

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.

**DRAFT**

### 1. Name of Property

Historic name: To-Kalon Vineyard

Other names/site number: To Kalon; ToKalon

Name of related multiple property listing:  
N/A

(Enter 'N/A' if property is not part of a multiple property listing)

### 2. Location

Street & number: 1350 Walnut Drive

City or town: Oakville State: California County: Napa

Not For Publication:  Vicinity:

### 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

Applicable National Register Criteria:

\_\_\_A \_\_\_B \_\_\_C \_\_\_D

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>Title : State or Federal agency/bureau or Tribal Government</b></p>	

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Name of Property

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#### 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>15</u>	<u>14</u>	buildings
<u>9</u>	<u>2</u>	sites
<u>8</u>	<u>10</u>	structures
<u>          </u>	<u>          </u>	objects
<u>32</u>	<u>26</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE: business

AGRICULTURE: processing

AGRICULTURE: storage

AGRICULTURE: agricultural field

LANDSCAPE: garden

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE: business

AGRICULTURE: processing

AGRICULTURE: storage

AGRICULTURE: agricultural field

LANDSCAPE: garden

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

Mission/Spanish Colonial Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

LATE VICTORIAN: Italianate

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**Materials:**(enter categories from instructions.)

Principal exterior materials of the property: \_\_\_\_\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

To-Kalon Vineyard is an 825-acre historic agricultural landscape of which 678 acres are planted to vineyard. The entrance to the historic district is located directly west of the town of Oakville, California on Walnut Drive. Mature pecan trees planted during the first period of significance line the north side of Walnut Drive and continue along the driveway to the H. W. Crabb house, former gatehouse (Mehran House) and gardens. Directly west of the H. W. Crabb House is the site of the pre-Prohibition To-Kalon Winery, destroyed by fire in 1939. Infrastructure associated with the pre-Prohibition winery and vineyard operations still exist throughout the district including three stone bridges, a water system, and a loading ledge. The Spanish mission styled Robert Mondavi Winery was constructed in the northeast corner of the district along State Highway 29. Five documented Native American sites are associated with the Wappo people. Thirty-two contributing resources include fifteen buildings, nine sites, and eight structures. Noncontributing resources—including fourteen buildings, two sites, and ten structures—postdate the second period of significance. Overall, the To-Kalon Vineyard retains its historic integrity of location, design, setting, materials, workmanship, feeling and association.

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## Narrative Description

### Setting

The origin of the To-Kalon Vineyard spans approximately 140 million years of geologic history.<sup>1</sup> Weathering of these parent materials from the Mayacamas Mountains has deposited at the base of the watershed and created a complex of alluvial fans. Due to the limited depth of vine roots, the alluvium that grapes interact with has been deposited only in the last few thousand years. The soils are highly variable in their composition of coarse and fine material. Heavier materials deposit at higher concentrations at the base of the fans while clays and silts are typically carried further from the apex. Various contributing watersheds have deposited different concentrations of geologic parent material creating a diverse setting for agriculture.

To-Kalon's primary alluvial fan consists of three geologic parent materials in various forms. The upper reaches of the watershed include Franciscan Graywacke and melange dating to the early Cretaceous and late Jurassic periods.<sup>2</sup> The largest component is composed of Great Valley Sequence, primarily sandstone and shale, dating from the same period. At the base of the watershed is a sliver of Sonoma volcanics from the Pliocene and late Miocene eras composed primarily of andesite and basalt lava flows.<sup>3</sup> An outcropping of serpentine has been sliding towards To-Kalon Creek on the northern border of the watershed.

## CONTRIBUTING RESOURCES

### 1. To-Kalon Vineyard

### One Contributing Site

To-Kalon Vineyard is an 825-acre agricultural landscape of which 678 acres are planted to vineyard. Ownership of land still devoted to agricultural use is divided among seven entities: Robert Mondavi Winery (446.3 acres), Beckstoffer Vineyards (83.5 acres), Opus One Winery (101.8 acres), Detert Family Vineyards (18.4 acres), Horton Vineyard (14.9 acres), University of California, Davis (12.9 acres) and Napa Valley Grape Growers Association (0.8 acres). The vineyard is predominantly planted to Cabernet Sauvignon with 530.1 acres, followed by 43.9 acres of Cabernet Franc, 35.6 acres of Sauvignon Blanc, 19.2 acres of Petit Verdot, 9.6 acres of Merlot, 8.3 acres of Semillon and 2 acres of Malbec. The remaining 30.1 acres are fallow.

