

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Tubbs, Alfred L., Winery

other names/site number Hillcrest Winery, Chateau Montelena, Chapin Tubbs Winery

2. Location

street & number 1429 Tubbs Lane not for publication

city or town Calistoga vicinity

state California code CA county Napa code 055 zip code 94515

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 4 | buildings |
| 1 | | sites |
| 3 | 2 | structures |
| | | objects |
| 5 | 6 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: processing

AGRICULTURE/SUBSISTENCE: processing

AGRICULTURE/SUBSISTENCE: storage

AGRICULTURE/SUBSISTENCE: storage

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE VICTORIAN: Gothic

foundation: sandstone

walls: sandstone

roof: foam over standing-seam metal

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The 15.5-acre site is located on the north slope of Mount St. Helena on Tubbs Lane two miles north of the City of Calistoga, California. Built into the hillside, the c. 1888 Stone Winery faces north, overlooking the heavily wooded site with glimpses of vineyards beyond. The 18,000 square-foot, two-story winery was designed to resemble an English Gothic castle gatehouse with rusticated stone walls, crenellation, narrow arched windows, and bartizans with faux arrow slits. All exterior walls are stone, but their finishes vary and include coursed and broken-coursed fieldstone, rough-faced stone, and smooth ashlar. Two additions (Lab Office/Bottling Room and Warehouse) extend from the west side of the Stone Winery along the hillside. A roughly rectangular, man-made lake (Jade Lake) with four small islands is situated in the northwest portion of the property. Two Chinese pavilions occupy the islands, and three wood bridges span between them. The remaining buildings sit northeast, downslope, of the Stone Winery. They include a small Restroom Building, a two-story Office Building, and a metal Shop. Two parking lots are terraced into the hillside to the southeast. Many of the alterations to the property were in place by the second period of significance, 1968-1976. In the 1960s, the Stone Winery's crushing floor (second story) was converted into a residence: the space was divided into rooms, and windows and doors were inserted at the east façade. Jade Lake and its islands, bridges, and pavilions were added to the property c. 1960. In 1968, the Lab Office/Bottling Room and Warehouse were built. Other alterations were made after the end of the second (last) period of significance. In 1989, the windows of the Lab Office/Bottling Room were replaced, and new windows were added at the second story. Originally clad in plywood siding, the exteriors of the Lab Office/Bottling Room were covered with stucco c. 2000. The Restroom Building, Office Building, and Shop were constructed c. 1983, 1983, and c. 1985 respectively but do not obscure views to or from the Stone Winery or significantly compromise the setting. The Chinese pavilions were demolished and rebuilt with modifications in 2009. Overall, the contributors to the historic resource (the Stone Winery, Jade Lake, its islands, and bridges) retain a good degree of integrity: their location, design, materials, workmanship, feeling, and association are all intact, although the setting has been somewhat compromised by the construction and alteration of buildings in the 1980s and reconstruction of the pavilions in 2009.

Narrative Description

Setting

The 15.5-acre site is located on the north slope of Mount St. Helena on Tubbs Lane two miles north of the City of Calistoga, California. The site is marked by two distinct landscapes: the southeastern two-thirds of the property consists of a steeply sloping and heavily wooded hillside with rock outcroppings. This section includes the Stone Winery, Lab Office/Bottling Room, and Warehouse, and, downslope, the Shop, Office Building, and Restroom Building. The northern third of the site is relatively flat and includes Jade Lake and its four islands, two Chinese pavilions, and three bridges; all were created c. 1960. A ring of trees separates Jade Lake from the adjacent vineyards, which are outside the property boundary. Two roads lead into the property from Tubbs Lane. The first curves around the hillside past the Stone Winery, Lab Office/Bottling Room, and Warehouse and exits the property on the western slope of the hill. The second road runs along the eastern edge of the property past the Shop, Office Building, Restroom Building, and Jade Lake. Two parking lots are terraced into the hillside to the southeast.

Stone Winery (c. 1888) - CONTRIBUTING

Exterior

Built into the hillside, the Stone Winery faces north, overlooking the heavily wooded site with glimpses of vineyards beyond. Two 1968 additions (Lab Office/Bottling Room and Warehouse) extend from the west side of the Stone Winery along the hillside. Rare among Napa Valley wineries, the Stone Winery resembles an English Gothic castle gatehouse with many of the defensive architectural features typical of that form such as: rusticated stone walls; battlement with crenellated parapet composed of crenels and merlons; tall, narrow, arched windows; large semicircular door opening in the place of a portcullis (gatehouse entrance); and bartizans with faux arrow slits (see photograph 1).

The building is two stories and is topped by a low-pitched gabled roof, which is obscured by the parapet at the north (principal) façade. The roof is covered with foam over standing-seam metal. A small shed roof extends from the east end of the south façade. In plan, the Stone Winery has an unusual design: the north, west, and east walls are straight, forming

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three sides of a rectangle, but the south wall, which is built into the hillside, is bowed (see photograph 2). Ostensibly, the arch was designed to transfer the loads from the rocky, unstable hillside to the side walls of the structure along the principles of dam construction. Building into the hillside provides insulation against the heat or cold.

All exterior walls of the winery are stone: uncoursed fieldstone on the south, east, and west façades and on the north, a combination of coursed and broken-coursed, rough-faced stone and smooth ashlar. Historically, most of the south (rear) façade and portions of the east and west façades were below grade. As part of the c. 1960 alterations, several feet of the south and east walls were excavated. At the south façade, the portions that were historically above grade are stone with flush mortar joints; those segments that were historically below grade but are now exposed are very rough and irregularly laid stone.

The masonry at the east elevation is also uncoursed fieldstone. Openings were cut into the upper portion of the east wall to provide light to an interior second floor apartment c.1960. Uncoursed stone pillars separate the openings. The first opening is fitted with a single wood door with clerestory wood-frame windows, and the second, third and fourth openings have paired, wood, glazed doors with wood-frame transoms (see photograph 3).

The north (principal) façade is symmetrical and is divided into seven bays of openings. The second, fourth, and sixth bays project slightly from the front plane of the building and vertically above the roof parapet. In contrast to the secondary façades, this elevation is highly ornamented. Bartizans with conical pinnacles and faux arrow slits mark the upper corners of the central (fourth) bay, and the parapet between is crenellated.

At the central bay of the first story (in the traditional position of the portcullis), there is a large semicircular-arched opening framed with voussoirs and a keystone. A large rectangular, wood door hangs on rails mounted on the interior side of the wall (see photograph 4). The door is paneled on the lower portion with a semicircular glazed arch in the upper section that matches the form and size of the stone opening. Leaded divided lites separated by wood mullions compose the door's glazing. A stone sill course divides the first and second floors of this bay. On the second story, there is a segmentally arched opening emphasized by stone ovolo molding. The opening is fitted with a wood door that, similar to the door directly below on the first floor, is rectangular and hangs on rails mounted on the interior side of the wall. The door is paneled on the lower portion with segmentally arched glazing in the upper section. Although the door is rectangular, the glazing matches the form and size of the opening in the stone. Vertical wood mullions separate the leaded divided lites of the glazing. A horizontal wood beam projects above the door providing leverage to hoist objects to the second floor opening. The deeply recessed door opening creates a shallow balcony, which is surrounded by a wrought-iron railing.

