EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

A HISTORIC RESOURCE EVALUATION, LOCAL ASSESSMENT, AND SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES REVIEW OF THE PROPERTY AT 3199 ST. HELENA HIGHWAY N, ST. HELENA, NAPA COUNTY, CALIFORNIA

SUBMITTED TO:

AXR Napa Valley
c/o Jeffery Redding

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian,
and
Nicole Wyton, M.S.
with
Bee Thao, M.A.

August 9, 2025

Evans & De Shazo, Inc
1141 Highway 116 South
Sebastopol, CA 95472
707-823-7400
www.evans-deshazo.com

TABLE OF CONTENTS

INTRODUCTION **1**

PROPERTY LOCATION **1**

REGULATORY SETTING **3**

California Environmental Quality Act 3
Local Guidelines 4
Standards for Rehabilitation 5

METHODS **6**

Cultural Resource Inventories 6
Online Research 7
Outreach 7

HISTORICAL SETTING **7**

Mexican Period (1821 – 1848) 8
Early American Period (1848 – 1850) 9
History of St. Helena (1850 – 1970s) 10
Property History 14
Napa County Rock Walls 30

ARCHITECTURAL STYLE **32**

National Architectural Style (1850 – 1890) 32
Folk Victorian Architecture (ca. 1870 - ca. 1910) 32

HISTORIC ARCHITECTURAL SURVEY **33**

1883 House 33
1932 Cottage 42
1932 Cottage 45
1932 Cottage 47
ca. 1995 Barn 50
Associated Landscape: Rock Walls and Vineyards 52

EVALUATION FOR HISTORICAL SIGNIFICANCE **59**

California Register of Historical Resources 59
CRHR Evaluation 60
Integrity 62

LOCAL ASSESSMENT **62**

STANDARDS REVIEW **62**

CONCLUSIONS **67**

BIBLIOGRAPHY **69**

ATTACHMENTS: Department of Parks and Recreation (DPR) 523 forms (Appendix A) and Notice of Napa County Landmark Designation (Appendix B).

INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) and a local assessment of the 7.85-acre property at 3199 St. Helena Highway North, St. Helena, Napa County, California, within Assessor Parcel Number (APN) 022-080-025 (Property). The Property includes the 1883 Hirsch House (AXR Winery), three 1932 cottages, a ca. 1995 barn, two pump houses (2000s), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards. In 2007, the Property was included within the California Office of Historic Preservation Built Environment Resource Directory (BERD) and given a status code of "7W," meaning the resource was "Submitted to OHP for action – withdrawn."[1] This same year, the Property, including "1883 Hirsch House and cellar" (extant), and 1883 barn (no longer extant), was granted Historic Landmark Designation by the Napa County Conservation, Development, and Planning Commission (P07-00656-LDMK; October 17, 2007) and two 19th century cottages (no longer extant), rock wall (sections are now modern construction), cistern (modern), Redwood grove, and oak trees were noted as "contributing accessories" (Appendix B). As such, the Property is a Historical Resource as defined in Section (§) 15064.5 of the California Code of Regulations (CCR). However, the Property does not appear to have been previously evaluated for listing on the California Register of Historical Resources (CRHR). The proposed project includes the removal of a modern portion of the Elhers Lane Rock Wall (P-28-000955) and the construction of a wine cave, including three portals and an access road (Project).[2] As such, in compliance with the California Environmental Quality Act (CEQA), an HRE was completed to determine whether any of the built environment resources, at least 45 years in age, within the Property are eligible for listing on the CRHR. In addition, due to changes to the Property after the Historic Landmark Designation, EDS completed a local assessment to provide recommendations for continued listing as a Napa County Historic Landmark. In addition, due to its current listing status as a Historic Landmark, EDS completed a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards) review (36 CFR Part 67) to assess potential impacts to the historical resources within the Property.

The HRE is based on specific guidelines and evaluation criteria of the CRHR (14 CCR §15064.5 and PRC § 21084.1); the local assessment adheres to Napa County historic preservation guidelines and Chapter 15.52. of the Napa County Municipal Code, and the Standards review is based on National Park Service (NPS) guidelines. The report was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Nicole Wyton, M.S., who both exceed the Secretary of the Interior's professional qualification standards in Architectural History and History, and researcher Bee Thao, M.A. The results are presented herein.

[1] The 2007 BERD listing provides no details about the OHP application. The OHP, NWIC, or the County of Napa Planning Department does not have a copy of the application.

[2] Previously documented as "Elhers Lane Rock Wall" (P-28-000955), named for nearby Elhers Lane and not for association with the NRHP-eligible Elhers Winery building.

PROPERTY LOCATION

The Property (APN 022-080-025 (7.85-acres)) at 3199 St. Helena Highway N in Napa County, California (Figure 1) is located approximately 2.6 miles northwest of the City of St. Helena and approximately 0.2 miles northwest of Ehler Lane.

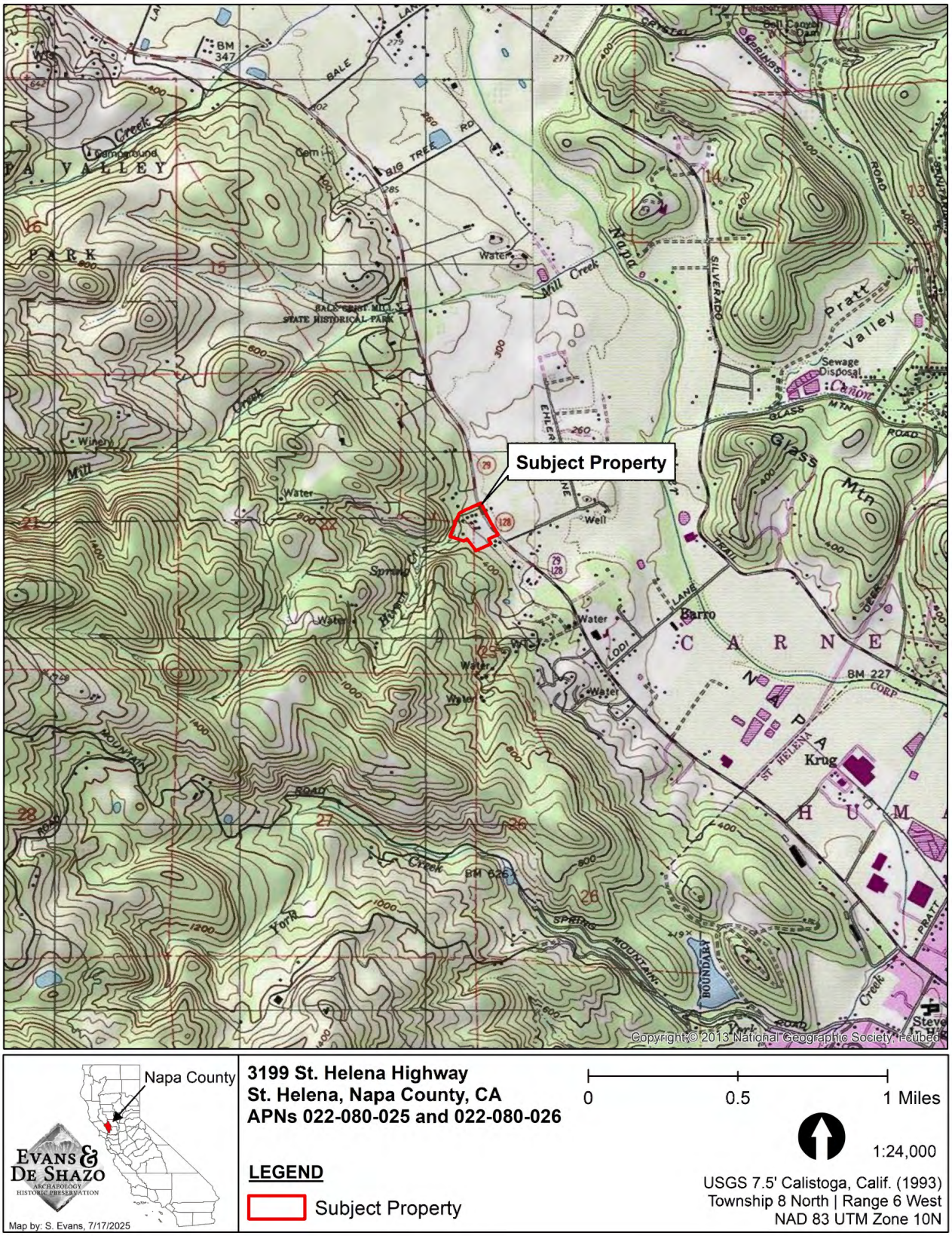


Figure 1. Property location map.

REGULATORY SETTING

The CEQA regulations and guidelines and Napa County historic preservation ordinances, as they pertain to cultural resources, are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, Napa County is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

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

According to CCR § 15064.5, cultural resources are historically significant if they are:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such

resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources pursuant to PRC § 5020.1(k) or identified in a historical resources survey meeting the criteria in PRC § 5024.1(g) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC § 5020.1(j) or § 5024.1.

LOCAL GUIDELINES

Chapter 15.52 - LANDMARK PRESERVATION [14]

15.52.010 - Purpose of provisions—Citizen participation.

A. It is the intent and purpose of the board, by this chapter, to:

1) Preserve the county's historic and cultural heritage, as embodied and reflected in its historic resources;

2) Stabilize and improve property values and the local economy through the appropriate rehabilitation and reuse of historic structures;

3) Foster civic pride and increase the collective understanding of Napa's agricultural heritage and accomplishments of the past;

4) Protect and enhance the county's attractions to residents and visitors, and serve as a support and stimulus to business;

5) Protect the county's important assets and strengthen its overall economy; and

6) Promote the use of historic resources for the education, pleasure and welfare of the people of the

county.

B. Toward the preceding goals, the county will promote citizen participation by:

1) 1. Providing specific criteria for property owners who wish to designate their historic resources as Napa County Landmarks, thus making them eligible to apply for local, state, and federal preservation incentives; and

2) 2. Seeking funding, in kind donations, and volunteer efforts necessary to develop and maintain a comprehensive inventory of potentially eligible resources so that the State Historic Building Code may be utilized when applicable during rehabilitation, reconstruction or restoration activities.

(Ord. 1364, § 1, 10-18-2011)

STANDARDS FOR REHABILITATION

Rehabilitation as a Treatment and Standards for Rehabilitation (36 CFR Part 67, 1990) as provided by the National Parks Service.[3]

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be

[3] NPS, “he Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation,” accessed May 27, 2025, https://www.nps.gov/articles/000/treatment-standards-rehabilitation.html.

substantiated by documentary and physical evidence.

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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

METHODS

The methods used to complete the HRE included a database search conducted by the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File #24-1718) to obtain primary records associated with the Property and review the cultural resource inventories listed below. EDS also conducted in-person research (detailed below), which included the Napa County Assessor/Recorder Office. EDS also conducted extensive online research using the resources detailed in the section below and reviewed the title history of the Property provided by the client. The purpose of the record search and literature review was to understand the Property's history to assist in developing a historical context to evaluate the historical significance of the built environment resources within the Property. In addition, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property to identify the age, architectural style, character-defining features, materials, and alterations to the built environment. Department of Parks and Recreation (DPR) 523 forms were completed and are attached to this report as Appendix A.

CULTURAL RESOURCE INVENTORIES

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

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California Inventory of Historical Resources
- California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD) for Napa County, California (2020)
- 1978 Napa County Historic Resources Inventory

- City of St. Helena Historic Resource Inventory

ONLINE RESEARCH

Online research was conducted using the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.org (University of California)
- https://oac.cdlib.org/ Online Archives of California
- http://www.library.ca.gov/ (California State Library)
- https://cdnc.ucr.edu/ California Digital Newspaper Collection
- https://mil.library.ucsb.edu/ap_indexes/FrameFinder/ (U.C. Santa Barbara Library)
- http://pcad.lib.washington.edu (Pacific Coast Architecture Database)
- https://aiahistoricaldirectory.atlassian.net (American Architects Directory)
- https://napahistory.org (Napa Historical Society)

OUTREACH

- Napa County Recorder and Assessor's Office (in-person research)
    - On April 9, 2025, EDS conducted research at the Napa County Recorder and Assessor's office to obtain the ownership history of the Property.
    - On July 25, 2025, EDS called the Napa County Recorder and Assessor's office to confirm the status of the Mills Act on the Property.
- Napa County Landmarks
    - On May 16, 2025, EDS contacted Napa County Landmarks (NCL) regarding the history of the property. To date, no response from NCL has been received.

The literature review results are within the Historical Setting section of this report.

HISTORICAL SETTING

The following section provides a brief history of the area where the Property is located and a specific history of the Property to assist in understanding the development of the area and Property to provide a specific context within which built environment resources within the Property were evaluated for historical significance.

MEXICAN PERIOD (1821 – 1848)

In 1821, Mexico declared its independence from Spain and took possession of "Alta California,"[4] marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the "rancho" period in Alta California. Although California was now under Mexican rule, in 1824, the present-day City of Sonoma was where the last and most northerly of the 21 missions, the Mission San Francisco Solano (i.e., Mission Sonoma), was constructed, the only mission established under an independent Mexican government within the Mexican era. In 1833, the Mexican government secularized the missions in California, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish. As such, there were new trade opportunities. Foreign ships that Spanish-guarded military ports had previously held off could now dock and provide a variety of provisions to local settlers throughout California. These new provisions included tea, coffee, sugar, spices, and spirits, as well as a variety of manufactured goods. Soon, these new provisions made their way into the region, and the taxes on these imported goods became the primary source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons loyal to the Mexican government and permitting foreigners to settle the land. As a result, the 20 or so ranchos in Alta California issued during the Spanish period, increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era.

During this period, land ownership within present-day Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for securing the region for Mexican colonization and gave his family members, as well as loyal soldiers and friends, land in the Napa Valley. During this time, the Property was situated in the former *Rancho Carne Humana*, an 18,000-acre rancho granted to Dr. Edward Turner Bale by the Mexican government in 1841. Bale married General Mariano Vallejo's niece, Maria Ignacia Sobrantes, in 1839, giving him Mexican citizenship and making him eligible to receive land from the Mexican government. Bale and his family moved to the rancho in 1843 and built a grist mill to grind corn, wheat, and sawmill.[5]

---

[4] Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

[5] The Bale Grist Mill is a California State Historic Park and California Historical Landmark #359.

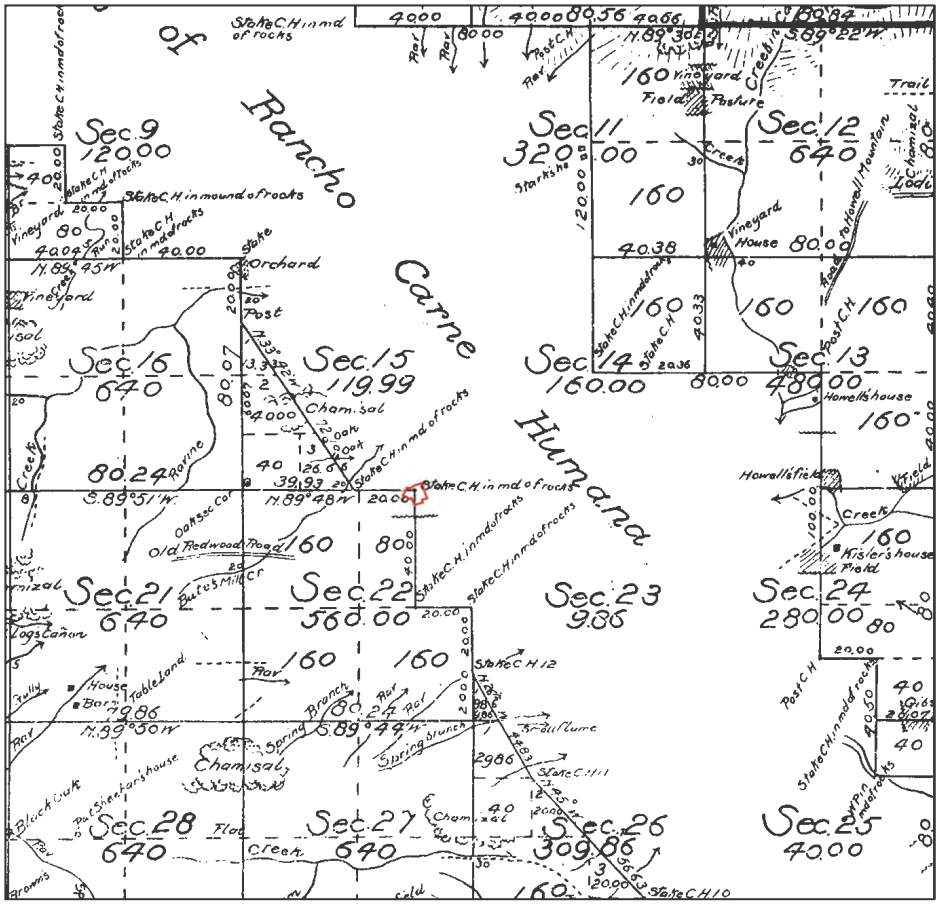


Figure 2. The drawing shows the southern half of Carne Humana Rancho with the approximate location of the property outlined in red.

EARLY AMERICAN PERIOD (1848 – 1850)

The beginning of the American period in California is marked by the end of the Mexican American War (1846-1848), when the U.S. took possession of the territories, including California, New Mexico, Texas, and Arizona, in the signing of the Treaty of Guadalupe Hidalgo. The Treaty provided Mexicans living in the captured territories with American citizenship and guaranteed title to the land they owned in Alta California during the Mexican period. However, on January 24, 1848, within weeks of the treaty signing, James W. Marshall discovered gold along the American River in California. News of the discovery brought between 150,000 and 200,000 people (known as "49ers") to California from all over the U.S., as well as other countries, including China, Germany, Chile, Mexico, Ireland, Turkey, and France. In 1850, California became a state, and Napa County was one of the original 27 counties created.[6,7] During this time, Napa County included present-day Lake County, which became a separate county in 1861.[8]

---

[6] Lynn Webber, *Old Napa Valley, The History to 1900*, St. Helena, Calif.: Wine Ventures Publishing, (1998); 138.

[7] Nancy Olmsted, *Vanished Waters, A History of San Francisco's Mission Bay,* San Francisco: Mission Creek Conservancy, 1986.

[8] Lynn Webber, *Old Napa Valley, The History to 1900,* Wine Ventures Publishing, St. Helena, 1998, 138.

HISTORY OF ST. HELENA (1850 – 1970S)

During the early 1850s, Euro-American settlers, some of whom were former gold miners or those seeking opportunities to farm the fertile soil of Napa Valley, and land speculators began arriving in Napa Valley, including the area of present-day St. Helena. In 1854, Henry Stills and Charles Walters, early settlers in St. Helena, purchased an approximately 126-acre portion of *Rancho Carne Humana* from Maria Soberanes de Bale.[9] The land encompassed the west side of present-day Main Street (previously a county road) and a part of State Route 29 (SR 29), extending northwest from Sulphur Creek to present-day Madrona Avenue.[10] [11] In 1854, Stills constructed a house (no longer extant) and the first commercial building (no longer extant) in St. Helena, situated south of Main Street near Oak Avenue. Stills then laid out a road from Main Street to his store, which sold general merchandise. To promote growth in the area and ensure the success of his business, Stills and partner Walter donated lots along what is now known as Main Street to anyone who would agree to open a business within the developing town of St. Helena.[12] In February 1855, Walters sold his share to Stills for $500, and Stills became the sole owner of what remained of the original 126-acre property.[13] During this time, the town's first hotel opened. By 1857, St. Helena had two general stores, a saddlery, a blacksmith shop, a shoe repair business, a wagon and carriage manufactory, and several general merchandise stores; however, many of these buildings were constructed of wood and are no longer extant. By March of 1857, Stills was in severe financial debt and was forced to sell his general merchandise store and house. By December 1857, Stills had sold all his property and moved away from St. Helena.[14]

In the late 1850s and early 1860s, new settlers began planting grapevines and making wine, including Charles Krug, who constructed the first commercial wine business in Napa Valley. In 1860, Krug married Carolina Bale. As part of Carolina's dowry, Krug received 540 acres of land just north of the town of St. Helena, approximately 0.5 miles northwest of the subject Property, wherein, in 1861, he established the Charles Krug Winery. During this time, cattle ranching, wheat farms, and viticulture were exceedingly profitable enterprises in Napa Valley, spurring further commercial development along Main Street and the vicinity of St. Helena.[15] [16]

Between 1864 and 1868, the Napa Valley Railroad (NVRR) was constructed through the Napa Valley,[17] and the workforce needed to build the railroad resulted in the first significant settlement of Chinese immigrants to the upper Napa Valley, including the town of St. Helena.[18] In 1868, the railroad construction crews reached

---

[9] *Rancho Carne Humana* was a 17,962-acre Mexican land grant given in 1841 by Governor Juan Alvarado to Dr. Edward Turner Bale, who was the husband of Maria Soberanes de Bale.

