011

To: **Sean Trippi**  
County of Napa  
Planning Department

Fr: Rick Swinth, PE

Re: **Diamond Heights Winery – Use Permit Plan with survey data**

---

Per our discussion before the holidays, please find enclosed eight copies and one reduction of our updated site plan detailing the topographic features, parking configuration, and circulation in and around the winery.

**RECEIVED**

JAN 05 2011

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.