The fenestration pattern and ornamentation of the first, third, fifth, and seventh bays are identical. Each bay has a projecting stone watertable, and on the first and second stories, there are narrow, round-arched openings fitted with double-hung, wood, divided-lite windows (see photograph 5). Keystones and projecting sills mark each opening. The walls above are ornamented with a stringcourse and battlements with a flat parapet.

Like the central bay, the second and sixth bays project slightly from the front plane of the building. At the first floor of each bay, there is a semicircular-arched clerestory window with a rusticated keystone and simple sill. Rounded corbels and stringcourses mark the division between the first and second stories, and above, there is a blind semicircular arch with a recessed, wood, double-hung, divided-lite window. A simple stringcourse with crenellation tops each of the bays and projects above the height of the main parapet.

A large, paved, brick apron sits directly in front of the Stone Winery. At the east elevation, a wood pergola supported by uncoursed stone posts is located in front of the southernmost entrance, and a fence composed of uncoursed stone posts and wood lattice surrounds a patio and the three remaining openings to the north.

Interior

Originally, the interior was one large space with a second-story crushing floor, but a second-floor apartment was inserted c. 1960. Currently, the overheight first floor is open and houses wine tanks and barrels (see photograph 6). The interior side of the stone walls and heavy-timber framing used to support the second floor are exposed. A new concrete floor and steel-and-concrete staircase were installed as part of the 2011 seismic rehabilitation. The second floor is divided into hallways and rooms including a tasting room, offices, restrooms, dining room, and a residence. At the interior of the second floor, the original stone walls, windows, and heavy wood posts are visible.

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Lab Office/Bottling Room and Warehouse (1968) - NONCONTRIBUTING

Two simple utilitarian additions were constructed at the west end of the Stone Winery in 1968 (see photograph 7). Both are rectangular in plan and have low-pitched gabled roofs with shallow eaves. Smooth stucco covers the walls, which were originally clad in exterior plywood siding. The easternmost addition, the Lab Office/Bottling Room, directly abuts the Stone Winery's west wall and is a two-story building. An entrance consisting of a single wood door is located on the east façade, and the windows are divided-lite, metal sliders surrounded by plain, wood casing installed in 2009. Directly abutting the west façade of the Lab Office/Bottling Room, the Warehouse is a similar but taller building. Unlike the Lab Office/Bottling Room, the Warehouse does not have windows.

Because the Lab Office/Bottling Room and Warehouse were in place during the second period of significance, 1968-1976, they do not compromise the integrity of the historic winery. However, because they have been substantially altered and were not essential to wine production at Chateau Montelena (the twentieth-century name for Tubbs Winery) during either period of significance, they are not considered contributors.

Restroom Building (c.1983) - NONCONTRIBUTING

A small one-story Restroom Building nestles into the hill below (north of) the Stone Winery (see photograph 8). The "L"-shaped building is composed of north and west wings with semi-hexagonal roofs and walls at the ends. Smooth stucco clads the walls, and slate tiles cover the roof. A gabled-dormer vent interrupts the north slope of the roof, and a flat-roofed porch covered in corrugated panels extends from the north eave. Wood trellises mounted to simple wood posts screen the porch. Semicircular-arched windows are located on the north wing, and paneled, wood doors are on the north and west façades.

Office Building (1983, 1988) - NONCONTRIBUTING

The Office Building is a long, two-story building with a roughly rectangular footprint (see photograph 9). A low-pitched roof clad in slate shingles tops the building, and exposed rafter ends are visible along the shallow eaves. Stucco clads the first floor walls and projecting bays, and board-and-batten wood siding covers the second-story walls.

The north (principal) façade is asymmetrical. At the east end, a rectangular, two-story bay projects slightly from the main block of the building. On the first floor, there is a pair of windows, and above, on the second floor, there is a tripled divided-lite window and transom with segmentally arched top. West of the bay, on the first floor of the main block of the building, there is a segmentally arched door and window system with simulated-stone surround and keystone. The wood door is glazed at the top with planks on the lower portion. West of the entrance, there is a paired window, and above, on the second story, there are two paired windows aligned with the openings below. West of these, the building steps out, and the corner is emphasized by simulated-stone quoins. A paired window is located on the second floor, and, to the west, a two-story bay projects. At the first story, there is a semicircular-arched entrance framed with a simulated-stone surround and keystone; a wood, paneled, roll-up door fills the opening. A segmentally arched tripled window (like that found in the first bay) is located on the second floor. West of this bay, on the second story, is a pair of windows. A wood staircase with balustrade composed of narrow, closely spaced, wood slats wraps from the west to the north façades.

At the west elevation, there is an entrance at the second floor covered by a shed roof supported by wood knee brackets. Small windows frame the entrance. On the east elevation, there is a single small window on the first floor and paired and tripled segmentally arched windows on the second floor. The south elevation is built into the hillside.

All window surrounds are wood, and the windows are metal sash. The paired windows are single hung, and the tripled windows are fixed or double hung.

Shop (c.1985) - NONCONTRIBUTING

The Shop is a one-story building with a rectangular footprint (see photograph 10). The walls and low-pitched gabled roof are covered in standing-seam metal siding with translucent, corrugated, plastic panels along the eaves. A large metal door hung on an overhead rail is located in the west façade, and on the north façade, there is a pedestrian-scale door.

Jade Lake with Islands (c. 1960) - CONTRIBUTING

Jade Lake is a roughly rectangular lake situated at the northwest corner of the property. Four small islands are located in the lake. When constructed, the lake had a finger of water that extended to the east, at the current location of the Restroom Building and Office Building, but this portion of the lake was infilled c.1981. A bridge leads from the southern shore to the first island (Island 1). From this island, two bridges lead to the second and third islands to the north (Islands 2

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and 3). A fourth island (Island 4), located at the southeastern corner of the lake, is inaccessible except by boat. Two small Chinese pavilions occupy two of the islands. The lake and islands are man-made.

Bridge A (c. 1960) - CONTRIBUTING

Bridge A, which leads between the shore and Island 1, is an arched structure consisting of a wood deck, substructure, and railing. The railing is composed of simple vertical wood posts and geometric trim topped by a horizontal board (see photograph 11). The existing bridge matches the original c. 1960 bridge in location and form but has been replaced and repaired numerous times and likely has little, if any, original material. Because the elements of the bridge have been replaced in kind, Bridge A has been included as a contributor.

Bridge B (c. 1960) - CONTRIBUTING

Bridge B, which leads between Islands 1 and 2, is constructed of a wood deck, substructure, and railing. The railing is composed of simple vertical wood posts and geometric trim topped by a horizontal board (see photograph 11). The bridge is composed of four sections set at angle to each other to create a zigzag pathway. The existing bridge matches the original c. 1960 bridge in location and form but has been replaced and repaired numerous times and likely has little, if any, original material. Because the elements of the bridge have been replaced in kind, Bridge B has been included as a contributor.