[10] St. Helena Historical Society, *The Electrolier*, Vol. 12, May 2014, 4.

[11] St. Helena Historical Society and Mariam Hansen, *St. Helena*, Arcadia Publishing, 2010.

[12] City of St. Helena, "Our History", http://www.ci.st-helena.ca.us/content/our-history.; Marguerite Hunt and Harry Lawrence Gunn, *History of St. Helena*, Chicago: The S. J. Clarke Publishing Co., 1926, accessed February 21, 2021.

[13] St. Helena Historical Society, *The Electrolier*, Vol. 12, May 2014, 2.

[14] Ibid.

[15] Douglas E. Kyle, et. al., *Historic Spots in California*, Fifth Edition. Stanford University Press, 2002.

[16] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

[17] John Wichels, *Railroads in Napa County, Why They Came and Why They Failed*, Napa County Historical Society, Series 2, No. 3. Napa, California, 1979.

[18] Mariam Hansen, "St. Helena's Chinese Heritage", St. Helena Historical Society, 2011.

St. Helena, and the completion of the rail catalyzed growth and encouraged settlement within Napa Valley and the town of St. Helena. By 1870, the town of St. Helena consisted of 1,500 residents, including Chinese, German, and Italian immigrants who came to work in the growing agricultural and winemaking region.[19] In 1874, the *St. Helena Star* began publishing the town's first newspaper, and on March 24, 1876, St. Helena was incorporated.

The early 1880s saw a boom in the vineyard industry throughout Napa Valley, with grapes selling for $30 to $35 per ton, and many local wine cellars began selling their wine to merchants in San Francisco and other destinations (Figure 3). During this time, the land between the City of Napa and a point eighteen miles north of St. Helena was one continuous vineyard.[20] The 1886 Sanborn Fire Insurance maps for St. Helena show increased development of St. Helena, particularly along Main Street, and several "Bonded Warehouses" were constructed for wine storage and distribution. The warehouses, often built of native Tuff stone due to their resistance to fire,[21] had a storage capacity of 120,000 gallons, reflecting St. Helena's early history of wine production. By this time, Spring Street, north of Main Street, consisted of a cluster of saloons, rooming houses, and hotels, such as the ca. 1876 William Tell Hotel (NR# 82002217)[22] [23] owned by William Tell (Figure 4). By 1886, the town of St. Helena had a population of 1,800. During this time, the commercial district extended several blocks along Main Street and several adjacent streets where some residential development occurred.

By 1890, several early residential neighborhoods in St. Helena had developed, and small farms were predominantly planted with grapes and fruit trees.[24] During this time, St. Helena became an important commercial center for the developing countryside and a central shipping point for agricultural and extractive industries.[25] By 1890, Napa Valley was considered America's premier wine region, and the town of St. Helena was thriving; however, by the late 1890s, the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed, and agricultural land once covered in vines was replaced by prunes and walnuts, considered more stable crops.

During the late 19th and early 20th centuries, the Napa Valley, including St. Helena, experienced a significant rise in tourism, as the valley had become one of America's premier wine regions. The increase in tourism was also facilitated by the San Francisco, Vallejo & Napa Valley (SFV&NV) Railroad Company, which extended its line from Napa to St. Helena in 1908. The SFV&NV was an electric interurban railway that ran north from the Napa City limits along the graded portion of the county road and parallel to the Southern Pacific Railroad (former Napa Valley Railroad) tracks for most of the way to St. Helena. The electric interurban railroad offered fast, reliable, and comfortable travel through Napa Valley and connected St. Helena with Vallejo and points beyond. The coming of the electric railroad helped bolster the local economy and became an important

[19] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.
[20] Ibid.
[21] Tuff is a porous rock formed by the consolidation of volcanic ash, dust, and other matter.
[22] Paul H. Drymalski, "William Tell Saloon and Hotel," National Register of Historic Places Nomination Form, February 6, 1980, 2.
[23] Napa Landmarks, 1978 Historic Resource Inventory, City of St. Helena.
[24] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.
[25] Ibid.

fixture in the commercial and social life of St. Helena's residents, as many relied on its service for employment, recreation, and travel to and from job appointments and social events.[26] "The opening of the St. Helena extension was cause for celebrating, not only by the SFV&NV but also by the citizens of St. Helena, now connected with down-valley cities and San Francisco by modern transportation."[27] During this time, Spring Street, located approximately 0.2 miles north of the Property, had diversified from the original cluster of saloons, rooming houses, and hotels to a street that included several wineries clustered near Hudson Avenue and Spring Street, new single-family houses, and two churches, including Grace's Episcopal Church (extant) and First Presbyterian Church (extant), both occupying prominent locations on the street.[28]

In the early 1900s, the wine industry in Napa Valley was experiencing a slow recovery from phylloxera; however, Main Street in St. Helena remained a vibrant and busy business district (Figure 5). During this time, several houses on Main Street were converted to office or commercial use.[29] In 1919, the Volstead Act (aka Prohibition; 1920-1933) was passed, outlawing the production and consumption of alcohol. During this time, most wineries closed, and vineyards were again removed and replaced with various crops. Being at the center of the Napa Valley wine region, St. Helena was hit particularly hard by Prohibition, and construction was nearly halted on Main Street and in surrounding residential neighborhoods. Many farmers planted fruit trees and other crops to replace their vineyards during this time.

In addition to changes in the agricultural industry, automobile ownership throughout the U.S. had increased, eventually resulting in the Southern Pacific Railroad abandoning its Napa Valley passenger service in 1929 and the interurban railway service in 1937. In 1933, the Volstead Act was repealed; however, only a few wineries in the St. Helena area survived. Also, the U.S. was at the end of the Great Depression (1929-1933), and as such, economic recovery for the wine industry was slow. It was not until after World War II (WWII) that the wine industry truly began to rebuild.[30]

Wine production in Napa Valley increased during the early 1940s due to changes in the U.S. wine production and distribution structure.[31] In 1941, the U.S. entered WWII, and, like other citizens around the U.S., the residents of St. Helena contributed to the wartime effort. From 1941 to 1942, the St. Helena Militia trained members at American Legion Hall on Madrona and Oak Avenue. During this time, the citizens of St. Helena held scrap drives to recycle unused or unwanted metal that the government could use to build ships, airplanes, and other equipment needed to fight the war.

The 1950s and 1960s in St. Helena saw steady growth and prosperity; however, the town remained a relatively quiet rural community for farmers and local business owners (Figure 6). However, this all changed in 1976 when the Paris Tasting (known as the Judgement of Paris) gave international recognition to Napa Valley

---

[26] Ira L. Swett, and Harry C. Aitken, Jr., *The Napa Valley Route, Electric Trains and Steamers,* Published by Ira L. Swett, Glendale, California, 1975.

[27] Ibid.

[28] Napa Landmarks, 1978 Historic Resource Inventory, City of St. Helena.

[29] Judith Munns, "Historical Overview", City of St. Helena (Appendix A), 1978, A-2.

[30] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

[31] James T. Lapsley, *Bottled Poetry, Napa Winemaking from Prohibition to the Modern Era,* University of California Press, Berkeley, California, 1997.

vintners, wines, grape-growing methods, and wine production. Today, Napa Valley and St. Helena are at the center of the wine industry, with a flourishing wine tourism industry that provides a stable economy for grape farmers and winemakers.[32]

Figure 3. ca. 1880 photograph of vineyard workers in St. Helena (courtesy of Napa County Historical Society).

Figure 4. 1886 photograph of Spring Street, facing west, showing the ca. 1876 William Tell Saloon at the far right (courtesy of Marcella Rice Collection, St. Helena Historical Society).

[32] City of St. Helena, "Our History", http://www.ci.st-helena.ca.us/content/our-history, accessed February 22, 2022.

Figure 5. 1900 photograph of Main Street from the corner of Spring Street, facing north (courtesy of Napa County Historical Society).

Figure 6. 1965 photograph of Main Street in downtown St. Helena (courtesy of Napa County Historical Society).

PROPERTY HISTORY

Before the construction of the built environment, the Property resided on land belonging to Theodore B. Lyman, as shown on the 1881 King and Morgan Map (Figure 7). In 1883, Theodore Lyman deeded the Property, which was part of a 28-acre parcel, to August for $3,256. On the 1895 Buckman and Punnett Brother Map, the Property was a portion of 20-acre land owned by A. Hirsch/Hersch (Figure 8).

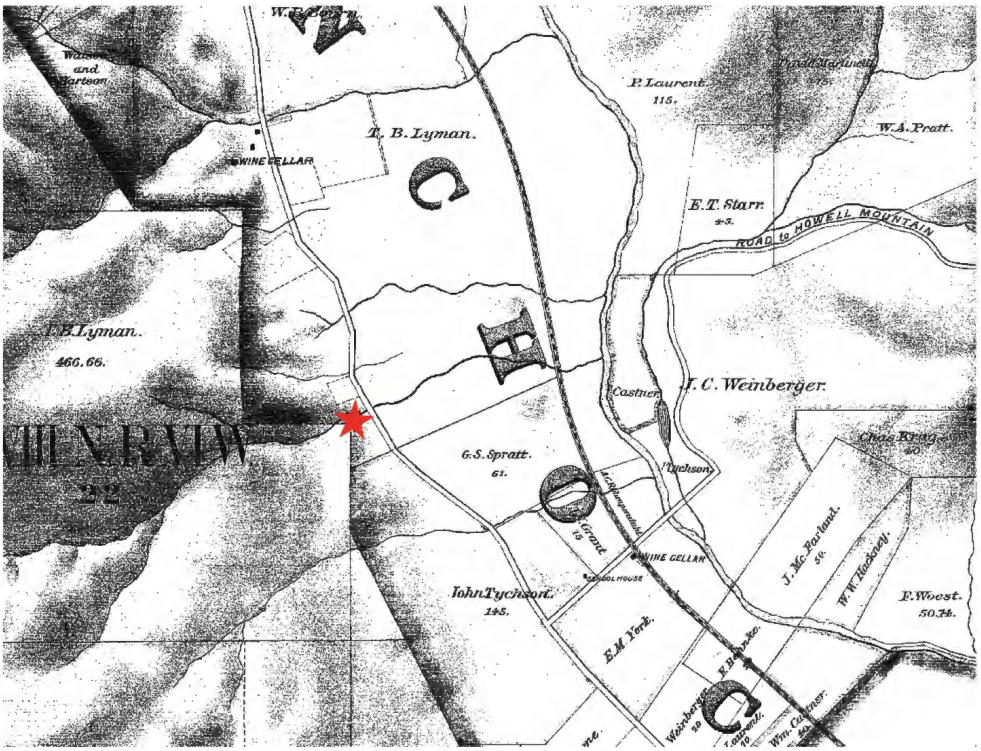


Figure 7. 1881 King and Morgan Map showing the Property (depicted as a red star) (courtesy of the Library of Congress).

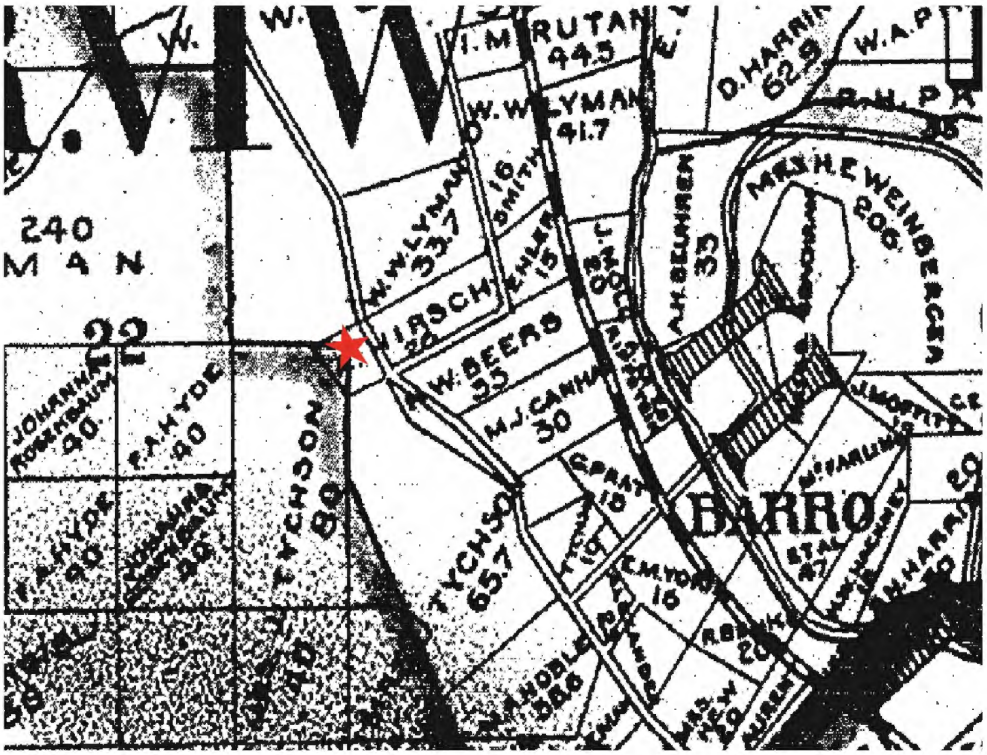


Figure 8. 1895 Buckman Map of Napa County showing the location of the Property (depicted as a red star) (courtesy of the Library of Congress).

Table 1. Ownership and Occupancy of 1883 Hirsch House (AXR Winery Building), three 1932 cottages, ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), rock wall (various ages),[33] and landscape (022-080-025)

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
1883-1895	Owners: August Hirsch and Frederika Hirsch	• The first owners of the Property, which at the time was part of a 28-acre parcel (Hirsch Ranch), were August and Frederika Hirsch. During their ownership, they built the 1883 house, which consisted of a side-facing gable form, and included an underground stone cellar, and occupied it as their house. At the time, the Property also contained a small fermenting room, a barn, a baggy shed, a 6,000-gallon tank, and three acres of vineyards. • August was born in 1834 in Germany, while Fredericka was born in 1846 in Germany. Prior to their immigration in 1882, Frederika and August married and had seven children, including William, Sophie, Gertie, Pauline, Edwards, Johanna, and Nellie. In 1882, August, Fredericka, and their children immigrated to the U.S. via New York, briefly residing in Philadelphia before purchasing the Property and settling in St. Helena a year later in 1883. • At the time of the purchase, the Property was part of a 28-acre parcel and was used as a vineyard and winery, selling as many as 8,000 gallons of wine in 1890. • In 1890, the sole ownership of the then 28-acre parcel, including the Property, was given to Frederika. However, August and Frederika remained on the parcel and continued operating a vineyard. • August died in 1894. In 1895, Frederika sold the Property, which remained as part of the 28-acre parcel, and moved to Alameda County, where she resided until she died in 1935.
1895-1899	Owners: Alton L. Williams and Kate Huidekoper Williams (née Cullum)	• The subsequent owners of the Property were Alton and Kate Williams. • Alton was born in 1834 in New York, while Kate was born in 1845 in Pennsylvania.[34] In 1868, Kate and Alton married in New York, and together they had four children: Daniel, Harry, Percy, and Adelaide. • In 1876, the family moved to Vallejo, where Alton worked as an accountant for the Southern Pacific Company. In 1882, they purchased a 30-acre parcel in Napa County called "Inglewood" and established a vineyard. At the same time, Alton also worked for the Carver National Bank and, in 1886, became president.[35] In 1895, Alton and Kate

[33] Previously documented as "Elhers Lane Rock Wall" (P-28-000955), which was named for the nearby Lane and not the historic Elhers Winery.

[34] Ancestry.com and The Church of Jesus Christ of Latter-day Saints, "Elton N. Williams," *1880 United States Federal Census California, Solano County, Vallejo, District 112.*

[35] Newspapers.com, "Here and There," *The Weekly Calistogian*, September 15, 1886.

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		purchased the Property, which was then part of the 30-acre parcel, for $9,550.[36] However, in 1899, they went bankrupt and were foreclosed on by the bank. • It appears that Alton and Kate separated after this, residing in different states, while remaining married. According to the 1900 U.S. Federal Census record, Kate lived in San Francisco with her two youngest children,[37] and Alton resided in Hawaii, where he worked as a real estate agent.[38] At some point, he moved back to the mainland and resided in Oakland, where he lived until he died in 1918.[39] [40] During his life, Alton worked at the Southern Pacific Company as a cashier, and then as president of The Carver National Bank, real estate agent, and railroad developer, and finally for the oil industry before retiring and moving in with his daughter and son-in-law.[41] • Per the 1910 U.S. Federal Census records, Kate was recorded twice, on April 22, 1910, while residing in Spokane, Washington, with her daughter, Adelaide, and son-in-law Elliot Shepherd. At this time, she is listed as a widow.[42] A little more than a week later, she died on April 30, 1910, living in Kern County, near Bakersfield, with her husband, Alton, and their son Percy, and his family, and was 65 years old.[43] In April 1910, Kate was 65; thus, it is likely that she was living in Kern County with her husband, but was spending her time between the two residences. As Alton died while living with Adelaide and Elliot, it suggests that both Alton and Kate resided with their daughter and son-in-law in Oakland, following their time in Kern County. Furthermore, Kate was recorded as living with Adelaide and Elliot in the 1920 census.[44] She remained in Oakland until she died in 1924.[45]

[36] Newspapers.com, Real Estate, *Napa Journal*, March 5, 1895.
[37] Ancestry.com, "Kate C Williams," *1900 United States Federal Census, California, San Francisco County, San Francisco, District 0230.*
[38] Ancestry.com, "Alton L. Williams," *1900 United States Federal Census, Hawaii Territory, Hawaii, Hilo, District 0063.*
[39] Newspapers.com, "Was Former Resident," *The St. Helena Star,* February 29, 1924.
[40] Ancestry.com, "Alton L Williams," *California, U.S., Death Index, 1905-1939.*
[41] Newspapers.com, "Former Resident Summoned: Alton L. Williams Passes Away in Oakland," *The St. Helena Star,* January 18, 1918.
[42] Ancestry.com, "Katherine Williams,"*1910 United States Federal Census, Washington, Spokane, Spokane Ward 1, District 0157.*
[43] Ancestry.com, "A L Williams," *1910 United States Federal Census, California, Kern County, Township 6, District 0030.*
[44] Ancestry.com, "Catherine H Williams," *1920 United States Federal Census, California, Alameda County, Oakland, District 0133.*
[45] Newspapers.com, "Alton L. Williams Passes Away," *Napa Journal*, January 19, 1918.