Numerous heritage grape selections associated with the period of significance are still planted on the property. The Horton family maintains a selection of Cabernet Sauvignon and the Detert family a selection of Cabernet Franc. The Robert Mondavi Winery retains one heritage selection of Cabernet Sauvignon in addition to two selections of Sauvignon Blanc. All of Mondavi's heritage plant material were micro shoot-tip cultured by Foundation Plant Services to remove viruses. They are available publicly within the FPS portfolio as Sauvignon Blanc #22, Sauvignon

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<sup>1</sup> Jonathan Swinchatt and David Howell, *The Winemaker's Dance: Exploring Terroir in the Napa Valley*, California: University of California Press, 2004.

<sup>2</sup> R. W. Graymer et al., "Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties, California," U.S. Geological Survey Scientific Investigations Map 2956, 2007, 13.

<sup>3</sup> *Ibid.*, 8.

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Blanc FPS #26 and Cabernet Sauvignon FPS #31.<sup>4</sup> The oldest vines planted on the Horton family property are officially certified by the Historic Vineyard Society.<sup>5</sup>

## 2. Pre-Prohibition To-Kalon Winery

### One Contributing Site

The historic To-Kalon Winery is an undocumented archeological site within Opus One's K South-East vineyard block. Evidence of glass, metal scraps, drain tiles, and other manmade materials exist throughout the former winery footprint. Mechanical spreading and artifact degradation has occurred due to cultivation and other agricultural practices. Artifacts are concentrated closer to the H. W. Crabb House and can be found throughout the entire vineyard block. Other large portions of cement foundation associated with previous buildings have been discarded along the creek banks west of the To-Kalon Winery Bridge.

## 3. Riparian Areas

### One Contributing Site

Prominent trees that exist within these riparian areas include Coastal Live Oak (*Quercus agrifolia*), Valley Oak (*Quercus lobata*), Bay Laurel (*Umbellularia californica*), California Buckeye (*Aesculus californica*), Arroyo Willow (*Salix lasiolepis*), California Madrone (*Arbutus menziesii*) and White Alder (*Alnus rhombifolia*). Numerous specimens of Live Oak and Valley Oak are multiple hundreds of years old and exceed three feet in diameter. Additionally, To-Kalon Creek includes Snowberry (*Symphoricarpos albus*), Native Rose (*Rosa californica*), Coyote Bush (*Baccharis pilularis*), Wild Grape (*Vitis californica*), Toyon (*Heteromeles arbutifolia*), Poison Oak (*Toxicodendron diversilobum*), Spice Bush (*Calycanthus occidentalis*). Invasive species include Periwinkle (*Vinca major*), Scotch Broom (*Cytisus scoparius*), Saint John's Wort (*Hypericum perforatum*), Blackberry (*Rubus fruticosus*), Chinese Hawthorn (*Crataegus pinnatifida*) and English Ivy (*Hedera helix*). Many of the mature trees in the riparian areas date back to the first period of significance and earlier occupation by the native Wappo people.

Detert, Doak and Stelling Creeks have been altered by human intervention and retain significantly less biodiversity than To-Kalon Creek.<sup>6</sup> Sometime after 1958, the Robert Mondavi Winery piped and undergrounded portions of Detert Creek and Doak Creek. Detert Creek is undergrounded on either side of the Horton property across the Robert Mondavi Winery Monastery Block and south of the Creekside Offices. Doak Creek is undergrounded from the base of the Mayacamas Mountains until the Oakville Grade Road across lands owned by Robert Mondavi Winery and U. C. Davis. The creek is then partially redirected in a trench along the Oakville Grade Road.

<sup>4</sup> Nancy Sweet, FPS Grape Program Newsletter, "Cabernet Sauvignon at FPS," October 2008, <http://iv.ucdavis.edu/files/121462.pdf>, accessed March 25, 2019.

<sup>5</sup> Historic Vineyard Society, <https://historicvineyardsociety.org/vineyard/macdonaldhorton>, accessed March 25, 2019.