Bridge C (c. 1960) - CONTRIBUTING

Bridge C, which leads between Islands 1 and 3, is constructed of a wood deck, substructure, and railing. The railing is composed of simple vertical wood posts and geometric trim topped by a horizontal board (see photograph 12). The bridge is composed of four sections set at angle to each other to create a zigzag pathway. The existing bridge matches the original c. 1960 bridge in location and form but has been replaced and repaired numerous times and likely has little, if any, original material. Because the elements of the bridge have been replaced in kind, Bridge C has been included as a contributor.

Chinese Pavilion A (2009) - NONCONTRIBUTING

Chinese Pavilion A is located on Island 2. A pavilion and teahouse were constructed on the island c. 1960 when the lake and islands were created. Both structures deteriorated and were replaced by a new pavilion in 2009 (the teahouse was not rebuilt). The original pavilion had been constructed of two-by-fours, plywood, composition roofing, and an industrial ventilator at the roof peak. The 2009 pavilion is located in the same place on the island as the original pavilion, has a hexagonal roof, and roughly matches the original in shape and size. However, for the 2009 structure, an effort was made to create a more accurate reproduction of a Chinese pavilion: the proportions of the flared eaves have been adjusted, glazed Chinese tiles cover the hexagonal roof, the vertical posts are chamfered, and Chinese screens with geometric patterns are mounted on the posts (see photograph 11).

Chinese Pavilion B (2009) - NONCONTRIBUTING

Chinese Pavilion B is located on Island 3. Like Pavilion A, Pavilion B was constructed on the island c. 1960 when the lake and islands were created. The structure deteriorated and was replaced by a new pavilion in 2009. The original pavilion had been constructed of two-by-fours, plywood, and composition roofing. The 2009 pavilion was located in the same place on the island, has a hexagonal roof, and roughly matches the original in shape and size. However, for the 2009 structure, an effort was made to create a more accurate reproduction of a Chinese pavilion: the proportions of the flared eaves have been adjusted, glazed Chinese tiles cover the hexagonal roof, the vertical posts are chamfered, and Chinese screens with geometric patterns are mounted on the posts (see photograph 12).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Agriculture

Period of Significance

1888-1920
1968-1976

Significant Dates

1888

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

Period of Significance (justification)

The first period of significance begins in 1888, with the construction of the Stone Winery, and ends in 1920, the start of Prohibition and conclusion of wine production on the property for several decades. The second period of significance begins in 1968, the year wine production resumed in the building, and ends in 1976, the date Chateau Montelena's Chardonnay won the Paris Prize.

Criteria Considerations (explanation, if necessary)

The impact of the award of the Paris Prize to two California wineries (Chateau Montelena and Stag's Leap Wine Cellars) was significant and long-term, triggering the dramatic resurgence of the wine industry in Napa Valley and the state as a whole. The exceptional importance of the property satisfies Criteria Consideration G.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Alfred L. Tubbs Winery (Tubbs Winery) meets National Register of Historic Places Criterion A at the state level of significance for its association with the maturation of the wine industry in the Napa Valley in the late nineteenth century and its remarkable resurgence in the late 1970s that influenced the wine industry throughout California. In the mid-nineteenth century, winemaking was considered a Southern California industry. As a whole, California wines had a dismal reputation, the result of inferior grapes, inadequate aging, widespread adulteration, and fraudulent labeling. By the 1880s and 1890s, a new breed of winemaker sought to advance both the quality and reputation of Napa Valley's wines. Thanks to its founder, the Tubbs Winery was at the forefront of this movement. The Tubbs Winery, the largest in Calistoga and one of the largest in Napa County in the 1890s, was an important force in promoting the shift of the valley's wine industry from the production of poor-quality wine purchased locally for alcoholic content and well-made wines distributed throughout the country and world. In order to make superior wines, Alfred L. Tubbs built a stone winery that, in contrast to the prevalent wood wineries, regulated temperature to keep the wine from spoiling in the heat, and provided adequate space for the wine to properly age before it was sold. Further, Tubbs introduced cuttings of European varieties to his vineyards, eschewing the Mission grape that predominated in past decades, and he employed a European-trained winemaker. Finally, Tubbs marketed his wines through the Napa Valley Wine Company, an organization with the goal of improving the quality and reputation of the valley's wine and its distribution throughout the country. Triggered by Prohibition, World War II, and foreign tariffs, the Napa Valley wine industry fell into a decline that continued to its lowest point in 1960 when only 25 wineries were operating in the valley. Minimal gains were made in the 1960s and early 1970s, but it was not until the world-famous 1976 Judgment of Paris that Napa Valley and California wineries made a dramatic comeback. At the Paris tasting, select California wines, including a 1973 Chardonnay from Chateau Montelena, were pitted against the finest French wines with the startling outcome that two California wines, the 1973 Stag's Leap Wine Cellars S.L.V. Cabernet Sauvignon and the 1973 Chateau Montelena Chardonnay, placed first. The event made worldwide news, broke the French domination of the fine wine market, and brought Napa Valley wines to the forefront of the wine industry. The award of the Paris Prize to two California wineries has been recognized by local, state, and wine historians as an exceptional event that triggered the dramatic resurgence of the wine industries of Napa Valley and the state of California in the late twentieth century. For its contributions to the California wine industry, Tubbs Winery satisfies Criteria Consideration G.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Alfred L. Tubbs

At age twenty-four, Alfred L. Tubbs, a native of New Hampshire, traversed the Isthmus of Panama and sailed to San Francisco in 1850 in the employ of a wholesale house. After discharging his duties to his employer, he decided to remain and opened a ship chandlery at 129 Pacific Street. His older brother Hiram joined him in 1853, and in 1856 the two founded a rope-making business, Tubbs Cordage Company, which supplied rigging for sailing ships.¹ A large rope-making factory was later constructed on San Francisco's Potrero Hill (now the site of the San Francisco Municipal Railway yards).

The ships transporting men to San Francisco and the gold rush fields required a significant amount of rigging, and with few other suppliers in the area, the chandlery grew until Tubbs Cordage Company was one of the largest establishments of its kind in the United States.² The company expanded, opening factories in Portland, Oregon; Seattle, Washington; Reading, Pennsylvania; and Manila in the Philippines.³ The rope-making factory was a major manufacturer in San Francisco and employer in Dogpatch/Potrero Point from the 1870s until 1962, when the company closed.⁴ In addition to being one of San Francisco's business leaders, Alfred L. Tubbs was politically active and served as state senator from 1865 to 1869.

In the late 1870s, the Tubbs family vacationed at the White Sulphur Springs resort, a fashionable establishment southwest of downtown St. Helena, which was frequented by San Francisco elite such as William Ralston, Tiburcio Parrott, William Sharon, and William Bourne.⁵ Through his visits, Tubbs became familiar with the region, its winemakers, and the burgeoning wine industry. He decided to build an estate and winery for his family in Napa Valley. John Hoover sold Tubbs

¹ John Olney, "Alfred Loving Tubbs and the Birth of Chateau Montelena." *St. Helena (California) Star* 3 August 2006.

² "Sudden Death of an Old Pioneer," *San Francisco Chronicle*, 27 December 1896, 26.