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
1899-1904	Owner: Bank of St. Helena (aka Bank of Helena Savings)	• From 1899 to 1904, the Property was owned by the Bank of St. Helena. During the Bank's ownership, the Property was subdivided from the 28-acre parcel into an 8-acre parcel. • Although EDS conducted extensive research, additional details about the bank's usage of the Property were not found.
1904-1909	Owners: George Savage and Doreta M. Savage née Long	• In 1904, George and Doreta Savage purchased the Property as a summer home, which they named "Lyndhurst," and completed a ca. 1905 addition on the 1883 house. At the time, the Property contained an orchard and vineyards.[46] • George was born in 1864 in France, while Doreta was born in 1880 in Benicia. In 1901, George and Doreta married when he was 37 years old, and she was 21 years old.[47] Together, they had one child, Georgiana. During George and Doreta's ownership, he operated the Leader Saloon and Restaurant in Vallejo, while the family primarily resided in Vallejo, and used the Property as a summer house.[48] George died in 1909. Afterward, Doreta and their daughter moved to San Francisco.[49] • By 1920, Doreta married Joseph Irwin Honn and moved to Berkeley[50]. Joseph and Doreta did not have any children together. Doreta died in 1960.[51]
1909-1916	Owners: Charles Calvin (C.C.) Boynton and Florence Elizabeth Boynton née Treadwell	• The subsequent owners of the Property were Charles and Florence Boynton, who purchased the Property. At this time, the Property consisted of approximately 7 acres and was known as Sugar Loaf Mountain.[52] Charles and Florence utilized the Property as a summer house, while their primary residence was in Berkeley.[53] • Charles was born in Rough and Ready, Nevada, on July 13, 1874, to pioneers John Calvin and Rose Marie Boynton.[54] Charles attended the

[46] Newspapers.com, "Savage Place Sold," *The St. Helena Star*, September 17, 1900.
[47] Newspapers.com, "Marriage Licenses," *The San Francisco Call and Post,* June 27, 1901.
[48] Newspapers.com, "Leader Saloon in Vallejo Closed," *Napa Journal,* December 15, 1908.
[49] Newspapers.com, "George Savage's Estate," *Napa Journal,* April 30, 1909.
[50] Ancestry.com, "Doreta S Honn," *1920 United States Federal Census, California, Alameda County, Berkeley, District 0183.*
[51] Ancestry.com. "Doreta M Honn," *California, U.S., Death Index, 1940-1997.*
[52] Newspaeprs.com, "Sugar Loaf" Changes Hands," *The St. Helena Star*, July 6, 1917.
[53] Newspapers.com, "Spending Summer Here," *The St. Helena Star*, June 5, 1908.
[54] Ancestry.com, "Charles Calvin Boynton," accessed July 9, 2025, https://www.ancestry.com/family-tree/person/tree/72488067/person/44259004571/facts?_phsrc=XaX3&_phstart=successSource

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		University of California and Hastings Law College,[55] after which he practiced law in Oakland and San Francisco.[56] • Florence Elizabeth Treadwell was born December 25, 1876, to John Bartlett Treadwell, a civil engineer, inventor, and miner, and May Suylgwynn Singer Wentworth, an illegitimate daughter of the Singer Sewing Machine inventor.[57] Florence was raised in Oakland, a neighbor and childhood friend of Isadora Duncan, whose modern dancing inspired much of Florence's adult philosophy.[58] Before meeting Charles, Florence had two broken engagements, one with Augustin Duncan, the brother of Isadora Duncan, and one with William Randolph Hearst, which was an engagement arranged by Phoebe Hearst.[59] • Charles and Florence were married on June 11, 1899.[60] During their sixty-one years of marriage, the couple had eight children, May Sulgwynn, Rhea Rey, John Treadwell, William Wentworth, Charles Caleb, Benjamin Fay, Judd Emery, and Miriam Christel.[61] • While Charles spent his days in the city, Florence was a social reformer who emphasized existing in nature, from birth, throughout childhood, into adulthood, inspired by her childhood friend and ancient Greek philosophies.[62] Florence worked with Bernard Maybeck to design the Temple of Wings, the Boynton residence in Berkeley, and not within the Property,[63] an open-air residence with large Corinthian columns, a rotunda roof, and the rungs for weatherproof curtains.[64] Maybeck departed from the project before it was completed, and the residence

[55] Newspapers.com, "C. C. Boynton Rites Will Be Private," *The San Francisco Examiner,* August 22, 1960.

[56] Newspapes.com, "Lawyer Plans Change in Judicial System: Charles C. Boynton of Oakland to Lay Scheme Before Legislature," *The Recorder,* January 6, 1919.

[57] Ancestry.com, "Florence Tredwell," *1880 United States Federal Census, California, Alameda County, Oakland, District 002.*

[58] Susan Cerny, "Dance Theories of Isadora Duncan were Taught in Berkeley for Years," *The Berkeley Daily Planet,* January 26, 2002.

[59] Archive.org, Suzanne B. Riess, interviewer, *Florence Treadwell, and Berkeley: Oral History Transcript and Related Raterial, 1973-1978,* (Bancroft Library, 1973) 92.

[60] Ancestry.com, "Charles Calvin Boynton," *Geneanet Community Trees Index.*

[61] Ancestry.com, "Charles C Boynton," *1920 United States Federal Census, California, Alameda County, Berkeley, District 0193.*

[62] Newspapers.com, "

[63] The name "Temple of Wings" was based on the architecture, however, it was also misnamed as Temple of the Winds

[64] BAHA, Daniella Thompson, "Maybeck Made La Loma Park His Own Country," *BAHA, East Bay Then and Now*, April 28, 2009, accessed July 14, 2025, http://berkeleyheritage.com/eastbay_then-now/maybeck_country.html

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		was completed by draftsman Arthur Randolph Monro (Figure 9).[65] Although the original house was razed in a 1923 fire, the reinforced concrete columns remained, and a new house was constructed around them using designs by Clarence Dekin and Edna Deakins in 1924; the 1923 house remained in the Boynton family until the 1990s, and is listed as Berkeley Landmark No. 173.[66] • Five of the Boyton children were born in the outdoor arbor of their Berkeley home, "Temple of Wings," as part of Florence's Open Air Motherhood movement.[67] Following her Open-Air-Motherhood movement, the Boynton children were raised outdoors, the family dressed in loose-fitting, Greek-inspired attire, except when Charles was working at the office, they practiced a vegetarian lifestyle, and they inspired many early twentieth-century mothers to incorporate naturalism in their child-rearing.[68] • As part of her movement, Florence also taught her children dance, following the style developed by Isadora Duncan, without the rigidity of formal ballet.[69] After her oldest daughter grew up, Florence and Sulgwynn opened their Temple of the Wings home as a dance school.[70] • Charles died at the family home, Temple of Wings, on August 20, 1960; his ashes were spread in Rough and Ready, Nevada, where he was born.[71] A few years after the death of her husband, Florence died on March 23, 1962; her ashes were also spread in Rough and Ready, Nevada.[72]
1916-1917	Owner: Helen C. Yates and Robert R. Yates	• The subsequent owners of the Property were Helen and Robert Yates. • Helen Marian Coman was born August 12, 1878, in Kansas.[73] By 1900, her family had moved to Portland, Oregon.[74] Robert Russell Yates was born January 20, 1878, in Oakland, California.[75]

[65] BAHA, Susan Cerny, "The Temple of Wings: 2800 Buena Vista Way, Berkeley, CA," *BAHA Berkeley Landmarks,* accessed July 14, 2025, http://berkeleyheritage.com/berkeley_landmarks/temple_of_wings.html
[66] Cerny.
[67] Newspapers.com, "Open Air Motherhood," *The San Francisco Examiner,* October 23, 1910.
[68] Ibid.
[69] Newspapers.com, "Back to Nature and the Greek," *The San Francisco Call and Post,* December 5, 1909.
[70] Newspapers.com, "By Florence Treadwell Boynton," *The San Francisco Examiner*, October 23, 1910.
[71] Newspapers.com, "C. C. Boynton Rites Will be Private," *The San Francisco Examiner,* August 22, 1960.
[72] Newspapers.com, "Inside Society: In Life, in Death, a Non-Conformist," *The San Francisco Examiner,* March 2, 1962.
[73] Ancestry.com, "Helen Coman Yates," *California, U.S., Death Index, 1940-1997.*
[74] Ancestry.com, "Helen M Coman," *1900 United States Federal Census, Oregon, Multnomah County, Portland Ward 10, District 0078.*
[75] Ancestry.com, "Robert Russell Yates," *U.S., World War II Draft Registration Cards, 1942, California, All, Minard, Rulo Elliott - Zingel, Theodore [Many Cards Out of Order, Mostly Deceased After Reg].*

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		• Helen and Robert were married on March 23, 1904, in Portland, Oregon.[76] Directly following the wedding, they moved to San Francisco, where they resided at "The Wellesley" house, no longer extant.[77] The couple had one son, Wilbur.[78] Robert worked at the First National Bank, starting as a teller ca. 1906,[79] but rose to the position of vice president by 1930.[80] • Robert died April 22, 1949, in Alameda County.[81] Helen died August 30, 1957.[82]
1917-1919	Owner: Emily Hinkley Baker Carrier Fenner and Captain Walter H. Fenner	• The subsequent owners of the Property were Emily and Walter Fenner. • Emily Hinkley Baker was born in Poughkeepsie, New York, on November 7, 1875, to Elbert and Julia Baker.[83] She married Charles Carrier, a well-known Santa Barbara attorney, on April 8, 1896, in Manhattan.[84] The couple had one child, Beatrice, before Charles died on January 29, 1916.[85] • Walter Fenner was born in 1867 in London and attended Sandhurst; he served in the King's Royal Rifle Corps during the Second Boer War as a Captain, operating as the commandant of the prisoners' camp at Port Elizabeth, after which, he moved to San Francisco.[86] Due to his experience with emergency sanitation in camps, he was stationed at the Presidio, where he was tasked with sanitation at the refugee camps following the 1906 earthquake.[87] • Emily moved to the Bay Area in the early 1900s to be near her daughter, who was attending college at UC Berkeley. Emily met and married Captain Walter Fenner on July 28, 1917; following the wedding, they moved to the Property, where Walter established a ranch.[88] Although Emily did not have an occupation, while married to Walter, she

[76] Newspapers.com, "Engagements," *The Oregon Daily Journal*, February 27, 1904.
[77] Newspapers.com, "Weddings," *The Oregon Daily Journal*, March 27, 1904.
[78] Ancestry.com, "Robert R Yates," *1930 United States Federal Census, California, Alameda County, Piedmont, District 0337.*
[79] Newspapes.com, "Puts Bullet Through Temple: Miss Florence M. Yates Ends Her Life with Revolver," *San Francisco Chronicle,* November 13, 1909.
[80] Ancestry.com, "Robert R Yates," *1930 United States Federal Census.*
[81] Ancestry.com, "Robert Russell Yates," *California, U.S., Death Index, 1940-1997.*
[82] Newspapers.com, "Funeral Notice: Yates," *The San Francisco Examiner,* September 1, 1957.
[83] Ancestry.com, "Emily Hinckley Baker," *North America, Family Histories, 1500-2000.*
[84] Ancestry.com, "Emily Baker," *New York, New York, U.S., Extracted Marriage Index, 1866-1937.*
[85] Ancestry.com, "Charles Frederick Carrier," *U.S., Find a Grave® Index, 1600s-Current.*
[86] Newspapers.com, "Heart Attack Fatal," *The St. Helena Star,* November 27, 1925.
[87] Ibid.
[88] Newspapers.com, "Will Make Home Here," *The St. Helena Star*, August 10, 1917.

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		participated in recitations and short plays,[89] and Walter worked as a playwright.[90] During their marriage, they lived in St. Helena, Oakland, and in the 1920s, moved to Santa Barbara.[91] • Walter died on October 13, 1925, in Santa Barbara.[92] Emily died in June 1955 in New York, where she lived with her daughter and son-in-law.[93]
1919-1920	Owner: Michael S. Boland and Mary E. Boland	• The subsequent owners of the Property were Michael and Mary Boland. • Mary Elizabeth was born September 8, 1861, in St. Helena to Eli and Rachel York, considered a pioneer family in Napa County.[94] Michael Sixon Boland was born on December 4, 1856, in Canada.[95] • Mary and Michael were married in St. Helena on December 11, 1891.[96] The couple had one child, Chester. Michael owned and operated a successful ranch in the Napa Valley, with extensive prune orchard and vineyard holdings, including the subject Property.[97] It is unclear if he lived within the Property. • Mary died April 8, 1937, in Napa.[98] Michael died April 25, 1941.[99]
1920-1924	Owners: Caroline "Carrie" Alexander and Francis Lincoln "F.L." Alexander	• In 1920, the Property was sold to Mary Boland's sister and brother-in-law, Carrie and F.L. Alexander. • Caroline Lincoln York was born March 7, 1865, to Eli and Rachel York in Calistoga.[100] Francis Lincoln Alexander was born September 20, 1860, in Iowa.[101] After moving to Healdsburg, he started a career as a merchant, before shifting into the banking business, where he worked at the Carver National Bank, where he worked for forty-five years, in various capacities, including the president and manager, who remained on the advisory board after the bank was acquired by the Bank of America in 1927.[102]

[89] Newspapers.com, "Clubwoman to Give Recital," *The Fresno Morning Republican,* January 8, 1920.
[90] Ancestry.com, "Emily Fenner," *1920 United States Federal Census, California, Alameda County, Berkeley, District 0192.*
[91] Newspapers.com, "Heart Attack Fatal."
[92] Ancestry.com, "Walter H Fenner," *U.S., Find a Grave® Index, 1600s-Current.*
[93] Newspapers.com, "Mrs. Fenner Services Held," *Santa Barbara News Press,* June 9, 1955.
[94] Ancestry.com, "Mary Elizabeth Boland," *U.S., Find a Grave® Index, 1600s-Current.*
[95] Ancestry.com, "Michael Sixon Boland," *California, U.S., Death Index, 1940-1997.*
[96] Newspapers.com, "St. Helena News," *Napa Journal,* December 13, 1891.
[97] Newspapers.com, "Michael Boland Passes Away," The St. Helena Star, May 2, 1941.
[98] Newspapers.com, "Deaths: Boland," *The Sacramento Bee,* April 12, 1937.
[99] Ancestry.com, "Michael Sixon Boland," *U.S., Find a Grave® Index, 1600s-Current.*
[100] Ancestry.com, "Caroline Lincoln Alexander," *U.S., Find a Grave® Index, 1600s-Current.*
[101] Ancestry.com, "Frank L Alexander," *Geneanet Community Trees Index.*
[102] Newspapers.com, "Final Rites Are Conducted for Banker in Napa," *The Sacramento Bee,* December 27, 1943.

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		• Carrie and F.L. were married on April 28, 1887, in St. Helena. Following the wedding, they moved into the Simmons house on Oak and Madrona in St. Helena.[103] During their marriage, the couple had four children, Grant, Lois, Doris, and Paul.[104] • Although the 1883 house was previously known as "Sugar Loaf," during the Alexanders' ownership, it was known as "Amistad" and it was their summer, or country, home, where they entertained, hosted friends, and enjoyed the beauty of the Property.[105] • Per the plaque dedicated on April 22, 2023, erected by Sam Brannan Chapter #1004 of E. Clampus Vitus, Carrie Alexander operated a brothel out of the cottages (likely referring to the 19th century cottages, no longer extant) in 1919. However, EDS could not confirm this information, noting the Alexanders did not own the Property until 1920. However, it should be noted that during their ownership, Prohibition was enacted as law in the U.S. in 1920. • During their ownership, F.L. was president of The First National Bank.[106] • Carrie died December 6, 1941,[107] and F.L. died on December 25, 1943.[108]
1924	Owners: Eugene Sawtelle and Emma Sawtelle	• The Alexanders sold the Property (exact acreage is unknown) to Eugene and Emma Sawtelle early in 1924. They lived on the Property until renovations and redecorating were completed at their townhouse.[109] • Eugene William Sawtelle was born December 13, 1846, in Whitefield, Maine.[110] Emma Susan McKenzie was born April 1, 1855, in Canada.[111] • After arriving in California, Eugene served as the undersheriff in Yuba County, was part of the survey crew that surveyed the Central Pacific railroad from San Francisco to Utah and was present during the driving of the golden spike.[112] The couple married in the late nineteenth century and had one child, Norman.[113]

[103] Newspapers.com, Marriage Notice, *Napa Weekly Journal,* May 5, 1887.
[104] Newspapers.com, "Final Rites Are Conducted for Banker in Napa."
[105] Newspapers.com, "Personal Mention," *The St Helena Star,* September 5, 1924.
[106] Newspapers.com, "Over Half Century of Banking," *The St. Helena Star*, September 26, 1924.
[107] Ancestry.com, "Caroline Lincoln Alexander," *U.S., Find a Grave® Index, 1600s-Current*
[108] Ancestry.com, "Francis Lincoln Alexander," *U.S., Find a Grave® Index, 1600s-Current.*
[109] Newspapers.com "Have Sold County Home," *The St. Helena Star,*
[110] Ancestry.com, "Eugene William Sawtelle," *Geneanet Community Trees Index.*
[111] Ancestry.com, "Emma Susan Sawtelle," *U.S., Find a Grave® Index, 1600s-Current.*
[112] Newspapers.com, "Eugene Sawtelle Dies in North," *Appeal-Democrat,* May 16, 1925.
[113] Ancestry.com, "Eugene Sawtelle," *1900 United States Federal Census, California, San Francisco County, San Francisco, District 0165.*

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		• Eugene died May 10, 1924, in Seattle, Washington.[114] Due to Eugene's death, Emma defaulted on making the payments on the Property, and it was briefly returned to the Alexanders' ownership. In September 1924, Emma Sawtelle then sold the Property to S. W. Crane.[115] • Emma died November 18, 1941.[116]
1924-1926	Owner: S.W. Crane	• The next owner of the Property was S.W. Crane. At this time, the Property was reduced to 7.78-acres. • No information regarding S. W. Crane was found.
1926-1928	Owner: Thomas Carney and Naomi Carney	• In June 1926, S. W. Crane sold the Property to Thomas and Naomi Carney.[117] • No information about Thomas or Naomi was found
1928-1932	Owners: H.D. Clark and Emma Clark	• The subsequent owners of the Property were H.D. and Emma Clark. • H.D. was a capitalist. During their ownership, H.D. and Emma had their primary residence in Oakland. No additional details about H.D. or Emma were found.[118]
1932-1956	Owners: Andrew Nemes and Rose Nemes (from 1932 to 1936)	• The subsequent owners of the Property were Andrew and Rose Nemes. • Andrew was born March 10, 1883, in Transylvania, Austria-Hungary, and immigrated to the United States in 1906 and was naturalized in 1915, per the 1920 census.[119] Prior to emigrating from Hungary, Andrew worked as an attorney and as a professor of law, which influenced his love for Hungary's history and his dislike for Communism, on which subjects he spent much of his free time writing and lecturing.[120] Rose was born in Hungary in 1881 and immigrated with Andrew after their marriage.[121] The couple had one daughter, Margaret.[122] Andrew received citizenship in July 1923.[123]

[114] Ancestry.com, "Eugene W Sawtelle," *Washington, U.S., Death Records, 1907-2017.*
[115] Newspapers.com, "Notice of Trustees' Sale of Real Estate," *The Saint Helena Star,* June 5, 1925.
[116] Ancestry.com, "Emma Susan Sawtelle," *U.S., Find a Grave® Index, 1600s-Current.*
[117] Newspapers.com, "Real Estate Transfers," *The St. Helena Star,* June 18, 1926.
[118] Newspapers.com, "New Enterprise in Prospect," *The St. Helena Star,* May 6, 1932.
[119] Ancestry.com, "Andrew Nemes," *1920 United States Federal Census, California, Humboldt County, Scotia, District 0067.*
[120] Newspapers.com, "Andrew Nemes, Long Time St. Helena Resident, Dies," *The St. Helena Star,* July 18, 1957.
[121] Ancestry.com, "Rosa Nemes," *California, U.S., Death Index, 1905-1939, 1930-1939, Surnames H-N.*
[122] Newspapers.com, "Scotia Girl To Sing Thursday," *The Times Standard,* July 24, 1933.
[123] Newspapers.com, "23 Applicants are Made into Citizens," *Ferndale Enterprise,* July 20, 1923.