³ Danny Johnson, special exhibit chairperson, "San Francisco Businessman and Community Leader: Alfred Tubbs built opulent mansion in the heyday of the 'gilded age.'" On file at the Napa County Historical Society, #38.

⁴ Olney.

⁵ Richard H. Dillon and Charles B. Turrill, *Napa Valley Heyday* (San Francisco: Book Club of California, 2004), 312.

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nearly 254 acres of land north of Calistoga on 17 January 1882 for \$16,000.⁶ In March, county surveyor W.A. Pierce determined the site for the Tubbs mansion, described in newspaper accounts of the day as a luxurious “summer home” costing \$25,000.⁷ Tubbs also built a wood-frame winery with a capacity of 150,000 gallons. The planting of 100 acres in vineyards began immediately.⁸ Tubbs named his residence Hillcrest House, and the house, vineyards, and eventually a winery building were collectively called the Hillcrest Estate. As a result, the winery was sometimes called the Hillcrest Winery, although it was more frequently referred to as the Tubbs Winery. The Tubbs Winery was the first large winemaking operation in the Calistoga area. When Tubbs arrived in Calistoga, there were only two wine producers, and both were relatively small: J.H.H. Medeau had a 10,000 gallon output, and Louis Kortum had a 30,000 gallon output.⁹ By 1884, Tubbs was listed as one of 14 grape growers, wine makers, and distilleries in Calistoga.¹⁰

Tubbs retained apartments at the Palace Hotel in San Francisco but resided most of the year at his estate in Calistoga becoming quickly and deeply involved in the wine industry.¹¹ Because of his friendship with influential winemakers, in 1883, before he was even making wine or harvesting grapes, Tubbs was named president of the newly reorganized and incorporated Napa Valley Wine Company, a group of Napa Valley winegrowers. The organization had originally been founded in 1873 by winemaking pioneer Charles Krug and other vintners with the goal of improving the quality and reputation of Napa Valley wine and facilitating its distribution throughout the country. Although there had been a general improvement in the quality of California’s wine in the preceding decade, in the 1880s a significant amount of inferior and adulterated wine was still sold. Poor-quality wine was the result of factors such as inexperienced growers, diseased vines, insufficient aging, and dealers blending good wines with substandard product.¹² The impetus for forming the company was described in the *Napa Register*: “The organization of the Napa Valley Wine Company was due to the fact that the extensive and fraudulent adulterations of California wine form the greatest obstacle to its rapid and general domestication among consumers.”¹³

In response, the Napa Valley Wine Company sought to improve its product by controlling the aging and marketing of its wine rather than providing it to distributors who might spoil, sell prematurely, mix, or mislabel the wines. The company allowed its member vintners to fully mature their wines in its cellars so they would not be forced to sell to distributors or risk spoilage. “The object of the Company, as stated before, is to buy pure California wine, mature in its same own cellars and then sell direct to consumers...to gain for our wines a reputation that shall extend throughout the length and breadth of the United States and even into European countries.”¹⁴

Prior to Tubbs’ arrival, Krug was serving as the Napa District commissioner on the Board for State Viticultural Commissioners, and there was no central figure to organize the company or carry out its mission. The other six directors of the reorganized company were as follows: Charles Krug, St. Helena; W. Scheffer, St. Helena; J.D. Fry, Yountville; W.W. Lyman, St. Helena; James H. Goodman, Napa; and M.M. Estee, Napa.¹⁵ The Napa Valley Wine Company controlled and marketed the product of eight member wineries including the Tubbs Winery.¹⁶ The company owned a cellar in St. Helena and by 1890 had expanded to the cities of Napa, Yountville, San Francisco, and an underground vault in St. Louis. During the peak years of the organization, 1885 to 1894, the Napa Valley Wine Company played a major role in producing fine wines and then marketing them across the United States.¹⁷

⁶ Richard Paul Hinkle, “Chateau Montelena: a century ago,” *Wine & Vines*, April 1997.

⁷ Ibid.

⁸ Olney.

⁹ Charles L. Sullivan, *Napa Wine: a History from Mission Days to Present* (San Francisco: The Wine Appreciation Guild, 1994), 67.

¹⁰ William F. Heintz, W. F. Swasye, and Julia Dana, *Vine Cliff of Napa Valley, California* (Heintz Collection, St. Helena Public Library, 1989), 29.

¹¹ “Sudden Death of an Old Pioneer.”

¹² Ernest P. Peninou and Gail G. Unzelman, *The California Wine Association and Its Member Wineries, 1894-1920* (Santa Rosa, CA: Nomis Press, 2000), 62.

¹³ “A New Producers’ Wine Company,” *San Francisco Merchant*, 24 August 1883, 378.

¹⁴ “Napa Valley Wine Company,” *The St. Helena (California) Star*, 21 August 1883, 3:4.

¹⁵ “A New Producers’ Wine Company.”

¹⁶ Peninou and Unzelman, 64.

¹⁷ William F. Heintz, *The Ewer & Atkinson Winery, Edward St Suprey [Sic], the Atkinson Family and the Name St. Suprey [Sic]: Three Research Reports* (Heintz Collection, St. Helena Public Library, 1988), 62.

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In part due to overproduction, in the early 1890s a depression hit the California wine market. Wine production fell from approximately 5,000,000 gallons in 1890 to 2,500,000 gallons in 1892.¹⁸ In addition, phylloxera, a sap-sucking insect, devastated vines and caused the loss of 10,000 acres of vineyards.¹⁹ The resulting poor grape production left the industry struggling for survival. Further depressing the California wine industry, France and other countries instituted protective tariff policies. In reaction to the downturn, on 10 August 1894, the California Wine Association was formed for mutual protection and to stimulate trade.²⁰ The association was comprised of seven of the state's largest and most influential wine firms: C. Carpy & Company, Kohler & Van Bergen, B. Drefus & Company, Kohler & Frohling, S. Lachman Company, Napa Valley Wine Company, and Arpad Haraszthy & Company. Tubbs was still serving as president of the Napa Valley Wine Company when it was incorporated into the California Wine Association. The next year a reorganization of the California Wine Association's board of directors took place, and Tubbs was named one of the seven directors.²¹ The California Wine Association was a large organization, which overshadowed industry in the subsequent years. With Tubbs a director, the Napa Valley Wine Company had significant influence within the California Wine Association that ceased after his death in 1897.²²

According to wine historian Ernest P. Peninou, Tubbs was one of Napa Valley's great winemaking pioneers of 1870s and 1880s who made remarkable progress in grape growing and wine production. Together with Charles Krug, J.J. Sigrist, Gottlieb Groezinger, H.W. Crabb, Charles Carpy, Morris Estee, and others, they transformed the wine industry in the Napa Valley producing high-quality wines distributed globally.²³

The Development of the Tubbs Winery

In preparation for building a winery, in July 1886 Tubbs went to Rutherford to see Hamden W. McIntyre, a mechanical and civil engineer and the foremost winery designer in the area. McIntyre designed a frame cellar for Tubbs, and that same year the excavation for a wine cellar at his Hillcrest Estate began.²⁴ Work was halted when unstable rock from the hillside slacked and fell into the pit. The solution was to construct a wall of stone or brick. Because of the delay caused by construction problems, the cellar could not be finished before the coming vintage, and a temporary winery was built.²⁵ Carpenters working around the clock to ready the place for the September 1886 crush.²⁶

Some secondary sources give the construction date of the Stone Winery building as 1886. However, an article in the *St. Helena Star* from 20 August 1886 indicated that construction on a stone winery building was stopped by problems with the slumping hillside, and a temporary winery was built.²⁷ A second *St. Helena Star* article dated 27 May 1887 stated that Tubbs decided not to build a stone winery that year.²⁸ Primary resources giving the exact construction date were not located. However, by 8 July 1889 a visitor described the completed Stone Winery building as "a handsome stone structure built against the hillside, into which tunnels can be run from time to time as the need of storage requires."²⁹ Through these accounts the construction date can be narrowed to the period between August 1887 and July 1889. In materials, plan, size, and style, the building was unusual. In nineteenth-century Napa County, approximately four out of five wineries were constructed of wood.³⁰ Although more expensive to build, thick stone walls had the significant advantage of providing insulation against outside heat or cold. Similarly, Tubbs' Stone Winery was built into the hillside to further regulate the temperature and protect the wine. To combat the slacking hillside, which had caused problems during construction of a cellar on the site in 1886, the 1888 Stone Winery was designed with the rear wall bowed in plan to distribute horizontal forces to the side walls. Architecturally, the Stone Winery was more elaborate than many in the valley and was a well-

¹⁸ Denzil Verardo and Jennie Verardo, *Napa Valley: From Golden Fields to Purple Harvest* (Northridge, CA: Windsor Publications, Inc., 1986), 52.

¹⁹ William F. Heintz, "The Far Niente Winery, Oakville, California and Its Founder John Benson: The Far Niente Winery of Napa Valley" (Heintz Collection, St. Helena Public Library, 1978), 23.

²⁰ Carosso, 138-139.

²¹ Peninou and Unzelman, 32, 39.

²² Heintz, "The Ewer & Atkinson Winery," 62, 64.

²³ Peninou and Unzelman, 170.

²⁴ Dillon and Turrill, 283.

²⁵ "Wine-Making at Calistoga," *The St. Helena (California) Star*, 20 August 1886, 1:7.

²⁶ William F. Heintz, *California's Napa Valley: One Hundred and Sixty Years of Wine Making* (San Francisco: Scottwall Associates, 1999), 143.

²⁷ "Wine-Making at Calistoga."

²⁸ "'Calistogian' Items," *The St. Helena (California) Star*, 27 May 1887, 2:3.

²⁹ "Napa and Calistoga: Something about Wines and Vines in These Districts," *San Francisco Merchant*, 8 July 1889.

³⁰ William F. Heintz, Tom Gregory, and Ira B. Cross. "A Chronology and History of the Eschol-Trefethen Vineyards and Winery, Napa Valley, California: Commemorating in 1976 the 90th Anniversary of the Eschol Winery" (Heintz Collection, St. Helena Public Library, 1975), 13.

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developed example of an English Gothic castle gatehouse complete with rusticated stone walls, battlement with crenels and merlons, narrow arched windows, large arched door in the place of a portcullis, and bartizans with faux arrow slits.

Accounts of the Stone Winery's designer, masons, and source of materials vary. The design has been attributed to Hamden McIntyre; however, McIntyre relocated to Vina in 1887 where he took charge of the vineyard and winery of Leland Stanford making it unlikely McIntyre was responsible for Tubbs' winery.³¹ In addition, the building is unlike McIntyre's other wineries, none of which were designed in a Gothic style. Some sources also suggest that while in Europe, Tubbs hired a French architect to draw plans for the building, brought back French masons to build it, and imported European stone for the walls. Other accounts suggest the design was inspired by the cellar of Château Lafite in France. None of these assertions could be substantiated by historic accounts of the project.

In addition to its impressive Stone Winery, by 1891 Tubbs' property was one of the largest in acreage and grape production in the area. Of the sixteen winemakers listed in the Calistoga District (one of five districts in the Napa Valley identified by the Board of State Viticultural Commission), Tubbs was by far the largest in wine grape acreage and product with 110 acres and 420 tons. The second largest, A. & C. Grimm, had only 40 acres in wine grapes and 200 tons in product. Within the Napa Valley as a whole, Tubbs' winery was a major producer. Of the 168 winemakers listed in the valley in the *Directory of the Grape Growers, Wine Makers and Distillers*, only seven surpassed Tubbs in acreage and product. The following lists the largest vineyards in Napa County in 1891 arranged by product.³²

| Name | Acreage in wine grapes | Product in 1889 in tons | District |
|---------------------|------------------------|-------------------------|------------------|
| W.B. Bourn | 600 | 1,750 | St. Helena |
| Chaix, Bruno | 210 | 1,000 | Oakville |
| Thompson, Chas | 250 | 850 | Napa |
| Beringer Bros. | 155 | 690 | St. Helena |
| Goodman, J.H. & Co. | 200 | 600 | Napa |
| Groezinger, G. | 200 | 500 | Yountville |
| Krug, C. | 125 | 470 | St. Helena |
| A.L. Tubbs | 110 | 420 | Calistoga |

Two years later, in 1893, there were 507 vineyards in Napa County. Most were small, under 20 acres, and many were vineyards only, without winemaking facilities. Within the Calistoga District, Tubbs winery was still by far the largest with 220 acres and 350,000 gallons cooperage. A. Grimm & Co. was the next in cooperage with 100,000 gallons, and P.R. Schmidt followed in vineyards with 65 acres. In cooperage, Tubbs Winery was the fifth largest of all the Napa Valley wineries.

The following lists the largest vineyards and wineries in Napa County in 1893 arranged by cooperage.³³

| Name | Cooperage Acreage | in gallons | District |
|---------------------|-------------------|----------------|------------------|
| W.B. Bourn | 420 | 1,500,000 | St. Helena |
| C. Carpy & Co. | -- | 1,250,000 | Napa |
| Brun & Chaix | 115 | 450,000 | Yountville |
| Capt. G. Niebaum | 300 | 350,000 | Yountville |
| A.L. Tubbs | 220 | 350,000 | Calistoga |
| John H. Wheeler | 100 | 330,000 | St. Helena |
| Beringer Bros. | 135 | 300,000 | St. Helena |
| Edge Hill Vineyards | 150 | 256,000 | St. Helena |
| Krug | 75 | 250,000 | St. Helena |
| M.M. Estee | 500 | 200,000 | Napa |

³¹ Ibid., 12.

³² State of California and George West, *Annual Report Of George West, Commissioner for the San Joaquin District. 1890/91* (Sacramento, California: A.J. Johnston, Superintendent State Printing, 1891).

³³ State of California and E. C. Priber. *The Vineyards in Napa County Being the Report of E.C. Priber, Commissioner for the Napa District* (Sacramento, California: A.J. Johnston, Superintendent State Printing, 1893), 44-47.