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		• Before purchasing the Property, Andrew and Rose lived and worked in Scotia for the Pacific Lumber Company, working as the caretakers of the officers' homes for eighteen years.[124] • After the Nemes purchased the Property, they opened up the house and 19th-century cottages (no longer extant) as a resort, called "The Madrones."[125] They then constructed the three 1932 cottages (extant),[126] and utilized the 1883 Hirsch House as a lodge, complete with a kitchen, porch, and dining room that served fifty guests.[127] In 1952, the Property consisted of the 1883 house, two 19th-century cottages (no longer extant), three 1932 cottages, a fountain surrounded by a roundabout, an 1883 barn (no longer extant), rock walls, orchards, and vineyards (Figure 10). The resort focused on a relaxing environment and excellent food, particularly Hungarian food from Andrew's homeland, catering to bridge parties, local clubs, and transients, rather than a place of gambling or drinking, which was a new business model for the area.[128] • Rose died in August 1936, two years after the couple moved to the Property full-time.[129] In 1938, Andrew married Lenke Sebessy.[130] • Andrew died July 16, 1957, in Napa, after operating the Madrones for nearly twenty-five years.[131]
1956-1973	Owners: Edward Cuny and Harriet Cuny	• In 1956, Andrew sold the Property to Edward and Harriet Cuny. The APN of the Property was updated to 022-080-012. • Edward Rudolph Cuny was born August 23, 1896, in San Antonio, Texas; he joined the military and served in 1919, after which he moved to California.[132] Harriet Jane Switzer was born September 15, 1898, in San Francisco.[133] • Harriet and Edward married on January 9, 1921, and had two children, Donald and Florian.[134] The couple lived in Berkeley, where Edward worked for forty years as an electrician for Rochester Electrical

[124] Newspapers.com, "Under New Management."
[125] Ibid.
[126] Newspapers.com, "New Rest Resort Opened," *The St. Helena Star,* July 15, 1932.
[127] Newpapers.com, "'The Madrones,' Resort Near St. Helena," *The St. Helena Star*, May 11, 1934.
[128] Newspapers.com, "Under New Management," *The St. Helena Star,* July 13, 1934.
[129] Newspapers.com, "Dies After Lingering Illness," *The St. Helena Star,* August 7, 1936.
[130] Newspapers.com, "Former Scotians Reveal Weddings," *The Times Standard,* April 7, 1938.
[131] Ibid.
[132] Ancestry.com, "Edward Cuny," *U.S., Social Security Death Index, 1935-2014.*
[133] Ancestry.com, "Harriet Jane Cuny," *California, U.S., Death Index, 1940-1997.*
[134] Ancestry.com, "Edward R Cuny," *1930 United States Federal Census, California, Alameda County, Berkeley, District 0306.*

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		Company.[135] Harriet worked for nineteen years at Wells Fargo in Berkeley.[136] • Per *The Weekly Calistogian,* the Cunys closed The Madrones and intended to turn the lodge house into a rental house, and merge two of the cottages into a single house for their weekend home, with a plan to construct their house further back from the road.[137] By 1959, the Property was returned to a private residence, and the fountain was removed (Figure 11) and by 1965, additional changes occurred within the Property (Figure 12). • Edward died on March 23, 1971.[138] After Edward died, Harriet remained at the Property for several years before selling it to Billy and Patricia Manley and moving to Yountville. Harriet died on August 26, 1985.[139]
1973-1977	Owners: Billy Manley and Patricia Manley	• The subsequent owners of the Property were Billy and Patricia Manley. • Billy Manley was born February 17, 1933.[140] Although Billy was born in Arkansas, his family moved to Calistoga when Billy was young. While living in Calistoga, Billy worked as a ranch hand.[141] Billy and Patricia were married in the 1950s and had at least two children, David and Mary Anne.[142] Billy and Patricia divorced in December 1975.[143] • From 1966 until 2001, Billy operated the Manley Construction company.[144] Billy married Sally Pincus on January 7, 1984, in Reno, Nevada.[145]
1977-2001	Owners: Billy Manley and Sally A. Pincus Manley	• Following Billy and Patricia's divorce, Patricia was removed from the Property deed, and Sally and Billy were the owners.

[135] Newspapers.com, "Edward Rudolph Cuny," *The St, Helena Star,* March 25, 1971.
[136] Newspapers.com, "Harriet Cuny," *The Napa Valley Register,* August 30, 1985.
[137] Newspapers.com, "County Resorts Changing Hands," *The Weekly Calistogian,* August 16, 1956.
[138] Newspapers.com, "Edward Rudolph Cuny."
[139] Newspapers.com, "Harriet Cuny."
[140] Ancestry.com, "Billy Manley," *U.S., Public Records Index, 1950-1993, Volume 2.*
[141] Ancestry.com, "Billy R Manley," *1950 United States Federal Census, California, Napa County, Calistoga, District 28-2.*
[142] Newspapers.com, Astrid Edington "Over the Gate, The Very Young Set: Mary Anne Manley," *The Napa Valley Register,* May 28, 1955.
[143] Ancestry.com, "Billy R Manley," *California, U.S., Divorce Index, 1966-1984.*
[144] Newspapers.com, Letter and Notice of Retirement, *The Weekly Calistogian,* May 17, 2001.
[145] Ancestry.com, "Billy R Manley," *Nevada, U.S., Marriage Index, 1956-2005.*

1883 Hirsch House (AXR Winery Building), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards.		
Years	**Owners**	**Details**
		• Sally Brown was born in Wyoming in 1943, but her family moved to Calistoga by 1950.[146] Sally was first married to Donald Pincus, but they divorced in 1980.[147] • In 1986, the Pacific Telephone & Telegraph received an easement on the right of way. • In 1989, the Property consisted of APN 022-080-022 as 8.23 acres. However, in 1999, the property was subdivided into its current 7.85-acres within APN 022-080-025.
2001-2017	Owners: Pauline Tilley Cullen and Christopher W. Tilley	• The subsequent owners of the Property were Pauline and Christopher (Chris) Tilley. • Chris and Pauline Tilley founded V Madrone Cellars in St. Helena, California, at the site of a prohibition winery (also known as a "ghost" winery) whose foundation was originally laid in 1887 and then shuttered before the onset of Prohibition in 1920. Though continuing a long-term restoration of the buildings on the V Madrone campus, the Tilleys opened a tasting room after the completion of the first phase in December 2008. • In 2007, the Property was designated as a Napa County Historic Landmark under P07-00656, which designated it for association with August Hirsch, and was approved on October 17, 2007. As part of the conditions of approval, the Historic Landmark designation must be recorded for future residents, and the documents were to be submitted to the Office of Historic Preservation to update the California Historic Register – it does not appear that either of these conditions was met. • In ca. 2009, Pauline and Christopher demolished the two 19th-century cottages (located on the east side of the Property), although they were designated as part of the Historic Landmark listing. • In 2013, Pauline and Christopher applied for and received the Mills Act tax credit application for the rehabilitation of the 1883 house and the Property that was determined a resource for the Historic Landmark. Per EDS's conversation with the Napa County Assessor on July 25, 2025, the Mills Act is still in effect.
2017-Current	Owner: Silverado Trail Wine Partners IV LLC	• The current owners of the Property are the Silverado Trail Wine Partners IV, LLC. • As Silverado Trail Wine Partners IV, LLC is the current owner, no research was completed on the company or its owners.

[146] Ancestry.com, "Sally A Brown," *1950 United States Federal Census, District 28-1.*

[147] Ancestry.com, "Sally A Pincus," *California, U.S., Divorce Index, 1966-1984.*

Figure 9. Florence Treadwell Boynton and three of her eight children within the "walls" of the original Temple of Wings, designed by Bernard Maybeck, and finished by Arthur Randolph Monro, photograph, ca. 1915. (courtesy of Shipounoff Collection, BAHA Archives http://berkeleyplaques.org/plaque/temple-of-wings/).

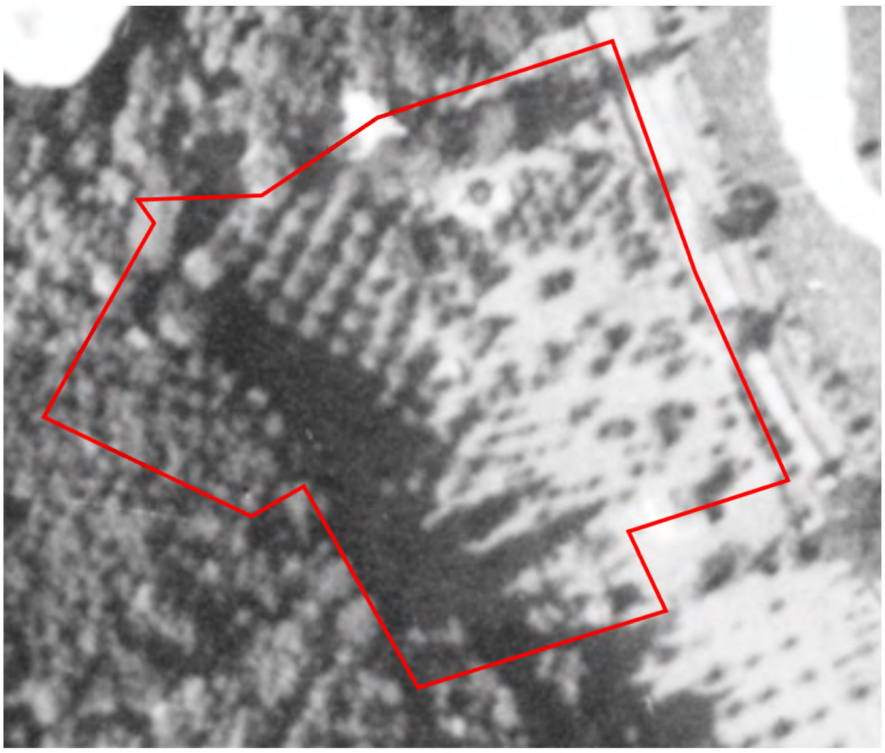


Figure 10. 1952 aerial showing the 1883 house, 1932 cottages, and fountain within a roundabout (no longer extant) and the orchard (courtesy of UC Santa Barbara).

Figure 11. 1959 aerial showing the 1883 house, 1932 cottages, and the orchard, after the resort shifted back to a private home (courtesy of UC Santa Barbara).

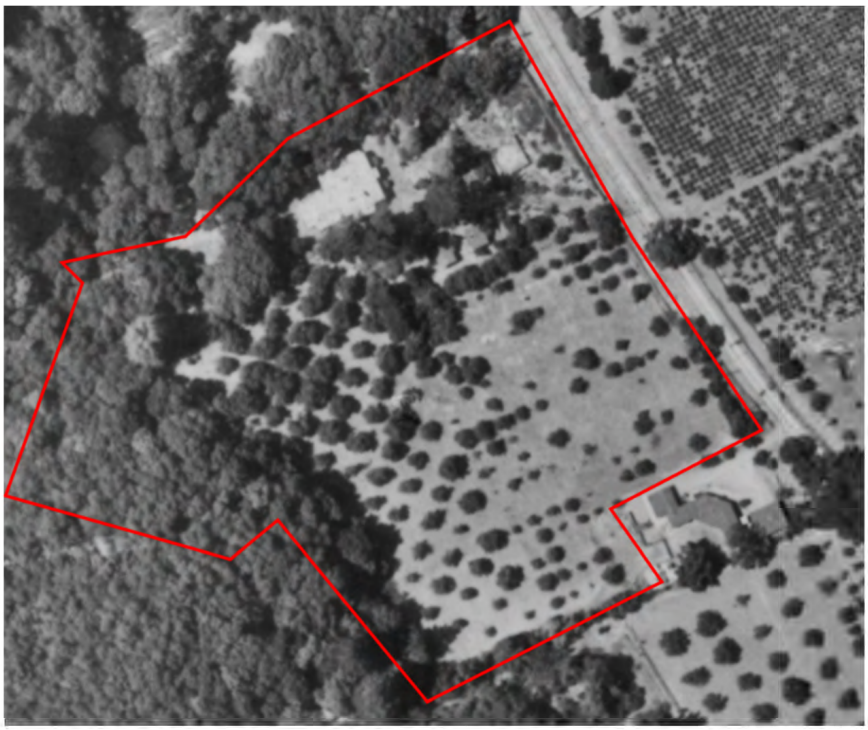


Figure 12. 1965 aerial showing the 1883 house, 1932 cottages, an unknown, no longer extant, building, and what appears to be the remnants of a prune orchard (courtesy of UC Santa Barbara).

NAPA COUNTY ROCK WALLS

Stone masonry in Napa County became more prominent from the late 19th Century to the turn of the 20th Century.[148] [149] Native stones used in masonry construction in Napa County generally comprised limestone, sandstone, tuff, rhyolite, and basalt, and came from quarries in the surrounding hills and/or from fields and stream beds.[150] [151] [152] A history of Napa County published in 1878 noted the stones as, "Light yellow in color, coarse in texture, not susceptible to polish; so soft that when first quarried it can be shaped with an axe, yet hard enough to preserve its shape, growing harder with exposure to air and not liable to injury by heat."[153]

Early stone constructions were architecturally similar to those from Germany, France, and Switzerland, as the

[148] St. Helena's Chinese Heritage," St. Helena Historical Society, https://shstory.org/st-helenaa-chinese-heritage/,, accessed 05/16/2025.

[149] John Edmund, McCormick, The Forgotten Contributions of Napa Valley Chinese immigrants, 1870-1900. Master's Thesis, Harvard University, 2022.

[150] Robert Fredericks, "Nineteenth Century Stonework in California's Napa Valley," *The California Geographer 35*; pages 32 to 41.

[151] Al Edmister, Stone Structures in Napa County, California, Stone Quarries and Beyond, https://quarriesandbeyond.org/states/ca/structures/ca-%20napa_stone_structs_in_napa_co.html

[152] Kim J. Tremaine and John A. Lopez, Rock Fences of Napa County: A Pilot Study, Termain & Associated, Archaeological Consultants, August 1998.

[153] Smith and Elliott, "Illustrations of Napa County, California with Historical Sketch," Oakland, 1878, page 3.

ideas and skills were brought in by the early German, French, and Swiss immigrants to the country.[154] However, it was the Chinese immigrants who were hired to build these stone walls, often serving as property boundaries on well-travelled roads, among other stone constructions, including bridges and buildings in Napa County. The Chinese immigrants arrived in Napa County as cheap labor in the 1860s for the Napa Valley Railroad.[155] According to McCormick, the Chinese population jumped from 17 in 1860 to 263 in 1870 before doubling in 1880 to 907.[156] However, anti-Chinese sentiment and the passing of the 1882 Exclusion Act forced many Chinese to leave the country, and starting in 1880, the Chinese population would drop to 875 in 1890 and 541 by 1900.

Aside from the railroad, Chinese men also worked in other areas, including but not limited to the quicksilver mines, hop fields, as domestic servants, clerks, operated their stores and businesses, and in construction, including building and grading roads. The St. Helena Highway (Highway 128) was graded by 125 Chinese in 1886. In Napa County, they also worked in other areas, including vineyards to pick grapes, and built fences, rock walls, cellars, and wineries using quarried stone blocks or rocks.[157]

According to Tremaine and Lopez, in the mid-1860s, in exchange for rights-of-way land, the county would pay landowners to rebuild or move current property boundaries. It is possible that, to cut costs, local field stone was used as it was both cheaper and more durable than rod and wires.[158] Several varieties of stone walls were constructed within the county, including simple dry-laid stone with stacked cobbles of similar size, complex dry-laid fence with stacked cobbles of different size and placement, or mortared fence with both quarried stone and field stones, which were often installed in rectangular cross sections.[159] Stone buildings in Napa County fall within two building techniques. One type is characterized by rectangular-shaped, rough-cut, quarry stone with flush or tooled mortar joints, and was mainly used for homes, wineries, and public buildings. The second type is irregularly shaped with coarse, rough-cut and uncut quarry stones or various shapes with both mortar joints and cement facing, and were mainly on warehouses, farm buildings, and other commercial and industrial buildings. Most stone building construction was in downtown Napa.[160] Napa County also used stone to build bridges, such as the Pope Street Bridge (1894). The county has 23 stone bridges, and most are constructed of quarried volcanic rock and or sandstone.[161]

---

[154] Fredericks, 32 to 41.

[155] "St. Helena's Chinese Heritage," St. Helena Historical Society, https://shstory.org/st-helenaa-chinese-heritage/, accessed 05/16/2025.

[156] John Edmund, McCormick, The Forgotten Contributions of Napa Valley Chinese immigrants, 1870-1900. Master's Thesis, Harvard University, 2022.

[157] "St. Helena's Chinese Heritage," St. Helena Historical Society, https://shstory.org/st-helenaa-chinese-heritage/, accessed 05/16/2025.

[158] Kim J. Tremaine and John A. Lopez, "Rock Fences of Napa County: A Pilot Study, Termain & Associated," Archaeological Consultants, August 1998.

[159] Ibid.

[160] Stacie Ham, Survey and Evaluation of Masonry Arch Bridges, Caltrans, 2003, https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/masonry-arch-bridges-2003-a11y.pdf

[161] Stacie Ham, Survey and Evaluation of Masonry Arch Bridges, Caltrans, 2003, https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/masonry-arch-bridges-2003-a11y.pdf

By the end of World War I, stone masonry was mostly retired as the second generation of Napa citizens were no longer interested in "the old way", and were more interested in newer, faster, and cheaper methods of construction. Additionally, the decrease in the Chinese population and workforce, as a cheap form of labor, made it more expensive to supply and use stones. and their descendants left Napa County, moving to the cities, and although Italian immigrants replaced them. [162] [163] [164]

ARCHITECTURAL STYLE

The following section briefly explains the architectural style most closely associated with the 1883 house, which is associated with National and Folk Victorian architecture.

NATIONAL ARCHITECTURAL STYLE (1850 – 1890)

The "National" architectural style is often interchanged or combined with the Vernacular style and labeled Vernacular National but is considered part of the Folk architectural style. In California, the National architectural style is associated with the expansion of the West. Buildings are often constructed of single-walled, plank-walled, or box-house construction. These modest structures, of which some were meant to provide temporary shelter, typically consisted of a floor structure constructed on a rubble stone or wood foundation; however, equally common was no foundation. They are built in a box-like form with wall panels constructed on the ground and then stood up to form rooms. The panels were attached to one another, leaving no room for corner posts or vertical structural members. Often, door and window openings were cut out after the wall was constructed. The roof and floor structures provided rigidity to the box. Other variations in form include gable front, gable front and wing addition, and the hall-and-parlor family house with an addition at the rear of the house.

FOLK VICTORIAN ARCHITECTURE (CA. 1870 - CA. 1910)

Folk Victorian is considered a type of Victorian-era architecture, as it represents the presence of Victorian-era elements and detailing on a simple, folk house form. This type of applied detailing was far less elaborate than the other Victorian-era styles of the period. Still, it evoked some shared features with Queen Anne, Italianate, and sometimes the Gothic Revival styles. Most often, these Victorian-era architectural elements took the form of porches with turned spindles or lacy vergeboard along roof ridges or within gable ends. Still, many examples of Folk Victorian architecture exhibit these elements with a much simpler character and reflect subtler adornment. While applied Victorian-era features differ by date of construction, property owner means, and vernacular influences, the common thread for Folk Victorian architecture is the simple, National Folk building form that focused on simple spaces within simple, square, or rectangular forms.

---

[162] https://napahistory.org/programs/local-history/napa-county-history/

[163] Robert Fredericks, Nineteenth Century Stonework in California's Napa Valley, The California Geographer 35; pages 32 to 41.

[164] Stacie Ham, Survey and Evaluation of Masonry Arch Bridges, CalTrans, 2003, https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/masonry-arch-bridges-2003-a11y.pdf

HISTORIC ARCHITECTURAL SURVEY

On April 5, 2025, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property, including the 1883 house (aka Hirsch House), three 1932 cottages, a ca. 1995 barn, two pump houses (modern), five above-ground water tanks (2000s), a rock wall (various ages), and landscape.

1883 HOUSE

The 1883 house is associated with National and Folk Victorian architecture (Figure 13) and consists of at least four phases of construction (Figure 14). The first phase consists of the ca. 1883 one-and-a-half-story side-facing gable form, which is associated with National architecture. The second phase of construction consists of a one-story, hipped roof Folk Victorian addition, constructed on the east elevation of the ca. 1883 house in ca. 1905. In 1932, the porch addition was built on the east elevation of the ca. 1905 addition; the original, 1883 form was expanded with a broken gable. In the 1950s, a shed addition was constructed on the south elevation, and a gable monitor was added to the roof. The building has a raised foundation with a basement that is accessible from outside the house. The walls are clad with tongue-in-groove wood siding, while the moderately sloped roof is clad with asphalt composite shingles. The 1883 section of the house has a side-facing, broken gable with moderate boxed eave overhangs and an incorporated porch. The roof of the ca. 1905 addition has a hipped roof with wide boxed eave overhangs with decorative brackets and wood paneling between each bracket. Within the field of the roof is a brick chimney. The ca. 1905 addition has an exposed, raised brick foundation. The 1932 additions consist of a hipped roof with clipped corners, small, boxed eave overhangs, and a wraparound hipped addition around the 1883 section. In the 1950s, a hipped roof addition was constructed on the south elevation, and a front-facing gable monitor was added to the roof. Due to the various phases of construction, there are several window types seen on the building, including one-over-one, double-hung wood windows, tall and slender two-over-two, double-hung wood windows, ribbons of three eight-over-two, fixed wood windows, and fixed transom windows.

Figure 13. East elevation of the house, facing west.

Figure 14. 1883 house with four phases on construction, with the 1883 section in yellow, ca. 1905 addition in red, 1932 additions in blue, and 1950s additions in green.

East Elevation (Primary Façade)

The east elevation (Primary Façade) consists of the 1932 and 1950s additions (Figure 15). The 1932 addition consists of a porch, a pair of exterior stairs that extend from a central landing, and glazing. There is a central double wood door with multi-light glazing with a six-light fixed wood transom. Above the door is a low-sloped, front-facing gable portico roof that is supported by two wood columns that are located at the landing of the stairs. The stairs have wood balusters that match those of the landing. The door is centered between six ribbons of three, eight-over-two fixed wood windows, with six-light fixed wood transoms (Figure 16). At the northeast corner of the house, the wall is canted, and there is a single eight-over-two fixed wood window with a two-light fixed wood transom. On the east wall of the 1950s hipped addition is a single eight-over-two fixed wood window with a two-light fixed wood transom and a single wood door at the basement level.

Figure 15. East elevation, facing west.

Figure 16. East elevation, facing west.

South Elevation

The south elevation consists of sections of the 1883 house, ca. 1905 addition, 1932 addition, and 1950s hipped addition (Figure 17). The 1932 addition has five eight-over-two, fixed wood windows, each of which has two-light fixed wood windows. Below these windows is a wood-paneled door at the basement level and an infilled window with a window air-conditioning unit. The 1950s hipped addition has two large one-over-one, double-hung wood windows (Figure 18). On the ca. 1905 addition, there are two slender two-over-two, double-hung wood windows (Figure 19). The 1883 section of the house consists of a ribbon of four, one-over-one, double-hung wood windows and a pair of wood doors with multi-light glazing (Figure 20). A partial facade deck extends from the door on the 1883 section of the house to the west wall of the 1950s hipped addition. There is also a single wood paneled door on the south wall of the 1932 addition that wraps around the original 1883 section of the house.

Figure 17. South elevation, facing northwest.

Figure 18. South elevation, facing northwest.

Figure 19. South and west elevations, facing northeast.

Figure 20. South elevation, facing northeast.

West Elevation

The west elevation consists of the 1883 house, sections of the ca. 1905 addition, a 1932 addition, and the west wall of the 1950s addition (Figure 21). Within the 1950s addition is a single wood paneled door. The 1883 house has a single wood door with multi-light glazing, which is located beneath a partial façade porch that extends from the 1932 addition and is supported by two wood columns. Within the gable of the 1883 section of the house, there is a wood vent. There is no fenestration on the 1932 addition (Figure 22). Within the ca. 1905 addition, there are two slender two-over-two, double-hung wood windows (Figure 23).

Figure 21. West and south elevations of the 1883 house, with ca. 1905, 1932, and 1950s additions, facing northeast.

Figure 22. West and north elevations of the 1883 house, with ca. 1905 and 1932 additions, facing southeast.

Figure 23. West and north elevations of the 1883 house, with ca. 1905 and 1932 additions, facing southeast.

North Elevation

The north elevation consists of the two sections of the 1932 additions and the ca. 1905 addition. The 1932 hipped addition that wraps around the side-facing gable form of the 1883 section of the house has five nine-over-two fixed wood windows and board and batten wood siding (Figure 24). The ca. 1905 addition has a slender two-over-two, double-hung wood window and a double door that provides access to the cellar (Figure 25). Within the 1932 addition, there are five eight-over-two fixed wood windows, each of which has a two-light wood transom, three slender two-over-two, double-hung wood windows, which were likely repurposed from the east elevation of the ca. 1905 addition during the 1932 renovation. Between the fixed windows and the double-hung windows, there is a high-placed six-light wood window. At the basement level, there is a double door.

Figure 24. North elevation of the 1883 house, with the 1932 hipped addition, facing south.

Figure 25. North elevation, with ca. 1905 and 1932 additions, facing southwest.

1932 COTTAGE

The 1932 cottage is not associated with an architectural style (Figure 26). The one-story house consists of a side-facing gable form with telescoping side-facing gables and a front-facing cross-gable. The building has a raised foundation and is clad with wood tongue-in-groove siding, while the moderately sloped roof is clad

with composite shingles. The south elevation is the primary façade and consists of an off-centered multi-light door, set within a shed roof porch that is supported by three wood columns and wood balusters. Within the eaves, there are four, six-over-one, double-hung wood windows. The west elevation consists of a one-over-one, double-hung wood window within the smaller gable, and a six-over-one, double-hung wood window within the wall of the larger gable (Figure 27). The north elevation consists of four windows and a door, the details of which were not visible during the survey. The east elevation has a one-over-one, double-hung wood window within the wall of the smaller gable, and two six-over-one, double-hung wood windows, one within the wall of the larger gable and the eave wall of the front-facing gable (Figure 28 and Figure 29).

Figure 26. South elevation, facing north.

Figure 27. West elevation, facing east.

Figure 28. East and north elevations, facing southwest.

Figure 29. South and east elevations, facing northwest.

1932 COTTAGE

The 1932 cottage is not associated with an architectural style (Figure 30). The one-story building has a gable-and-wing form on a raised foundation. The building is clad with board and batten wood siding, while the moderately sloped roof is clad with composite asphalt shingles. The building has two porches, one that is incorporated within the eave of the side-facing wing, and the other beneath the shed addition on the west elevation. The north elevation is the primary façade and consists of a single multi-light wood door, with two fixed windows and a one-over-one, double-hung wood window within the eave of the wing. Within the gable is a one-over-one, double-hung wood window and a single wood paneled door with single light glazing and a small front-facing gable portico roof that is supported by wood brackets, within the peak is a wood vent. The east elevation consists of two one-over-one, double-hung wood windows and a ribbon of six nine-over-two fixed wood windows (Figure 31 and Figure 32). The south elevation was not visible during the survey. The west elevation has a pair of one-over-one, double-hung wood windows, a high-placed wood casement window, a wood vent within the gable, and a sliding glass door within the eave (Figure 33).

Figure 30. North elevation, facing south.

Figure 31. East elevation, facing west.

Figure 32. East elevation, facing west.

Figure 33. West elevation, facing east.

1932 COTTAGE

The 1932 house is not associated with an architectural style (Figure 34). The one-story house consists of a gable and wing form. The building has a raised foundation and is clad with vertical wood siding, while the moderately sloped roof is clad with asphalt composite shingles. The north elevation is the primary façade and

consists of a partial façade porch that is supported by three wood columns with a wood railing. Within the porch is a single wood door with multi-light glazing and a ribbon of six-light wood windows. Within the front-facing gable is a single wood door with multi-light glazing, with a front-facing gable roof supported by brackets (Figure 35). The west elevation consists of a ribbon of windows with a sliding vinyl window and two fixed vinyl windows (Figure 36). The south elevation consists of a single window, a one-over-one, double-hung vinyl window, a single wood door with multi-light glazing that opens onto a wood deck, and a large sliding window (Figure 37 and Figure 38). The east elevation does not have any fenestration on the gable elevation, while within the eave wall of the front-facing gable is a sliding vinyl window.

Figure 34. North elevation, facing south.

Figure 35. North and west elevations, facing southeast.

Figure 36. West elevation, facing east.

Figure 37. South elevation, facing north.

Figure 38. South and east elevations, facing northwest.

CA. 1995 BARN

The ca. 1995 barn is not associated with an architectural style (Figure 39). The one-and-a-half-story building consists of a side-facing gable form with a front-facing cross-gable with exposed truss beams and supported by wood brackets. Within the peak of the roof is a front-facing gable monitor that has vents on each elevation.

On the west elevation of the barn is a shed roof. The barn has a concrete slab-on-grade foundation. The building is clad with wood board and batten siding, while the roof is clad with composite shingles. The east elevation is the primary façade and consists of a wood double door, centered below the front-facing gable. The door is set between four high-placed, four-light windows. The north elevation does not have any fenestration or character-defining features (Figure 40). The west elevation was not visible during their survey, but it has a shed roof constructed on the façade. The south elevation does not have any fenestration or character-defining features (Figure 41).

Figure 39. East elevation of the ca. 1995 barn, facing west.

Figure 40. East elevation and north elevations, facing southwest.

Figure 41. South and west elevations, facing northeast.

ASSOCIATED LANDSCAPE: ROCK WALLS AND VINEYARDS

The landscape associated with the Property is not associated with any designed landscape. The property has a stone wall along the boundary and a small creek. Between the highway and the Property is a stone wall that has an entryway with stone pillars with lanterns (Figure 42 and Figure 43). Most of the stone walls consist of

dry rubble masonry (Figure 44). At the stone entrance, there is a gravel driveway that snakes through vineyards to the 1883 house (Figure 45 and Figure 46). Although sections of the Property remain wooded, the eastern and southeastern sections of the Property consist of vineyards (Figure 47). At the end of the driveway, there is a parking lot, sections of which are concrete, while parts of it are paved with asphalt (Figure 48). North of the ca. 1995 barn, there is a pump house that has a shed roof and five large, above-ground water tanks, added in the 2000s (Figure 49). Next to the pump house and water tanks, there is a prefabricated front-facing gable shed (Figure 50). At the north boundary of the Property is a stream (Figure 51). The Property has several types of trees, including walnuts, oak, and redwoods (Figure 52).

Figure 42. Stone entrance to the Property, facing west.

Figure 43. Detail of stone pillar at entrance with lantern, facing east.

Figure 44. Rock wall between the Property and St. Helena Highway.

Figure 45. Gravel driveway snaking between vineyards, facing east.

Figure 46. Gravel driveway snaking between vineyards, facing west.

Figure 47. Vineyards on Property, facing west.

Figure 48. Vineyards, trees, and parking lots next to the 1883 building.

Figure 49. Five above-ground water tanks and a shed.

Figure 50. Front-facing gable shed, next to five water tanks.

Figure 51. Stream through Property.

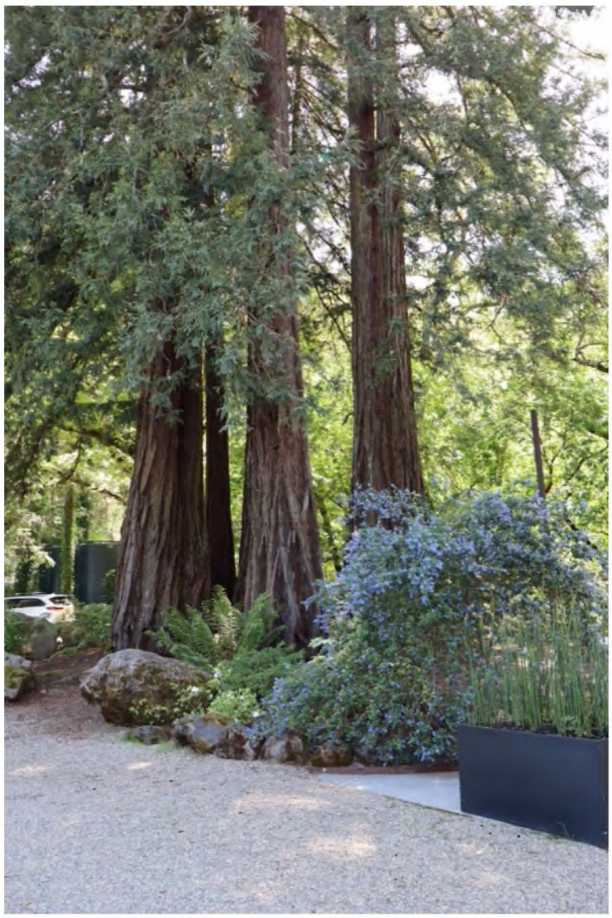


Figure 52. Redwoods on Property.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The 8.86-acre Property, including the 1883 Hirsch House (AXR Winery), three 1932 cottages, a ca. 1995 barn, two pump houses (2000s), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards, was evaluated to determine individual eligibility for listing on the CRHR.

- The Property, including the 1883 house is designed in both the National and Folk Victorian architectural styles, with a period of significance of 1883, the year of the original construction of the house. The three 1932 cottages and ca. 1995 barn are not associated with any architectural style. Sections of the rock wall (various ages) within the Property are associated with Stone masonry in Napa County, with a period of significance of the late 19th Century to the turn of the 20th Century.
- The ca. 1995 barn, two pump houses (2000s), five above-ground water tanks (2000s), and landscape, including vineyards, do not meet the age requirements for evaluation on the CRHR.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP, is that "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historical character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data".[165]

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

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property, inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period

[165] California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).

of time and in a particular pattern of configuration to form the historic property.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the eligibility of the Property containing the 1883 house, three 1932 cottages, a ca. 1995 barn, and associated landscape with two pump houses, five water tanks, and stone walls and associated landscape for individual listing on the CRHR.

CRHR EVALUATION

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage**

   The Property, including the 1883 house, is associated with early winemaking in California in the late nineteenth century. Despite this association, the Property does not have enough integrity to convey significance for this event, as much of the built environment has either been demolished or has been significantly altered, as seen in the remnants of the 1883 house. As such, the Property was not found to be associated with any event that made a significant contribution to California's history or cultural heritage.

   Therefore, the Property is not individually eligible for listing in the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past**

   The ownership and occupancy history of the Property, including the 1883 house, three 1932 cottages, ca. 1995 barn, and associated landscape with two pump houses, five water tanks, and stone walls, was thoroughly researched.

   The Property is associated with several people of local importance, including August and Frederika Hirsch (1883-1895), early members of the wine-making industry in St. Helena, and Frederika was one of the first female winemakers. Although the Property is associated with the August and Frederika Hirsch, the Property lacks integrity for association, as only a portion of the original 1883 house remains, from their winery and vineyards.

   Additional influential people include Charles and Florence Boynton (1909-1919), the latter of whom was a social reformer and proponent of the Open-Air Motherhood movement; Carrie and Francis Alexander (1920-1924), the latter of whom was the acting president of the Carver National Bank in St. Helena. Although these couples are of local importance, the Property was their summer home, and not their primary residence. As such, the Property is not eligible for inclusion on the CRHR for association with a person.

   Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses**

high artistic values

Architecture: The 1883 house is associated with the **National Architectural style**, with a period of significance of 1883, the year that the house was constructed, and with **Folk Victorian architecture**, with a period of significance of ca. 1905, the year that the addition was built.

Due to the four phases of construction, the 1883 house has two distinct architectural styles.

National Architectural style: The original 1883 house consists of a side-facing broken gable form that has undergone several renovations. Although the form remains, two of the elevations have been wholly absorbed by additions, while the other two have altered fenestration. As such, only the form associated with the style remains, and thus, the house does not maintain an association with the original National architectural design.

Folk Victorian style: The ca. 1905 addition is associated with Folk Victorian design. The addition has several characteristics associated with Folk Victorian design, including the slender, two-over-two, double-hung wood windows, brick chimney, wide eave overhangs with decorative brackets, wood paneling, and wood siding. Although the building maintains these characteristics, it is not a representative example of the style, as it has been altered significantly due to the 1932 and 1950s additions. While what remains is associated with the Folk Victorian style, the building is not a good or representative example of the style. As such, the 1883 house is not eligible for listing under Criterion 3.

The three 1932 cottages, ca. 1995 barn, and associated landscape are not associated with any architectural style or landscape design.

Stone Masonry Construction: Sections of the rock wall (various ages) within the Property are associated with **Stone masonry in Napa County**, with a period of significance of the late 19th Century to the turn of the 20th Century. The rock wall, though some areas appear to have been constructed in the late 19th and early 20th century, the majority of the rock wall has been "restacked" with modern or reused stone. This includes the section directly east of the ca. 1905 house. As such, the rock wall, in and of itself, as a resource within the Property, is not individually eligible for listing on the CRHR under Criterion C for association with Stone Masonry Construction.

Therefore, none of the built environment resources within the Property are individually eligible for listing in the CRHR under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

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

The 1883 house within the Property does not appear to have the ability to convey information about either National or Folk Victorian architecture. In addition, none of the built environment within the Property is the principal source of information. As such, the Property is not eligible for listing in the CRHR under Criterion 4. The Property was not assessed to determine the presence of or potential for, any associated archaeological deposits.

INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above-listed criteria and have historic integrity. Seven variables, or aspects, are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.[166] A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, "only after significance is fully established can you proceed to the issue of integrity."

The Property, containing the 1883 Hirsch House (AXR Winery), three 1932 cottages, a ca. 1995 barn, two pump houses (2000s), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards, was not found to be eligible under any of the CRHR criteria; therefore, an integrity analysis was not completed.

LOCAL ASSESSMENT

On October 17, 2007, the Napa County Conservation, Development, and Planning Commission approved the Property for Historical Landmark Designation under application #P0-7-00565-LDMK. Per the public Notice of Historic Landmark Designation, "The Historic Landmark Status was granted to the August Hirsch main residence, cellar, and barn originally constructed in 1883. The two 19th-century cottages, rock wall, cistern, redwood grove, and oak trees are to be considered contributing accessory structures and landscape features." Based on this description, the primary contributing elements of the Historic Landmark include the 1883 house and cellar, and the 1883 barn (no longer extant), and the secondary contributing elements consist of two 19th-century cottages (no longer extant), the rock wall (altered), cistern (no longer extant), redwood grove (extant), and oak trees (extant).