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Tubbs' efforts to grow higher-quality grapes and make superior wines were tangible at his winery. While traveling in Europe, Tubbs sent back 10,000 cuttings from the vineyards of Schloss, Johannisberg, and Chateau Lafite. Tubbs planted phylloxera-resistant Riparia and Lenoir root stock with grafts of Cabernet Franc, Merlot, Malbec, Chasselas, and Sauvignon Blanc.³⁴ In 1886, he engaged Jérôme Bardot, a French-born and trained cellar master previously employed by Jacob Schramm. The winery began producing outstanding red and white table wines under the Tubbs label.³⁵

After Alfred L. Tubbs' death in 1897, his son William assumed management of the winery, which continued to market its product through the California Wine Association.³⁶ Throughout Alfred L. Tubbs' life, the winery was listed in directories under the name of A.L. Tubbs. As part of the Hillcrest Estate, it was sometimes called the Hillcrest Winery. At William Tubbs' death in 1915, his son Chapin Tubbs managed the property and renamed it the Chapin Tubbs Winery.

Prohibition

Tubbs Winery operated until 1920 when Prohibition brought new challenges to the Napa Valley wine industry. Prohibition, the Eighteenth Amendment to the United States Constitution, was ratified by individual states in 1919, and made the manufacture and sale of alcoholic beverages illegal. Support for the amendment grew out of the Progressive Movement, a reform-based political coalition, and the urge to transform society and elevate morality through legislative reform. With the implementation of the Eighteenth Amendment, the wine producers were forced to find innovative ways to process their grape harvest. Many in the Napa region turned to the production of dried fruit as a means of sustaining their grape crops. Winemaking at the Tubbs Winery was halted, but grape growing continued.³⁷ During Prohibition, Chapin Tubbs made cooking products at the winery; his Montelena Orchard Company brewed more than 2,400 bottles of "California Sherry Wine Seasoning" a day.³⁸

The repeal of Prohibition was proposed by Congress in February of 1933 under the provisions of the Twenty-First Amendment, which was ratified by the states in December of that year. In 1940, Tubbs Winery was rechristened Chateau Montelena (a contraction of Mount and St. Helena). Chapin Tubbs reopened the winery and managed wine production there until his death in 1947. Two years later, winemaking was discontinued, and Chateau Montelena would not function as a winery for nearly two decades.³⁹

The Tubbs family retained ownership of the Hillcrest Estate until 1958 when they sold the property. In 1958, Yort Wing Frank, a Chinese electrical engineer, and his wife, Jeanie, purchased the property. The Franks added the garden and five-acre Jade Lake with four islands, Chinese pavilions, bridges, and a Chinese junk.⁴⁰ A second floor was added at the interior of the Stone Winery and was used as a residence. To provide additional light, windows and doorways were cut into the upper portion of the east wall.⁴¹ The Hillcrest Estate mansion and carriage house were destroyed by the 1964 Hanley Fire that swept through the foothills of Mt. St. Helena west to Santa Rosa. Of the estate buildings, only the Stone Winery survived.⁴² The Franks sold the property to Lee Paschich in 1968.

1976 Judgment of Paris

Despite the nineteenth-century wine boom in the Napa Valley, the phylloxera epidemic at the end of the century, followed by Prohibition and World War II, took a heavy toll on the wine industry in the region. At its lowest point in 1960, only 25 wine producers were still operating in the valley compared to 100 in 1895.⁴³ The valley's status as a wine-producing region was mostly forgotten, and in his 1972 book *Wines & Wineries of California*, author Fred S. Cook had to remind readers of the valley's former dominance of California's wine industry:

³⁴ Ibid., 47.

³⁵ Peninou and Unzelman, 184.

³⁶ Sullivan, 159.

³⁷ Olney.

³⁸ Lin Weber, *Roots of the Present: Napa Valley, 1900-1950* (St. Helena, California: Wine Ventures Pub, 2001), 174.

³⁹ Ernest P. Peninou, *A History of the Napa Viticultural District: Comprising the Counties of Napa, Solano, and Contra Costa* (Santa Rosa, CA: Nomis Press for Wine Librarians Association, 2004), 95.

⁴⁰ Michael Topolos, Betty Dobson, Patricia Latimer, and Sebastian Titus, *California Wineries* (St. Helena, California: Vintage Image, 1975), 180.

⁴¹ This wall had been previously damaged by an errant bulldozer.

⁴² Olney.

⁴³ André Dominé, *Wine* (Cologne, Germany: Konemann, 2001), 820.

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In fact, Napa County was one of the first of California counties to cultivate grapes for wine-making purposes. Although officially a nonentity in this industry now, under Volsteadian restrictions, Napa County was for years one of the greatest viticultural communities in the state and the story of this supremacy should not be lost despite the fact that the making of wine is now under the pale.⁴⁴

In 1968, Lee and Helen Paschich purchased the Chateau Montelena property, using it for their hobby of home winemaking. The Paschichs were later joined in their venture by partners James L. (Jim) Barrett, a Southern California lawyer, and Ernest Hahn, a Chicago-area supermarket developer. The partners revamped the winery by replanting the 100-acre vineyard, installing modern winery equipment, and inviting noted winemaker Miljenko (Mike) Grgich to join the partnership.⁴⁵ Grgich was trained at the University of Zagreb School of Enology in Yugoslavia, and, after immigrating to the United States in 1958, he apprenticed with some of Napa Valley's most prestigious winemakers such as Lee Stewart at Souverain and Robert Mondavi. Grgich brought with him a reputation for high-quality wines, and his winemaking philosophy was simple: "Make it right; then leave it alone."⁴⁶

In 1976, capitalizing on the American Republic's bicentennial, the English-born Paris wine merchant Steven Spurrier organized a wine competition pitting California chardonnays and cabernet sauvignons against French Bordeaux and Burgundy chardonnays. A panel of prestigious judges from the French wine industry was selected to taste the wines including Pierre Tari, secretary general of the Association des Grands Crus Classes and Raymond Olivier, a prominent French culinary writer. The public event was held on the patio of the Hotel Inter-Continental in Paris. The identities of the wines were obscured to ensure that none of the judges knew which wine was being tasted. Much to the surprise of the judges and Spurrier, Jim Barrett's 1973 Chateau Montelena Chardonnay triumphed over wines from the Meursault-Charmes and Clos des Mouches, and Warren Winiarski's 1973 Stag's Leap Wine Cellars Cabernet Sauvignon was selected first over wines of venerable French establishments such as Chateau Mouton-Rothschild and Chateau Haut-Brion. Although little publicized in the French press, the event made worldwide news and transformed the California wine industry, effectively ending the French monopoly. The outcome was what historian Charles L. Sullivan described as "one of the great wine controversies of all time..."⁴⁷

The impact of the 1976 Judgment of Paris on the California wine industry was significant and lasting. On the twentieth-fifth anniversary of the event, *Business Week* summarized its effect on California's wine tasting: "Many experts now view the Paris tasting as the key event in the transformation of the California wine industry." Between 1980 and 1990, numerous aspiring winemakers bought land and planted vineyards, tripling the number of California wineries, which grew to approximately 900. In addition, California's annual production of wine doubled between 1976 and 2001 reaching 157 million cases that year..."⁴⁸ In recognition of their role in American winemaking, bottles of the two winning wines were placed in the Smithsonian National Museum of History.