EDS Assessment: Although the Property has been altered since the Historic Landmark designation in 2007 (prior to the current ownership), the 1883 house appears intact from when it was listed in 2007 and therefore remains eligible for Historic Landmark Designation. However, it should be noted ca. 2009, the County approved the demolition of the 1883 barn, and two ca. 19th-century cottages, sections of the rock wall were replaced, and elements of the landscape that were given landmark status. As such, the preservation of the 1883 house is essential to the Property remaining eligible for Historic Landmark Designation.

STANDARDS REVIEW

The 1883 house is currently listed as a Napa County Historic Landmark; as such, the 1883 house is considered

[166] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).

a Historical Resource. As the documentation for the landmark was not recorded, EDS completed the HRE to document the existing resources and completed the Standards review to determine the impact on the remaining resources associated with the Landmark designation. To ensure the Project meets the Standards, the EDS team worked with the Project's architectural and design team at Signum Architecture. The review of the drawing sets by Signum Architecture, dated June 12, 2025, and the preliminary engineering plans by Summit Engineering, dated February 11, 2025, is detailed in the section below.

Secretary of Interior Standards for Rehabilitation Review

The following section addresses the current Project within the context of the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

According to the Standards, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character-defining or outside the building's period of significance."

The Standards and EDS' analysis of the current preliminary Project related to the Standards is presented below. The Project was reviewed using the Project description provided by the architect, which was applied to each of the Standards. The results of the Standards analysis are presented below with an "EDS Response" and an "EDS Analysis" that identifies whether the Project conforms with Standards. "EDS Recommendations" are also provided, if warranted.

The following Standards review assesses potential impacts on the Historic Landmark, specifically the 1883 house and sections of the rock wall and landscape that contribute to the history of the Property. To complete the assessment, EDS reviewed plans by Signum Architecture, dated June 12, 2025, and preliminary Engineering plans by Summit Engineering, dated February 11, 2025.

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.**

   The property, particularly the 1883 house, has had several historic uses since its construction, including a winery, private home, resort restaurant, and rental property. The 1883 house was initially the private home of August and Frederika Hirsch, who operated a small winery in the 19th century on the property. It remained a private residence without winery operations until the 1930s, when it shifted to a resort, and then returned to a private residence in 1956. Following its Historic Landmark designation, the property was rezoned again in 2007, and the 1883 house was transitioned into a winery and tasting room. While this returned the property to its historic use as a winery, it shifted its use from a private residence with a winery to a winery and public tasting room. The current

preliminary project does not alter its current use, and thus, it does not impact the use of the 1883 house.

EDS Analysis: The proposed Project complies with Standard 1.

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 preliminary proposed project includes the removal of sections of the existing stone wall, and the construction of wine caves, at the base of the mountain. While the sections of the wall that will be impacted were documented by CalTrans through Elhers Lane Rock Wall (P-28-000955), it appears that this section of wall is modern, and not historic. Therefore, removing these sections of the wall as needed for the removal of the existing culvert, and the installation of the new 12" culvert, as well as shifting the driveway south, will not destroy the historic character of the Property. In addition, elements of the rock wall that appear to be original will be preserved.

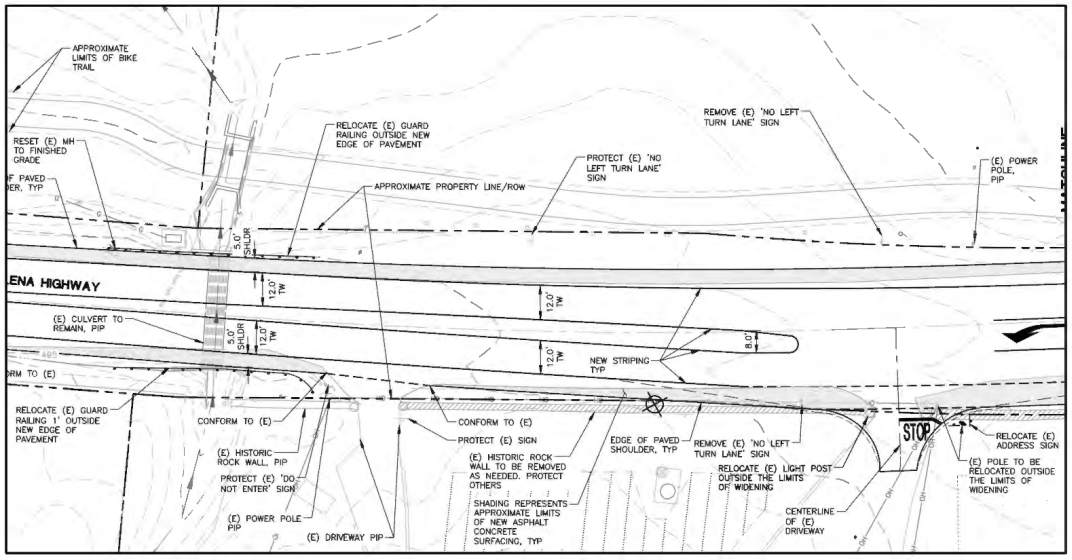


Figure 53. Section from page C2 of "Preliminary Grading & Drainage Plan," from *AXR Napa Valley* by Summit Engineering, Inc., June 12, 2025.

EDS Analysis: Although the proposed Project includes removing a section of the documented Ehlers Lane Rock Wall, this section is modern and not historic; additionally, the project retains as much of the wall as possible to complete the Project. As such, the Project complies with Standard 2.

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.**

Based on the preliminary proposed project plan, there are no proposed changes to the property that create a false sense of history.

EDS Analysis: The Project complies with Standard 3.

4. **Most properties change over time; those changes that have acquired historic significance in their**

own right shall be retained and preserved.

There are no proposed changes to the property or the 1883 house that have become "significant in their own right."

EDS Analysis: The Project complies with Standard 4.

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

   The proposed Project does not impact any distinctive features, finishes, or construction techniques, or examples of craftsmanship that characterize a historic property.

   EDS Analysis: The Project complies with Standard 5.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the 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.**

   There are no proposed changes to deteriorated features.

   EDS Analysis: As such, Standard 6 does not appear to apply.

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.**

   EDS Analysis: Not applicable to the Project.

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

   EDS Analysis: Not applicable, as a professional archaeologist would need to make this determination.

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, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

   The proposed Project includes the construction of new wine caves, which are located away from the historic resources that characterize the property. The proposed Project does not include any new additions or exterior alterations to the 1883 house, changes to historic sections of the rock wall, or the landscape that would impact the Historic Landmark Designation. Additionally, the project utilizes materials and construction techniques that are modern and are thus easily distinguishable from the historic materials (Figure 54 and Figure 55).

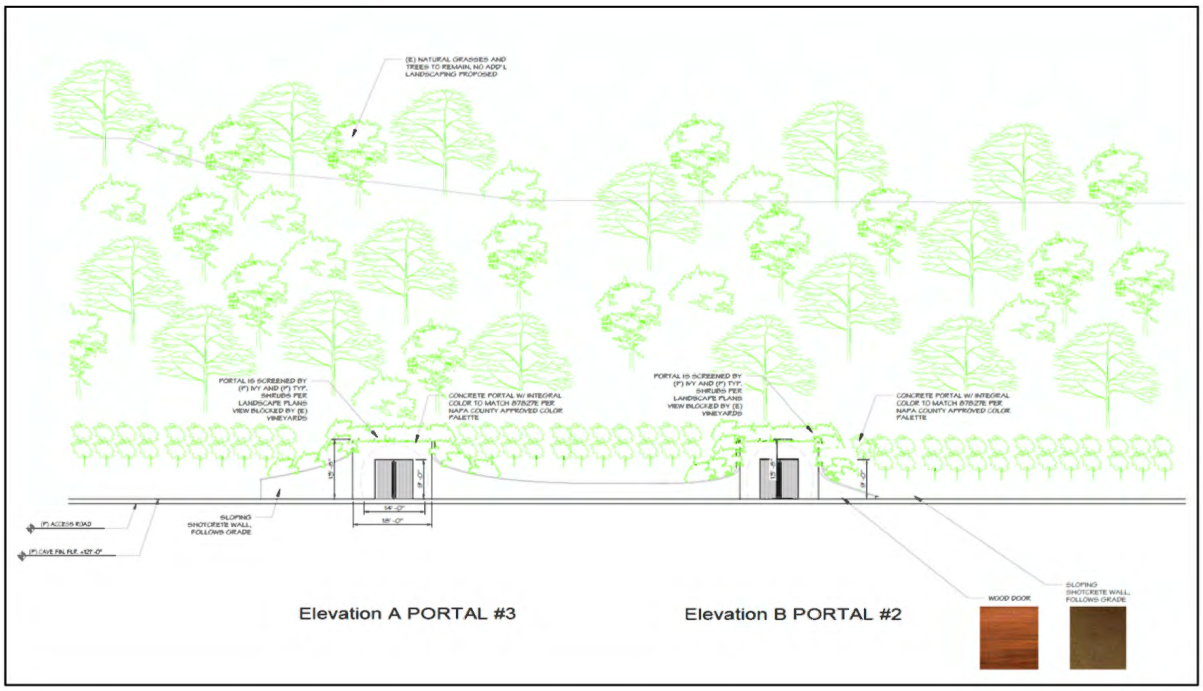


Figure 54. Section from page A3.01 from "Elevations," from *AXR Winery Cave* by Signum Architecture, June 12, 2025.

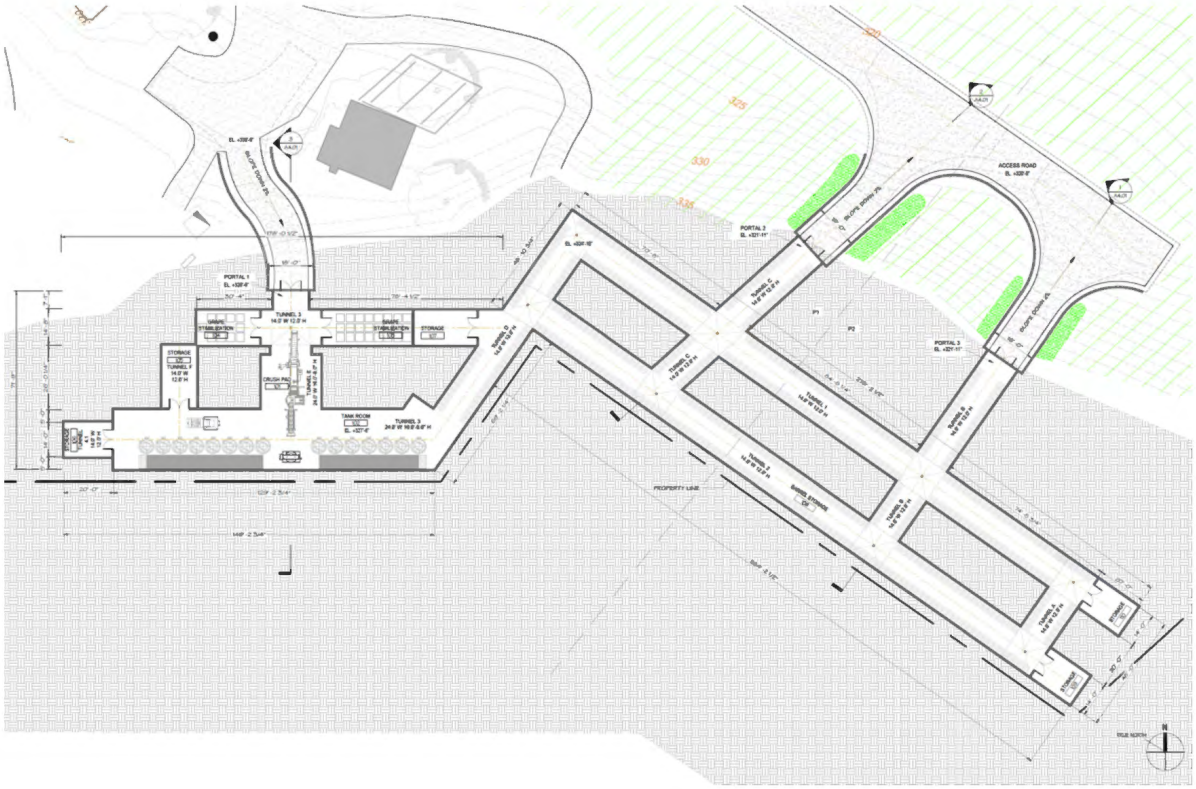


Figure 55. Page A2.11 from "Floor Plan," from *AXR Winery Cave* by Signum Architecture, June 12, 2025.

EDS Analysis: The Project complies with Standard 9.

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 proposed Project consists of the removal of a modern section of rock wall and the construction of wine caves and an access road. The rock wall section is modern, and the removal or reconstruction, if rebuilt later, would not impact the integrity of the Historic Landmark Designation. In addition, the caves or access road, which will not be visible from the street view, will not alter or diminish the historic integrity of the Property.

    EDS Analysis: As such, the Project complies with Standard 10.

CONCLUSIONS

EDS completed an HRE of the Property, including the 1883 Hirsch House (AXR Winery), three 1932 cottages, a ca. 1995 barn, two pump houses (2000s), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards, at 3199 St. Helena Hwy N. (APN 022-080-025) within St. Helena, Napa County, California. On October 17, 2007, the Property was designated by the Napa County Conservation, Development, and Planning Commission (P07-00656-LDMK) as a Napa County Historic Landmark. As such, the Property is a Historical Resource under CEQA. However, some of the buildings and elements of the Property within the Historic Landmark listing (Appendix B) are no longer present; as such, an updated documentation and a CRHR evaluation were completed for the Property to determine if there are any CRHR eligible resources within the Property and updated local assessment to determine the status of the built environment resources within the 2007 Historic Landmark Designation. The methods used to complete the CRHR evaluation and local assessment included extensive research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Nicole Wyton, M.S., who exceed the Secretary of the Interior's qualification standards in Architectural History and History, and researcher Bee Thao, M.A.

The HRE determined that none of the built environment resources, at least 45 years in age, including the 1883 Hirsch House (AXR Winery), three 1932 cottages, and the rock wall (various ages) and landscape, are eligible for listing on the CRHR and the ca. 1995 barn, two pump houses (2000s), and five above-ground water tanks (2000s), do not meet the age requirements for listing on the CRHR. However, the local assessment determined that the Property, including the 1883 house, historic sections of the rock wall (late 19th to early 20th century), and elements of the landscape, including the redwood and oak trees, are present and remain eligible as a Napa County Historic Landmark.

As such, to access impacts to historical resources, which include the 1883 house, historic sections of the rock wall (late 19th to early 20th century), and elements of the landscape, including the redwood and oak trees, a Standards for Rehabilitation review was completed. The Standards review assessed the proposed Project, utilizing architectural plans by Signum Architecture, dated April 7, 2023, and the engineering plans by Summit Engineering, dated June 12, 2025. The Standards review determined that the proposed Project meets the Standards for Rehabilitation. As such, there will not be a significant impact to historical resources. In addition, EDS supports the continuation designation of the Property as eligible for the Mills Act.

Additional Recommendations for Continued Historic Landmark Designation

- The Property, including the 1883 house, historic sections of the rock wall (late 19th to early 20th century), and elements of the landscape, including the redwood and oak trees, are the current elements of the Historic Landmark listing. As such, EDS recommends that the County of Napa utilize this HRE and the attached DPRs to update the Historic Listing Designation.

BIBLIOGRAPHY

Ancestry.com

"Alton L. Williams." *1900 United States Federal Census, Hawaii Territory, Hawaii, Hilo, District 0063.*

"Alton L Williams." *California, U.S., Death Index, 1905-1939.*

"A L Williams." *1910 United States Federal Census, California, Kern County, Township 6, District 0030.*

"Andrew Nemes." *1920 United States Federal Census, California, Humboldt County, Scotia, District 0067.*

"Andrew Nemes." *U.S., World War I Draft Registration Cards, 1917-1918, California, Humboldt County, ALL, Draft Card N.*

"Billy Manley." *U.S., Public Records Index, 1950-1993, Volume 2.*

"Billy R Manley." *1950 United States Federal Census, California, Napa County, Calistoga, District 28-2.*

"Billy R Manley." *California, U.S., Divorce Index, 1966-1984.*

"Billy R Manley." *Nevada, U.S., Marriage Index, 1956-2005.*

"Caroline Lincoln Alexander." *U.S., Find a Grave® Index, 1600s-Current.*

"Charles Calvin Boynton." accessed July 9, 2025, https://www.ancestry.com/family-tree/person/tree/72488067/person/44259004571/facts?_phsrc=XaX3&_phstart=successSource

"Charles Calvin Boynton." *Geneanet Community Trees Index.*

"Charles C Boynton." *1920 United States Federal Census, California, Alameda County, Berkeley, District 0193.*

"Charles Frederick Carrier." *U.S., Find a Grave® Index, 1600s-Current.*

"Catherine H Williams." *1920 United States Federal Census, California, Alameda County, Oakland, District 0133.*

"Doreta M Honn." *California, U.S., Death Index, 1940-1997.*

"Doreta S Honn." *1920 United States Federal Census, California, Alameda County, Berkeley, District 0183.*

"Edward Cuny." *U.S., Social Security Death Index, 1935-2014.*

"Edward R Cuny." *1930 United States Federal Census, California, Alameda County, Berkeley, District 0306.*

"Elton N. Williams." *1880 United States Federal Census California, Solano County, Vallejo, District 112.*

"Emily Baker." *New York, New York, U.S., Extracted Marriage Index, 1866-1937.*

"Emily Fenner." *1920 United States Federal Census, California, Alameda County, Berkeley, District 0192.*

"Emily Hinckley Baker." *North America, Family Histories, 1500-2000.*

"Emma Susan Sawtelle." *U.S., Find a Grave® Index, 1600s-Current.*

"Eugene Sawtelle." *1900 United States Federal Census, California, San Francisco County, San Francisco, District 0165.*

"Eugene William Sawtelle." *Geneanet Community Trees Index.*

"Eugene W Sawtelle." *Washington, U.S., Death Records, 1907-2017.*

"Florence Tredwell." *1880 United States Federal Census, California, Alameda County, Oakland, District 002.*

"Francis Lincoln Alexander." *U.S., Find a Grave® Index, 1600s-Current.*

"Frank L Alexander." *Geneanet Community Trees Index.*

"Harriet Jane Cuny." *California, U.S., Death Index, 1940-1997.*

"Helen Coman Yates." *California, U.S., Death Index, 1940-1997.*

"Helen M Coman." *1900 United States Federal Census, Oregon, Multnomah County, Portland Ward 10, District 0078.*

"Kate C Williams." *1900 United States Federal Census, California, San Francisco County, San Francisco, District 0230.*

"Katherine Williams."*1910 United States Federal Census, Washington, Spokane, Spokane Ward 1, District 0157.*

"Mary Elizabeth Boland." *U.S., Find a Grave® Index, 1600s-Current.*

"Michael Sixon Boland." *California, U.S., Death Index, 1940-1997.*

"Michael Sixon Boland." *U.S., Find a Grave® Index, 1600s-Current.*

"Robert Russell Yates." *California, U.S., Death Index, 1940-1997.*

"Robert Russell Yates." *U.S., World War II Draft Registration Cards, 1942, California, All, Minard, Rulo Elliott - Zingel, Theodore [Many Cards Out of Order, Mostly Deceased After Reg].*

"Robert R Yates." *1930 United States Federal Census, California, Alameda County, Piedmont, District 0337.* "Rosa Nemes," *California, U.S., Death Index, 1905-1939, 1930-1939, Surnames H-N.*

"Sally A Brown." *1950 United States Federal Census, California, Napa County, Calistoga, District 28-1.*

"Sally A Pincus." *California, U.S., Divorce Index, 1966-1984.*

"Walter H Fenner." *U.S., Find a Grave® Index, 1600s-Current.*

Archive.org

Suzanne B. Riess, interviewer. *Florence Treadwell, and Berkeley: Oral History Transcript and Related Material, 1973-1978.* Bancroft Library, 1973.

BAHA

Cerny, Susan. "The Temple of Wings: 2800 Buena Vista Way, Berkeley, CA." *BAHA Berkeley Landmarks.* accessed July 14, 2025, http://berkeleyheritage.com/berkeley_landmarks/temple_of_wings.html

"Temple of Wings, interior." Photograph, ca. 1915. Shipounoff Collection.

Thompson, Daniella. "Maybeck Made La Loma Park His Own Country." *BAHA, East Bay Then and Now*, April 28, 2009. accessed July 14, 2025, http://berkeleyheritage.com/eastbay_then-now/maybeck_country.html

Cerny, Susan. "Dance Theories of Isadora Duncan were Taught in Berkeley for Years." *The Berkeley Daily Planet,* January 26, 2002.

Drymalski, Paul H. "William Tell Saloon and Hotel." National Register of Historic Places Nomination Form, February 6, 1980.

Edmister, Al. "Stone Structures in Napa County, California, Stone Quarries and Beyond." Accessed July 17, 2025, https://quarriesandbeyond.org/states/ca/structures/ca-%20napa_stone_structs_in_napa_co.html

Fredericks, Robert. "Nineteenth Century Stonework in California's Napa Valley." *The California Geographer 35*.

Gunn, Harry Lawrence. *History of St. Helena*. Chicago: The S. J. Clarke Publishing Co., 1926, accessed February 21, 2021.

Ham, Stacie. "Survey and Evaluation of Masonry Arch Bridges." Caltrans, 2003. Accessed July 17, 2025, https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/masonry-arch-bridges-2003-a11y.pdf

Hansen, Mariam. "St. Helena's Chinese Heritage." St. Helena Historical Society, 2011.

Kyle, Douglas E. et. al., *Historic Spots in California*, Fifth Edition. Stanford University Press, 2002.

Newspapers.com

Edington, Astrid. "Over the Gate, The Very Young Set: Mary Anne Manley." *The Napa Valley Register,* May 28, 1955.

Letter and Notice of Retirement. *The Weekly Calistogian,* May 17, 2001.

Marriage Notice. *Napa Weekly Journal,* May 5, 1887.

Real Estate. *Napa Journal*, March 5, 1895.

"23 Applicants are Made into Citizens." *Ferndale Enterprise,* July 20, 1923.

"Alton L. Williams Passes Away." *Napa Journal*, January 19, 1918.

"Andrew Nemes, Long Time St. Helena Resident, Dies." *The St. Helena Star,* July 18, 1957.

"Back to Nature and the Greek." *The San Francisco Call and Post,* December 5, 1909.

"By Florence Treadwell Boynton." *The San Francisco Examiner*, October 23, 1910.

"C. C. Boynton Rites Will be Private." *The San Francisco Examiner,* August 22, 1960.

"Clubwoman to Give Recital." *The Fresno Morning Republican,* January 8, 1920.

"County Resorts Changing Hands." *The Weekly Calistogian,* August 16, 1956.

"Deaths: Boland." *The Sacramento Bee,* April 12, 1937.

"Dies After Lingering Illness." *The St. Helena Star,* August 7, 1936.

"Edward Rudolph Cuny." *The St, Helena Star,* March 25, 1971.

"Engagements." *The Oregon Daily Journal*, February 27, 1904.

"Eugene Sawtelle Dies in North." *Appeal-Democrat,* May 16, 1925.

"Final Rites Are Conducted for Banker in Napa." *The Sacramento Bee,* December 27, 1943.

"Former Resident Summoned: Alton L. Williams Passes Away in Oakland." *The St. Helena Star,* January 18, 1918.

"Former Scotians Reveal Weddings." *The Times Standard,* April 7, 1938.

"Funeral Notice: Yates." *The San Francisco Examiner,* September 1, 1957.

"George Savage's Estate." *Napa Journal,* April 30, 1909.

"Harriet Cuny." *The Napa Valley Register,* August 30, 1985.

"Have Sold County Home." *The St. Helena Star,*

"Heart Attack Fatal." *The St. Helena Star,* November 27, 1925.

"Here and There." *The Weekly Calistogian*, September 15, 1886.

"Inside Society: In Life, in Death, a Non-Conformist." *The San Francisco Examiner,* March 2, 1962.

"Lawyer Plans Change in Judicial System: Charles C. Boynton of Oakland to Lay Scheme Before Legislature." *The Recorder,* January 6, 1919.

"Leader Saloon in Vallejo Closed." *Napa Journal,* December 15, 1908.

"'The Madrones,' Resort Near St. Helena." *The St. Helena Star*, May 11, 1934.

"Marriage Licenses." *The San Francisco Call and Post,* June 27, 1901.

"Michael Boland Passes Away." The St. Helena Star, May 2, 1941.

"Mrs. Fenner Services Held." *Santa Barbara News Press,* June 9, 1955.

"New Enterprise in Prospect." *The St. Helena Star,* May 6, 1932.

"New Rest Resort Opened." *The St. Helena Star,* July 15, 1932.

"Notice of Trustees' Sale of Real Estate." *The Saint Helena Star,* June 5, 1925.

"Open Air Motherhood." *The San Francisco Examiner,* October 23, 1910.

"Over Half Century of Banking." *The St. Helena Star*, September 26, 1924.

"Personal Mention." *The St Helena Star,* September 5, 1924.

"Puts Bullet Through Temple: Miss Florence M. Yates Ends Her Life with Revolver." *San Francisco Chronicle,* November 13, 1909.

"Real Estate Transfers." *The St. Helena Star,* June 18, 1926.

"Savage Place Sold." *The St. Helena Star*, September 17, 1900.

"Scotia Girl To Sing Thursday." *The Times Standard,* July 24, 1933.

"Spending Summer Here." *The St. Helena Star*, June 5, 1908.

"St. Helena News." *Napa Journal,* December 13, 1891.

"Sugar Loaf" Changes Hands." *The St. Helena Star*, July 6, 1917.

"Under New Management." *The St. Helena Star,* July 13, 1934.

"Was Former Resident." *The St. Helena Star,* February 29, 1924.

"Weddings." *The Oregon Daily Journal*, March 27, 1904.

"Will Make Home Here." *The St. Helena Star*, August 10, 1917.

California Historical Society, U.C. Digital Library. http://digitallibrary.usc.edu/cdm/ref/collection/p15799coll65/id/19436, (accessed May 14, 2024).

City of St. Helena. "Our History," Marguerite Hunt and Harry Lawrence Gunn, History of St. Helena, Chicago: The S. J. Clarke Publishing Co., 1926, accessed July 17, 2025, https://www.cityofsthelena.gov/379/Our-History.

Drymalski, Paul H., "William Tell Saloon and Hotel," National Register of Historic Places Nomination Form, February 6, 1980, 2

Kyle, Douglas E. Mildred Brooke Hoover, Hero Eugene Rensch, Ethel Grace Rensch, and William N. Abeloe, *Historic Spots in California*, Fifth Edition. Stanford University Press, 2002.

Lapsley, James T. *Bottled Poetry, Napa Winemaking from Prohibition to the Modern Era*. University of California Press, Berkeley, California, 1997.

Library of Congress.

"Buckman Map of Napa County." Map, 1895.

"King and Morgan Map showing the Property." Map, 1881.

"Official Map of the County of Napa, California." 1876.

McAlester, Virginia, and Lee McAlester. *A Field Guild to American Houses*. New York, Alfred A. Knopf. Munro-Fraser, J.P. 2019.

McCormick, John Edmund. "The Forgotten Contributions of Napa Valley Chinese immigrants, 1870-1900." Master's Thesis, Harvard University, 2022.

Menefee, Augustus Campbell, *Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino*, Napa City: Reporter Publishing House, 1879.

Munns, Judith. "Historical Overview." City of St. Helena (Appendix A), 1978, A-2.

Napa County Historical Society

"Main Street from the corner of Spring Street." Photograph, 1900.

"Main Street in downtown St. Helena." Photograph, 1965.

"Past Perfect," http://napahistory.pastperfectonline.com/ (accessed April 28, 2024).

"Vineyard workers in St. Helena," Photograph, ca. 1880.

Napa Landmarks. "1978 Historic Resource Inventory." City of St. Helena.

National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington, D.C.: United States Department of the Interior, 1997.

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

Page & Turnbull. City of St. Helena, Historic Resources Inventory, prepared for the City of St. Helena, 2006.

Smith and Elliott. "Illustrations of Napa County, California with Historical Sketch." Oakland, 1878.

Swett, Ira L. and Harry C. Aitken, Jr. *The Napa Valley Route, Electric Trains and Steamers*. Published by Ira L. Swett, Glendale, California, 1975

St. Helena Historical Society

The Electrolier, Vol. 12, May 2014, 2-4.

"Spring Street." Photograph, 1886.

"St. Helena's Chinese Heritage." St. Helena Historical Society, 2011

St. Helena Historical Society and Mariam Hansen. *St. Helena*. Arcadia Publishing, 2010.

Tremaine, Kim J. and John A. Lopez. "Rock Fences of Napa County: A Pilot Study, Termain & Associated." Archaeological Consultants, August 1998.

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

UC Santa Barbara

1952 Aerial of St. Helena, Flight CSH_1953, Frame 1K-102, October 13, 1952.

1959 Aerial of St. Helena, Flight CSI_1958, Frame 6V-117, April 15, 1959.

1965 Aerial of St. Helena, Flight CAS_65_130, Frame 64-246, July 2, 1965.

Webber, Lynn. *Old Napa Valley, The History to 1900. St. Helena, Calif*.: Wine Ventures Publishing, 1998.

Wichels, John. *Railroads in Napa County, Why They Came and Why They Failed*. Napa County Historical Society, Series 2, No. 3. Napa, California, 1979.

Appendix A:

DPR 523 Forms

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # P-28-000923 (update rock wall)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings Napa County Historic Landmark Designation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 31 ***Resource Name or #:** Hirsch Ranch
P1. Other Identifier: Lyndhurst, Sugar Loaf, Amistad, The Madrones, AXR Winery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Napa **and**
***b. USGS 7.5' Quad** Calistoga **Date** 1993 **T** 8N; **R** 6W ; ___ ☐ **of** ___ ☐ **of Sec** un ; MD **B.M.**
c. Address 3199 St. Helena HWY N. City St. Helena Zip 94574
d. UTM: Zone 10S , 543160 mE/ 4264829 mN
e. Other Locational Data: The resource is within an 7.85-acre property, with the Assessor Parcel Number (APN) 022-080-025. It is located approximately 2.6 miles northwest of Main Street (Highway 29) in St. Helena, 421 feet west of Ehler Lane, and 0.5 miles south of Mill Creek.

***P3a. Description:** The resource includes the 1883 Hirsch House (AXR Winery), three 1932 cottages, a ca. 1995 barn, two pump houses (2000s), five above-ground water tanks (2000s), a rock wall (various ages), and landscape, including vineyards. The 1883 house is associated with National and Folk Victorian Architecture. (Continued on Continuation Sheet, Page 2).

P5a.

***P3b. Resource Attributes:** HP2. Single family property (1883 house); HP4: Ancillary buildings (three 1932 cottages); HP33. farm/ranch (Property); HP46. Walls/gates/fences (rock wall)
***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo: 1883house, facing west)
***P6. Date Constructed/Age and Source:** ☒Historic ☐ Prehistoric ☐ Both see P3a; various sources
***P7. Owner and Address:** Withheld by owners
***P8. Recorded by:** Stacey De Shazo, M.A. Evans & De Shazo, Inc. 1141 Gravenstein Highway S, Sebastopol, California 95472
***P9. Date Recorded:** 4/4/2025
***P10. Survey Type:** Intensive

***P11. Report Citation:** Stacey De Shazo, et al (2025): A Historic Resource Evaluation, Local Assessment, and Standards Review of the Property at 3199 St Helen Hwy N., St. Helena, Napa County, California.

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

(Continued from Primary, page 1)

1883 HIRSCH HOUSE

The 1883 house is associated with National and Folk Victorian architecture and consists of at least four phases of construction (Figure 1). The first phase consists of the ca. 1883 one-and-a-half-story side-facing gable form, which is associated with National architecture. The second phase of construction consists of a one-story, hipped roof Folk Victorian addition, constructed on the east elevation of the ca. 1883 house in ca. 1905. In 1932, the porch addition was constructed on the east elevation of the ca. 1905 addition, the original, 1883 form was expanded with a broken gable. In the 1950s, a shed addition was constructed on the south elevation, and a gable monitor was added to the roof. The building has a raised foundation with a basement that is access from outside of the house. The walls are clad with tongue-in-groove wood siding, while the moderately sloped roof is clad with asphalt composite shingles. The 1883 section of the house has a side-facing, broken gable with moderate boxed eave overhangs and an incorporated porch. The roof of the ca. 1905 addition has a hipped roof with wide boxed eave overhangs with decorative brackets and wood paneling between each bracket. Within the field of the roof is a brick chimney. The ca. 1905 addition has an exposed, raised brick foundation. The 1932 additions consist of a hipped roof with clipped corners, and small boxed eave overhangs and a wraparound hipped addition around the 1883 section. In the 1950s, a hipped addition was constructed on the south elevation, and a front-facing gable monitor was added to the roof. Due to the various phases of construction, there are several window types seen on the building, including one-over-one, double-hung wood windows, tall and slender two-over-two, double-hung wood windows, ribbons of three eight-over-two, fixed wood windows, and fixed transom windows.

Figure 1. 1883 house with four phases on construction, with the 1883 section in yellow, ca. 1905 addition in red, 1932 additions in blue and 1950s additions in green.

East Elevation (Primary Façade)

The east elevation (Primary Façade) consists of the 1932 and 1950s additions (Figure 2). The 1932 addition consists of a porch, a pair of exterior stairs that extend from a central landing, and glazing. There is a central double wood door with multi-light glazing with a six-light fixed wood transom. Above the door is a low-sloped, front-facing gable portico roof that is supported by two wood columns located at the landing of the stairs. The stairs have wood balusters that match those of the landing. The door is centered between six ribbons of three, eight-over-two fixed wood windows, with six-light fixed wood transoms (Figure 3). At the northeast corner of the house, the wall is canted, and there is a single eight-over-two fixed wood window with a two-light fixed wood transom. On the east wall of the 1950s hipped addition is a single eight-over-two fixed wood window with a two-light fixed wood transom and a single wood door at the basement level.

Figure 2. East elevation, facing west.

Figure 3. East elevation, facing west.

South Elevation

The south elevation consists of sections of the 1883 house, ca. 1905 addition, 1932 addition and 1950s hipped addition (Figure 4). The 1932 addition has five eight-over-two, fixed wood windows, each of which has two-light fixed wood windows. Below these windows is a wood-paneled door at the basement level and an infilled window with a window air-conditioning unit. The 1950s hipped addition has two large one-over-one, double-hung wood windows (Figure 5). On the ca. 1905 addition, there are two slender two-over-two, double-hung wood windows (Figure 6). The 1883 section of the house consists of a ribbon of four, one-over-one, double-hung wood windows and a pair of wood doors with multi-light glazing (Figure 7). A partial facade deck extends from the door on the 1883 section of the house to the west wall of the 1950s hipped addition. There is also a single wood paneled door on the south wall of the 1932 addition that wraps around the original 1883 section of the house.

Figure 4. South elevation, facing northwest.

Figure 5. South elevation, facing northwest.

Figure 6. South and west elevations, facing northeast.

Figure 7. South elevation, facing northeast.

West Elevation

The west elevation consists of the 1883 house, sections of the ca. 1905 addition, a 1932 addition and the west wall of the 1950s addition (Figure 8). Within the 1950s addition is a single wood paneled door. The 1883 house has a single wood door with multi-light glazing, which is located beneath a partial façade porch that extends from the 1932 addition and is supported by two wood columns. Within the gable of the 1883 section of the house, there is a wood vent. There is no fenestration on the 1932 addition (Figure 9). Within the ca. 1905 addition, there are two slender two-over-two, double-hung wood windows (Figure 10).

Figure 8. West and south elevations of the 1883 house, with ca. 1905, 1932, and 1950s additions, facing northeast.

Figure 9. West and north elevations of 1883 house, with ca. 1905 and 1932 additions, facing southeast.

Figure 10. West and north elevations of the 1883 house, with ca. 1905 and 1932 additions, facing southeast.

North Elevation

The north elevation consists of the two sections of the 1932 additions and the ca. 1905 addition. The 1932 hipped addition that wraps around the side-facing gable form of the 1883 section of the house has five nine-over-two fixed wood windows and board and batten wood siding (Figure 11). The ca. 1905 addition has a slender two-over-two, double-hung wood window and a double door that provides access to the cellar (Figure 12). Within the 1932 addition, there are five eight-over-two fixed wood windows, each of which has a two-light wood transom, three slender two-over-two, double-hung wood windows, which were likely repurposed from the east elevation of the ca. 1905 addition during the 1932 renovation. Between the fixed windows and the double-hung windows, there is a high-placed six-light wood window. At the basement level, there is a double door.

Figure 11. North elevation of the 1883 house, with the 1932 hipped addition, facing south.

Figure 12. North elevation, with ca. 1905 and 1932 additions, facing southwest.

1932 COTTAGE

The 1932 cottage is not associated with an architectural style (Figure 13). The one-story house consists of a side-facing gable form with telescoping side-facing gables and a front-facing cross-gable. The building has a raised foundation and is clad with wood tongue-in-groove siding, while the moderately sloped roof is clad with composite shingles. The south elevation is the primary façade and consists of an off-centered multi-light door, set within a shed roof porch that is supported by three wood columns and wood balusters. Within the eaves, there are four, six-over-one, double-hung wood windows. The west elevation consists of a one-over-one, double-hung wood window within the smaller gable, and a six-over-one, double-hung wood window within the wall of the larger gable (Figure 14). The north elevation consists of four windows and a door, the details of which were not visible during the survey. The east elevation has a one-over-one, double-hung wood window within the wall of the smaller gable, and two six-over-one, double-hung wood windows, one within the wall of the larger gable and the eave wall of the front-facing gable (Figure 15 and Figure 16).

Figure 13. South elevation, facing north.

Figure 14. West elevation, facing east.

Figure 15. East and north elevations, facing southwest.

Figure 16. South and east elevations, facing northwest.

1932 COTTAGE

The 1932 cottage is not associated with an architectural style (Figure 17). The one-story building has a gable-and-wing form on a raised foundation. The building is clad with board and batten wood siding, while the moderately sloped roof is clad with composite asphalt shingles. The building has two porches, one that is incorporated within the eave of the side-facing wing, and the other beneath the shed addition on the west elevation. The north elevation is the primary façade and consists of a single multi-light wood door, with two fixed windows and a one-over-one, double-hung wood window within the eave of the wing. Within the gable are a one-over-one, double-hung wood window and a single wood paneled door with single light glazing and a small front-facing gable portico roof that is supported by wood brackets; within the peak is a wood vent. The east elevation consists of two one-over-one, double-hung wood windows and a ribbon of six nine-over-two fixed wood windows (Figure 18 and Figure 19). The south elevation was not visible during the survey. The west elevation has a pair of one-over-one, double-hung wood windows, a high-placed wood casement window, a wood vent within the gable, and a sliding glass door within the eave (Figure 20).

Figure 17. North elevation, facing south.

Figure 18. East elevation, facing west.

Figure 19. East elevation, facing west.

Figure 20. West elevation, facing east.