The award of the Paris Prize to two California wineries has been recognized by local, state, and wine historians as an exceptional event that triggered the dramatic resurgence of the wine industries of Napa Valley and the state of California in the late twentieth century. There are only two California wineries representing this extraordinary event that altered the trajectory of the state's wine industry, the Tubbs Winery and Stag's Leap Wine Cellars. As such, Tubbs Winery is of exceptional importance and meets Criteria Consideration G.

After the Paris tasting, Grgich left Chateau Montelena and was succeeded by Jerry Luper as winemaker. James P. (Bo) Barrett, son of the general partner, became assistant winemaker in 1972 and has served as winemaker since 1982. Changes to the ownership of the company occurred in the 1990s: Hahn and Paschich left in 1993 and 1994 respectively, and Bo Barrett became a partner in 1997.

⁴⁴ Cook, 32.

⁴⁵ Leon David Adams, *The Wines of America* (New York: McGraw-Hill, 1985), 334.

⁴⁶ Sullivan, 288.

⁴⁷ *Ibid.*, 314.

⁴⁸ Thane Peterson, "The Day California Wines Came of Age," *Business Week*, 8 May 2001. Accessed 28 June 2010 www.businessweek.com/bwdaily/dnflash/May2001/nf2001058_228.htm.

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Developmental history/additional historic context information (if appropriate)

Early Winemaking in the Napa and Sonoma Valleys

The year 1823 brought the establishment of the Sonoma Mission, the twenty-first and last of California's Franciscan Missions. Similar to other mission sites, the Sonoma property cultivated grape vines for the small-scale manufacture of sacramental wine. In the Napa Valley, George C. Yount was the first to plant vineyards in the 1840s.⁴⁹ In the subsequent decades, increased European settlement in the region brought larger-scale attempts to grow grapes and produce wine in the Napa Valley. European immigrants to the valley perceived the climatic and geological conditions to be similar to the major European wine-producing regions.

During the latter half of the nineteenth century, the two individuals credited with establishing the practice of winemaking in the county were George Belden Crane and Charles Krug. Crane, who relocated to the Napa region from the Santa Clara Valley, identified the Mission vines, the only California variety planted until about 1850, as inferior and cultivated imported vinefera vines in 1861. By 1869, Crane had planted over a hundred acres of vines and by 1874 had achieved production of 50,000 gallons. Remaining in Napa until his death in 1898, Crane was a strong believer in the region's capacity for excellent grape and wine production.⁵⁰ Of the early vintners in Napa, Charles Krug was second in importance behind Crane. Krug was a native of Germany and, with a German University education in hand, immigrated to California during the 1850s Gold Rush. Upon moving to the Napa region in the early 1860s, he began to cultivate Mission vines. Inspired by Crane's success with foreign varieties, Krug embarked on the introduction of European cuttings and the expansion of his winery, building his first large stone winery in 1872. Historian Charles Sullivan has noted that "by the late 1870s his [Krug's] name had become synonymous with the great quality successes that were perceived for Napa Valley wine."⁵¹

Despite the introduction of vineyards and winemaking in the north in the 1840s, production was limited, and it was still considered a predominantly Southern California industry. The discovery of gold in the Sierra foothills in 1849 almost instantly created a local market for northern California wines. Although production increased, for the most part, quality did not. Most common rootstock was the Mission vine, a variety that produced abundant grapes but rather characterless wine. In addition, viticulture was new, and most growers did not know how to treat grapes or make good wine. Further complicating the matter, wine was often sold and consumed prematurely before it had properly aged. Luckily for winemakers, their target market of rough-living miners and fortune seekers did not have a discerning palate and were more concerned with its alcoholic character rather than its quality. Unscrupulous dealers, who wished to sell their product at higher prices in finer San Francisco establishments or eastern markets, often resorted to bottling California wine with falsified labels from trusted European wineries.⁵²

In the 1860s, the Los Angeles firm of Kohler and Frohling was the first major out-of-state shipper of good quality California wine. Their success inspired other California vintners to replace their Mission grapes with foreign varieties, but the state's wineries were still saddled with a bad reputation. In an effort to polish California's tarnished name, the State Vinicultural Society launched an educational campaign to champion the state's wines. In Northern California, winemakers held several meetings to discuss the poor standing of their wines, and in 1872, the Napa Valley Wine Company was founded with the goal of promoting the area's wines. California winemakers had another hurdle to selling their wine outside the state: transportation options were few, expensive, and slow enough that wine often spoiled before it reached its destination.⁵³ The arrival of the transcontinental railroad in San Francisco in 1876 helped to alleviate that problem by providing for the relatively easy transportation of Northern California wines to eastern markets.⁵⁴

The 1880s were a period of dramatic growth for the fledgling wine industry in Napa County; from 1880 to 1890 the Napa District vineyard acreage grew from 6,700 to 24,500 acres.⁵⁵ A corresponding building boom also occurred; in 1880 the county had an estimated 49 wineries, by 1885 it had 102 wineries, and by 1890 there were nearly 200. Most of these winery buildings were constructed by local carpenters or stone masons – there were no architects specializing in winery design. Of the numerous wineries built in the 1880s, the majority were wood-frame buildings. Frame structures were

⁴⁹ Sullivan, 18.

⁵⁰ Ibid., 32-33.

⁵¹ Ibid., 35.

⁵² Fred S. Cook, *The Wines and Wineries of California* (Volcano, California: California Traveler Magazine, 1972), 10, 12.

⁵³ Ibid.

⁵⁴ Cook, 21.

⁵⁵ Peninou and Unzelman, 170.

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problematic for wine production, because the poorly insulated buildings were so hot in the summer that wine had to be sold before it could be aged properly or risk spoiling.⁵⁶

At the Paris World's Exposition in 1889, California wines won twenty-seven medals. Newspapers throughout the country carried accounts of Napa Valley garnering seventeen of the twenty-seven medals earning the valley the reputation as the premier wine-producing region in the United States.⁵⁷ By 1890, California was Europe's most serious competitor for the South American market due to its improved quality of wine, lower freight rates, and better service.⁵⁸

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⁵⁶ William F. Heintz, "Far Niente Winery: Applications for National Register of Historic Places and California Historical Landmark" (Heintz Collection, St. Helena Public Library, 1978), 8:1.

⁵⁷ William F. Heintz, "The Far Niente Winery, Oakville, California and Its Founder John Benson, 20.

⁵⁸ Carosso, 133.

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Tubbs, Alfred L., Winery
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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: St. Helena Public Library
and records at Chateau Montelena

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 15.5 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|-----------------------------|-----------------------------|-----------------------------|---|-----------------------------|-----------------------------|-----------------------------|
| 1 | <u>10</u> | <u>535 021</u> | <u>4272 585</u> | 3 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u> </u> | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Verbal Boundary Description (Describe the boundaries of the property.)

All of APN 017-130-039. See site map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary follows the current property line and includes all of APN 017-130-039. All associated buildings and structures are included within the boundary.