1932 COTTAGE

The 1932 house is not associated with an architectural style (Figure 21). The one-story house consists of a gable and wing form. The building has a raised foundation and is clad with vertical wood siding, while the moderately sloped roof is clad with asphalt composite shingles. The north elevation is the primary façade and consists of a partial façade porch that is supported by three wood columns with a wood railing. Within the porch is a single wood door with multi-light glazing and a ribbon of six-light wood windows. Within the front-facing gable is a single wood door with multi-light glazing, with a front-facing gable roof supported by brackets (Figure 22). The west elevation consists of a ribbon of windows with a sliding vinyl window and two fixed vinyl windows (Figure 23). The south elevation consists of a single window, a one-over-one, double-hung vinyl window, a single wood door with multi-light glazing that opens onto a wood deck, and a large sliding window (Figure 24 and Figure 25). The east elevation does not have any fenestration on the gable elevation, while within the eave wall of the front-facing gable is a sliding vinyl window.

Figure 21. North elevation, facing south.

Figure 22. North and west elevations, facing southeast.

Figure 23. West elevation, facing east.

Figure 24. South elevation, facing north.

Figure 25. South and east elevations, facing northwest.

2001 BARN

The 2001 barn is not associated with an architectural style (Figure 26). The one-and-a-half-story building consists of a side-facing gable form with a front-facing cross-gable with exposed truss beams and supported by wood brackets. Within the peak of the roof is a front-facing gable monitor that has vents on each elevation. On the west elevation of the barn is a shed roof. The barn has a concrete slab-on-grade foundation. The building is clad with wood board and batten siding, while the roof is clad with composite shingles. The east elevation is the primary façade and consists of a wood double door, centered below the front-facing gable. The door is set between four high-placed, four-light windows. The north elevation does not have any fenestration or character-defining features (Figure 27). The west elevation was not visible during their survey, but it has a shed roof constructed on the façade. The south elevation does not have any fenestration or character-defining features (Figure 28).

Figure 26. East elevation of ca. 1988 barn, facing west.

Figure 27. East elevation and north elevations, facing southwest.

Figure 28. South and west elevations, facing northeast.

ASSOCIATED LANDSCAPE AND ROCK WALL

The landscape associated with the Property is not associated with any designed landscape. The property has a stone wall along the boundary and a small creek. Between the highway and the Property is a stone wall that has an entryway with stone pillars with lanterns (Figure 29 and Figure 30). Most of the stone walls consist of dry rubble masonry (Figure 31). At the stone entrance, there is a gravel driveway that snakes through vineyards to the 1883 house (Figure 32 and Figure 33). Although sections of the Property remain wooded, the eastern and southeastern sections of the Property consist of vineyards (Figure 34). At the end of the driveway, there is a parking lot, sections of which are concrete, while parts of it are paved with asphalt (Figure 35). North and 2001 barn, there is a pump house that has a shed roof and five large above-ground water tanks (Figure 36). Next to the pump house and water tanks, there is a pre-fabricated front-facing gable shed (Figure 37). At the north boundary of the Property is a stream (Figure 38). The Property has several types of trees, including walnuts, oak, and redwoods (Figure 39).

Figure 29. Stone entrance to the Property, facing west.

Figure 30. Detail of stone pillar at entrance with lantern, facing east.

Figure 31. Rock wall between the Property and St. Helena Highway.

Figure 32. Gravel driveway snaking between vineyards, facing east.

Figure 33. Gravel driveway snaking between vineyards, facing west.

Figure 34. Vineyards on Property, facing west.

Figure 35. Vineyards, trees and parking lots next to 1883 building.

Figure 36. Five above ground water tanks and shed.

Figure 37. Front-facing gable shed, next to five water tanks.

Figure 38. Stream through Property.

Figure 39. Redwoods on Property.

California Register of Historical Resources (CRHR) Evaluation

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage**

   The Property, including the 1883 house, is associated with early winemaking in California in the late nineteenth century. Despite this association, the Property does not have enough integrity to convey significance for this event, as much of the built environment has either been demolished or has been significantly altered, as seen in the remnants of the 1883 house. As such, the Property was not found to be associated with any event that made a significant contribution to California's history or cultural heritage.

   Therefore, the Property is not individually eligible for listing in the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past**

   The ownership and occupancy history of the property, including the 1883 house, three 1932 cottages, ca. 1995 barn, and associated landscape with two pump houses, five water tanks, and stone walls, was thoroughly researched.

   The property is associated with several people of local importance, including August and Frederika Hirsch (1883-1895), early members of the wine-making industry in St. Helena, and Frederika was one of the first female winemakers. Although the Property is associated with the August and Frederika Hirsch, the Property lacks integrity for association, as only a portion of the original 1883 house remains, from their winery and vineyards.

   Additional influential people include Charles and Florence Boynton (1909-1919), the latter of whom was a social reformer and proponent of the Open-Air Motherhood movement; Carrie and Francis Alexander (1920-1924), the latter of whom was the acting president of the Carver National Bank in St. Helena. Although these couples are of local importance, the Property was their summer home, and not their primary residence. As such, the Property is not eligible for inclusion on the CRHR for association with a person.

   Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values**

   Architecture: The 1883 house is associated with the **National Architectural style**, with a period of significance of 1883, the year that the house was constructed, and with **Folk Victorian architecture**, with a period of significance of ca. 1905, the year that the addition was built.

Due to the four phases of construction, the 1883 house has two distinct architectural styles.

National Architectural style: The original 1883 house consists of a side-facing broken gable form that has undergone several renovations. Although the form remains, two of the elevations have been wholly absorbed by additions, while the other two have altered fenestration. As such, only the form associated with the style remains, and thus, the house does not maintain an association with the original National architectural design.

Folk Victorian style: The ca. 1905 addition is associated with Folk Victorian design. The addition has several characteristics associated with Folk Victorian design, including the slender, two-over-two, double-hung wood windows, brick chimney, wide eave overhangs with decorative brackets, wood paneling, and wood siding. Although the building maintains these characteristics, it is not a representative example of the style, as it has been altered significantly due to the 1932 and 1950s additions. While what remains is associated with the Folk Victorian style, the building is not a good or representative example of the style. As such, the 1883 house is not eligible for listing under Criterion 3.

The three 1932 cottages, ca. 1995 barn, and associated landscape are not associated with any architectural style or landscape design.

Stone Masonry Construction: Sections of the rock wall (various ages) within the property are associated with **Stone masonry in Napa County**, with a period of significance of the late 19th Century to the turn of the 20th Century. The rock wall, though some areas appear to have been constructed in the late 19th and early 20th century, most of the rock wall has been "restacked" with modern or reused stone. This includes the section directly east of the ca. 1905 house. As such, the rock wall, in and of itself, as a resource within the property, is not individually eligible for listing on the CRHR under Criterion C for association with Stone Masonry Construction.

Therefore, none of the built environment resources within the property are individually eligible for listing in the CRHR under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

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

The 1883 house within the property does not appear to have the ability to convey information about either National or Folk Victorian architecture. In addition, none of the built environment within the property is the principal source of information. As such, the property is not eligible for listing in the CRHR under Criterion 4.

LOCAL ASSESSMENT

On October 17, 2007, the Napa County Conservation, Development, and Planning Commission approved the property for Historical Landmark Designation under application #P0-7-00565-LDMK. Per the public Notice of Historic Landmark Designation, "The Historic Landmark Status was granted to the August Hirsch main residence, cellar, and barn originally constructed in 1883. The two 19th-century cottages, rock wall, cistern, redwood grove, and oak trees are to be considered contributing accessory structures and landscape features." Based on this description, the primary contributing elements of the Historic Landmark include the 1883 house and cellar, and the 1883 barn (no longer extant), and the secondary contributing elements consist of two 19th-century cottages (no longer extant), the rock wall (altered), cistern (no longer extant), redwood grove (extant), and oak trees (extant).

EDS Assessment: Although the property has been altered since the Historic Landmark designation in 2007 (prior to the current ownership), the 1883 house appears intact from when it was listed in 2007 and therefore remains eligible for Historic Landmark Designation. However, it should be noted that, in 2009, the County approved the demolition of several of the landmark-listed buildings within the property, including the 1883 barn, and two ca. 19th-century cottages, as well as sections of the rock wall (replaced with modern stone), and other landscape elements. However, the property, including the 1883 house, remains eligible as a Historic Landmark, and the Property is a Historical Resource under CEQA.

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # P-28-000923 HRI# Trinomial

Page 31 **of** 31 ***Resource Name or #** Hirsch Ranch

***Map Name:** Calistoga, Calif. ***Scale:** 1:24,000 ***Date of map:** 1993

Map by: S. Evans, 7/17/2025

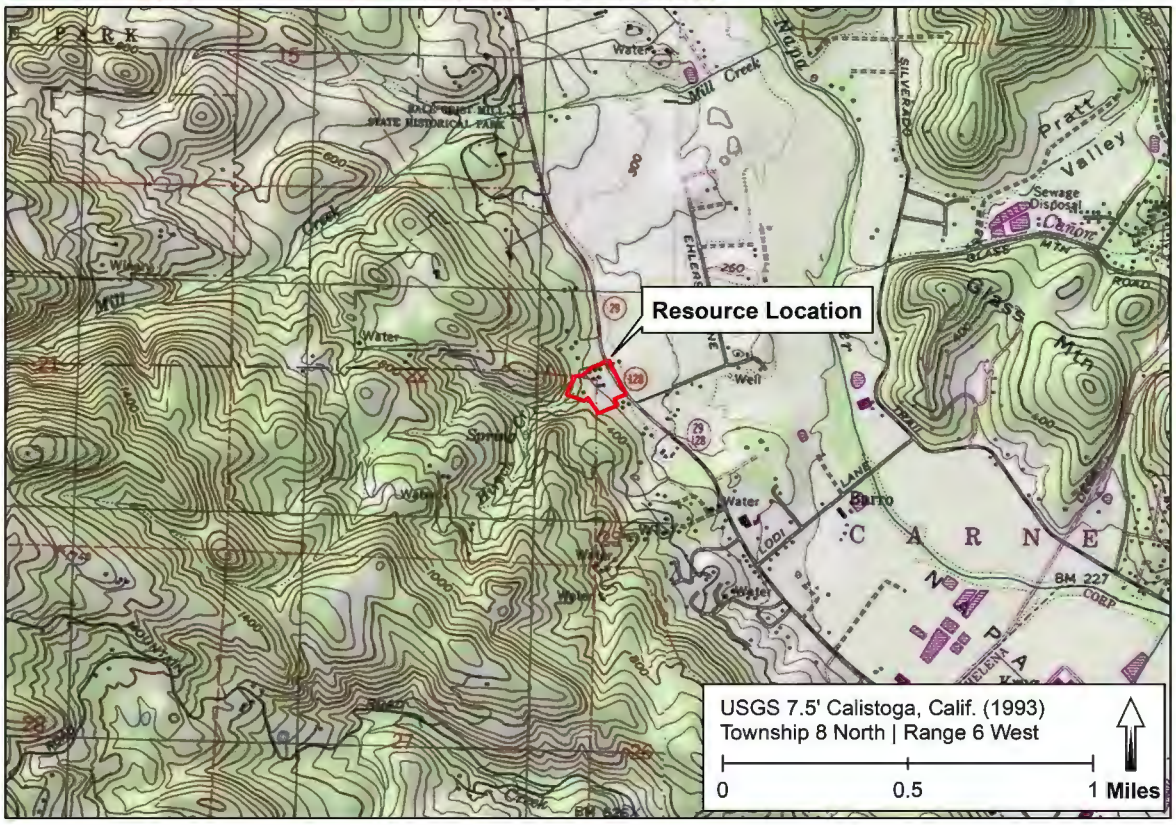
Resource Location Map

1883 House, three 1932 Cottages, and 2001 Barn
3199 St. Helena Highway
St. Helena, Napa County, CA
APN 022-080-025

Legend

Resource Area

EVANS & DE SHAZO
ARCHAEOLOGY
HISTORIC PRESERVATION



Appendix B:

Notice of Napa County Landmark Designation

RECORDING REQUESTED BY:
Napa County Department of Conservation, Development & Planning

WHEN RECORDED, MAIL TO:
Christopher & Pauline Tilley
3199 St. Helena Hwy.
St. Helena, CA 94574

2007-0038933

Recorded Official Records County of Napa JOHN TUTEUR Assessor-Recorder-Cou	REC FEE	16.00
	PHOTOWORK	8.00
08:57AM 14-Dec-2007	VB Page 1 of 4	

Above Area For Recorder's Use Only

NOTICE OF HISTORIC LANDMARK DESIGNATION

The undersigned do hereby certify that they are the owners of the real property that is located in Napa County the legal description of which is attached hereto and made a part thereof as EXHIBIT "A".

The undersigned further acknowledges that on September 9, 2007, Christopher and Pauline Tilley filed Landmark Designation Request #P07-00656 to recognize as a Napa County Historic Landmark the property formerly known as the August Hirsch Winery, and particularly the primary residence, cellar & barn once used as a winery, located on the hereinafter legally described real property which is a 7.85 acre parcel on the west side of St. Helena Highway approximately 100 feet north of Ehlers Lane in an AW (Agricultural Watershed) zoning district, Assessor's Parcel Number: 022-080-025-000.

The undersigned further acknowledges that on October 17, 2007, the Napa County Conservation, Development and Planning Commission approved said request for a Napa County Historic Landmark Designation according to the following conditions:

1. That Historic Landmark status was granted to the August Hirsch main residence, cellar & barn originally constructed in 1883. The two 19th century cottages, rock wall, cistern, redwood grove and oak trees are to be considered contributing accessory structures and landscape features.

2. That the designation allows the Napa County Building Division to consider using the State Historical Building Code for any work proposed to be done to these structures.

3. That any such work is required to be done in a manner consistent with the latest edition of, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings*, Weeks and Grimmer.

4. That the Historic Landmark designation as stated herein, would be recorded to assure that succeeding owners are made aware of this status.

5. That all other conditions of approval for projects on this property shall remain in full force and effect.

Removal of the Historic Landmark status from the structure(s) or building(s) herein described may only be initiated by the Planning Commission upon written request by the property owner, and following the conduct of a public hearing with findings made by the Planning Commission pursuant the current Napa County zoning provisions for Landmark Preservation.

All subsequent instruments conveying this structure and/or the land there under shall contain this notice.

Christopher Tilley

Date: 12/7/07

Pauline Tilley

Date: 12/7/07

STATE OF ~~CALIFORNIA~~ Connecticut
COUNTY OF ~~NAPA~~ New London

On 12.07.07 *, before me,* DiAne M Rullan. *, a Notary Public, personally appeared* Christopher M Tilley + Pauline Tilley *, ☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of the person(s) acted, executed the instrument.*

DiAne M Rullan

WITNESS my hand and official seal.

DIAne M. Rullan
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2012

OPTIONAL SECTION

TITLE OF DOCUMENT: Notice of Historic Landmark Designation

NUMBER OF PAGES: 3

DATE OF DOCUMENT: _____

OTHER SIGNERS OF DOCUMENT: _____

CAPACITY CLAIMED BY SIGNER
☐ Individual(s)
☐ Corporate Officer(s)

☐ Partner (s)
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Subscribing Witness
☐ Guardian/Conservator
☐ Other(s)

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

END OF DOCUMENT

Exhibit A

BEGINNING at a ¾" iron pipe tagged LS 3801 set at the Northeast corner of Parcel One as shown on Map No. 3434 filed July 17, 1981 in Book 12 of Parcel Maps at Page 54 in the Office of the Recorder, said Napa County, from which a ¾" iron pipe with a 2-1/2" brass disk stamped "Department of Parks and Recreation Prop. Cor. LS 4280" set at the Northwest corner of said Parcel Map bears North 89° 03' 17" West 869.86 feet; thence South 36° 03' 50" East 34.88 feet to a ¾" iron pipe tagged LS 3801; thence South 23° 58' 24" West 250.89 feet to a ¾" iron pipe tagged LS 3801; thence South 70° 59' 16" East 262.98 feet to a ¾" iron pipe tagged LS 3801; thence North 53° 56' 10" East 66.80 feet to a ¾" iron pipe tagged LS 3801; thence South 36° 03' 50" East 263.19 feet to a ¾" iron pipe tagged LS 3801; thence North 66° 57' 40" East 264.43 feet to the Southwest corner of the property described in the Deed to Robert K. Penland, et ux, recorded in Book 298 of Official Records at Page 452 in said Recorder's Office; thence along the Southwesterly boundary of said Penland property North 29° 11' 20" West 100.00 feet to the Northwest corner thereof; thence along the Northwesterly boundary of said Penland property North 66° 57' 40" East 210.99 feet to a point on the Southwesterly right-of-way line of State Highway No. 29 on a 1430 foot radius curve concave to the Northeast; thence along said 1430 foot radius curve from a radial line that bears North 51° 02' 11" East, through a central angle of 14° 24' 19" for an arc length of 359.53 feet; thence continuing along said right-of-way line North 24° 33' 30" West 198.18 feet to a point thereon which bears the following three courses and distances from the point of beginning of this description: North 77° 37' 42" East 121.00 feet, North 50° 35' 24" East 162.71 feet and North 65° 43' 01" East 274.14 feet; thence from said point on said right-of-way line South 65° 43' 01" West 274.14 feet; thence South 50° 35' 24" West 162.71 feet; thence South 77° 37' 42" West 121.00 feet to the Point of Beginning.

APN: 022-080-025

F41

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

HILLARY GITELMAN
Director

JOHN MCDOWELL
Deputy Director

November 28, 2007

THIS DESIGNATION CAN MAKE ALTERATIONS MORE EXPENSIVE.

Christopher & Pauline Tilley
901 Skibo Lane
Mamaroneck, NY 10543

RE: Landmark Designation
FILE #: P07-00656-LDMK
APN: 022-080-025-000

Dear Mr. & Mrs. Tilley:

Please be advised that your request for Historic Landmark Designation under application **#P07-00656-LDMK** was **APPROVED** by the Napa County, Development & Planning Commission on **October 17, 2007,** based on the attached conditions, Napa County Department Comments, and applicable County regulations.

The designation becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by anyone, you will be notified.

You are hereby further notified, pursuant to Govemment Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Should you have any questions, please contact me at thornish@co.napa.ca.us or at: (707) 299-1349.

Sincerely,

Hillary Gitelman
Director

Patricia Hornisher

By: Patricia Hornisher
Planner III

cc: John Tuteur, Napa County Assessor
Darrell Mayes, Chief Building Official

CONDITIONS OF APPROVAL
OCTOBER 17, 2007

V MADRONE WINERY (AKA TILLEY WINERY)
USE PERMIT # P07-00656
APN 022-080-025

1. **SCOPE:**

- Historic Landmark designation is hereby granted to the August Hirsch main residence, cellar and barn. The two 19th century cottages, rock wall, cistern, redwood grove and oak trees as described in DPR Form 523L, are contributing accessory structures and landscape features.

- The designation allows the Napa County Building Division to consider using the State Historical Building Code for any work proposed to be done to these structures. Any such work should follow the latest edition of the Secretary of Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties.

- The Historic Landmark designation shall be recorded to assure that succeeding owners are made aware of this status.

2. **HISTORICAL STRUCTURES:**

As directed by the Planning Commission at their meeting on October 17, 2007, the August Hirsch Winery of 1883 designation shall be placed on the Napa County Historic Resources Inventory and the letter of approval and relevant documentation for its placement on the California Register of Historic Places will be forwarded to the California State Office of Historic Preservation for placement on the California Historic Register.

3. **PREVIOUS CONDITIONS:**

All other conditions of approval for projects on this property shall remain in full force and effect to which full compliance shall be required by the permittee. Any other changes shall require review and approval of a use permit modification by the County.

4. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Napa County Building Department in their letter of September 28, 2007

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

5. **INDEMNIFICATION:**

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

6. **MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property

owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.