Tubbs, Alfred L., Winery
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11. Form Prepared By

name/title Jody R. Stock, architectural historian
organization Architectural Resources Group date March 2012; Revised June 2012
street & number Pier 9, The Embarcadero telephone 415-421-1680
city or town San Francisco state CA zip code 94111
e-mail jody@argsf.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Alfred L. Tubbs Winery

City or Vicinity: Calistoga Vicinity

County: Napa County State: California

Photographer: Shayne E. Watson, Architectural Resources Group and Chateau Montelena staff

Description of Photograph(s) and number:

- 1 of 12: Stone winery (contributor), north (principal) façade, view southwest (date photographed: 6 March 2012).
- 2 of 12: Stone winery (contributor), southwest corner, view east (date photographed: 13 May 2010).
- 3 of 12: Stone winery (contributor), east façade, view west (date photographed: 13 May 2010).
- 4 of 12: Stone winery (contributor), north (principal) façade, main entrance, view south (date photographed: 6 March 2012).
- 5 of 12: Stone winery (contributor), north (principal) façade, window detail, view south (date photographed: 6 March 2012).
- 6 of 12: Stone winery (contributor), interior, first floor, view north (date photographed: 6 March 2012).

Tubbs, Alfred L., Winery
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- 7 of 12: Lab Office/Bottling Room and Warehouse (noncontributors), view southwest (date photographed: 13 May 2010).
- 8 of 12: Restroom, north façade (noncontributor), Stone Winery in background, view southeast (date photographed: 13 May 2010).
- 9 of 12: Office Building (noncontributor), east and north facades, view southwest (date photographed: 13 May 2010).
- 10 of 12: Shop (noncontributor), north and west facades, view southeast (date photographed: 13 May 2010).
- 11 of 12: Jade Lake (contributor), Islands 1 and 2 (contributors), Bridges A and B (contributors), and Chinese Pavilion A (noncontributor), view west (date photographed: 15 February 2012).
- 12 of 12: Jade Lake (contributor), Island 3 (contributor), Bridge C (contributor), and Chinese Pavilion B (noncontributor), view west (date photographed: 15 February 2012).

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Chateau Montelena LP:

James L. Barrett, general partner; Vendange Inc., general partner; Laura G. Barrett, LP; and

James P. (Bo) Barrett, LP

street & number 1429 Tubbs Lane

telephone 707-942-5105

city or town Calistoga

state California zip code 94515

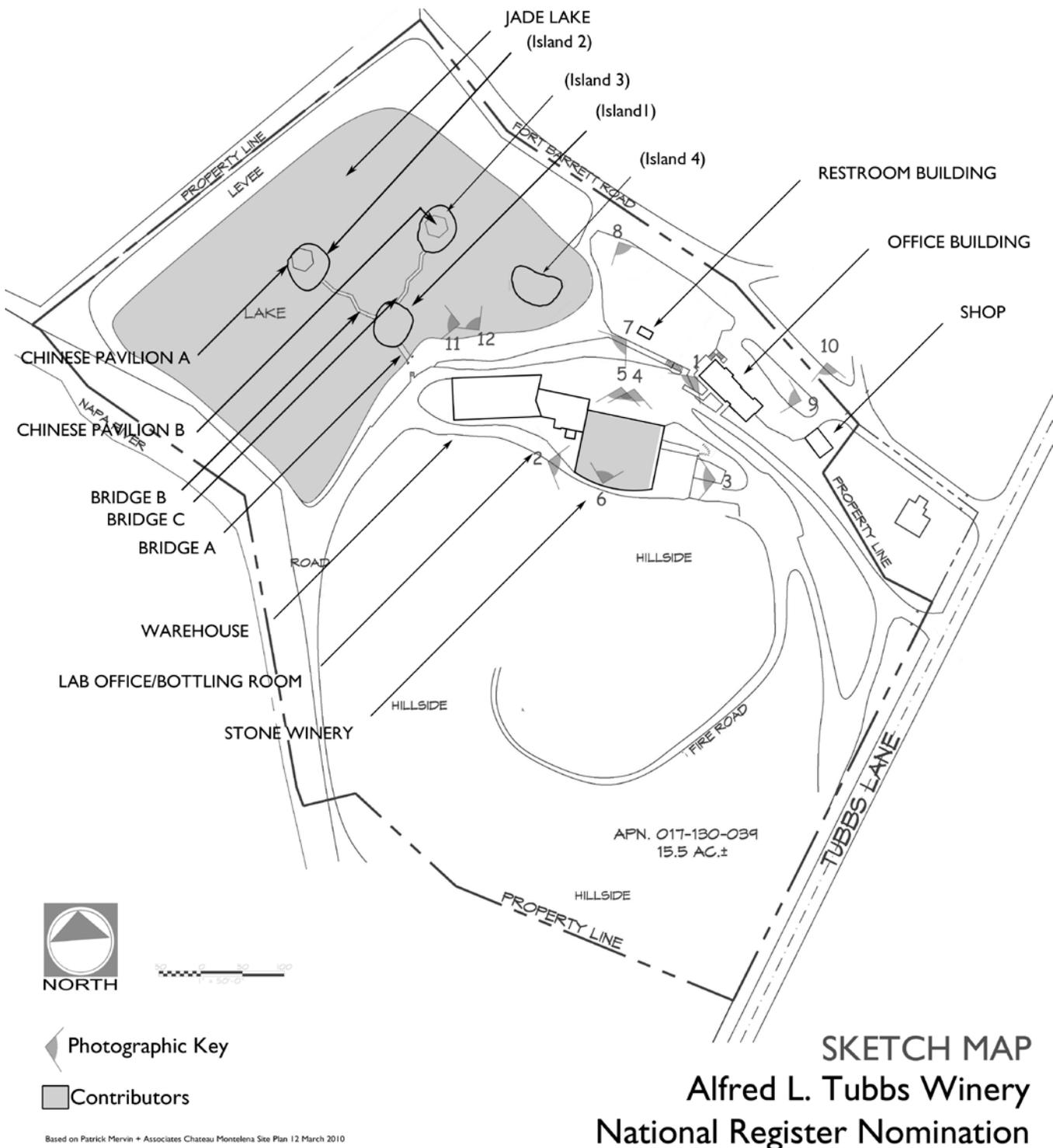
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Tubbs, Alfred L., Winery
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Figure 1. Sketch Map



Tubbs, Alfred L., Winery
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Figure 2. Contributing and Noncontributing Resources

| Name | Contributing/Noncontributing | Category |
|---|------------------------------|-----------|
| Stone Winery (c. 1888) | Contributing | Building |
| Lab Office/Bottling Room and Warehouse (1968) | Noncontributing | Building |
| Restroom Building (c. 1983) | Noncontributing | Building |
| Office Building (1983, 1988) | Noncontributing | Building |
| Shop (c. 1985) | Noncontributing | Building |
| Jade Lake w/ islands (c. 1960) | Contributing | Site |
| Bridge A (c. 1960) | Contributing | Structure |
| Bridge B (c. 1960) | Contributing | Structure |
| Bridge C (c. 1960) | Contributing | Structure |
| Chinese Pavilion A (2009) | Noncontributing | Structure |
| Chinese Pavilion B (2009) | Noncontributing | Structure |