<sup>6</sup> Creek names were based on names in local use obtained through interviews with long-term residents and are not officially named with the U.S. Board of Geographic Names, except To-Kalon Creek.

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Five recorded archeological sites associated with the native Wappo people are located within the To-Kalon Vineyard boundary.<sup>7</sup>

**4. CA-NAP-179** **One Contributing Site**  
REDACTED

**5. CA-NAP-350** **One Contributing Site**  
REDACTED

**6. CA-NAP-398** **One Contributing Site**  
REDACTED

**7. CA-NAP-440** **One Contributing Site**  
REDACTED

**8. CA-NAP-666** **One Contributing Site**  
REDACTED

**9. H. W. Crabb Gardens** **One Contributing Site**

The driveway beginning at State Highway 29 is bordered on the north with forty-five mature pecan trees dating back to the first period of significance. The southern portion of the road is bordered by English Walnuts, replaced in kind for consistency with the original planting.<sup>8</sup> The approach to the house, perpendicular to Walnut Drive, is lined with three mature valley oaks and ten pecan trees from the original plantings. Additionally, four bay laurel, one fig, one camphor, one palm, one conifer, and one unknown deciduous tree date back to the period of significance. A tropical palm-like plant, age unknown, is adjacent to the palm tree. One magnolia and five orange trees near the west facing entrance to the house are younger, consistent with noted plant varieties associated with H. W. Crabb.<sup>9</sup> Two large bay laurel trees between the house and garage are in decline. An expansive lawn was added to the western portion of the garden circa 1999.

**10. Pre-Prohibition To-Kalon Winery Bridge** **One Contributing Structure**

Constructed across To-Kalon Creek, this bridge measures fifteen feet wide by twenty-four feet long. It is constructed on a base of large stones with a poured concrete arch measuring eight and a half feet in diameter. Many of the stones are serpentine in origin, which match the stones used in the creek at the Pre-Prohibition To-Kalon Winery Water System. The structural integrity of this bridge is in decline and portions of the southern foundation is crumbling. Previous siding has detached from the original structure and fallen into the creek.

<sup>7</sup> Janine M. Loyd, "An Archeological Survey of Robert Mondavi Vineyards To-Kalon Vineyard, Oakville, Napa Valley, California," Unpublished Report (California: Tom Origer and Associates) May 5, 1993, 3.

<sup>8</sup> "The Vine; Its Yields in Napa Valley this Year; Reports of Winemaking from Various Cellars; To Kalon," *Napa Register*, October 14, 1887.

<sup>9</sup> Detert, 1.; "Agricultural Notes," *The Pacific Rural Press*, January 25, 1879, 52-53.

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### 11. H. W. Crabb House Bridge

**One Contributing Structure**  
Before 1920

This bridge measures fifteen feet wide by thirty-seven feet long and traverses To-Kalon Creek, perpendicular to Walnut Drive. It is constructed of large diameter rough faced stones with concrete mortar. The archway measures approximately nine feet in diameter and is constructed of poured concrete. A side wall of cemented round river stones extends one and a half feet from the base of the road on both sides of the avenue. Additional craftsmanship is evident in the construction of this bridge compared to the Walnut Drive and pre-Prohibition To-Kalon Winery bridges.

### 12. Walnut Drive Bridge

**One Contributing Structure**  
Before 1920

Located approximately half a mile down Walnut Drive, this bridge measures fifteen feet wide by fifteen feet long across To-Kalon Creek. It is constructed on a base of large rough faced stones and a poured concrete arch with an eight-foot diameter. Poured concrete sides extend three feet from the base of the road, one of which has broken off and has been replaced with two metal posts.

### 13. Pre-Prohibition To-Kalon Winery Water System

**Two Contributing Structures**

Remnants of a water system associated with the historic winery exists directly north of the Opus One Creekside Offices along To-Kalon Creek. The structure consists of large serpentine rough faced stone and concrete walls and floors resulting in a manmade portion of the creek measuring forty feet wide, five to six and a half feet tall and seven feet wide. A concrete framed pit measuring 2.5 feet by 3 feet covers a depression in the ground located fifteen feet north of the main structure. An inner ledge on the north and south sides of the frame suggests that a grate or cover was laid across the opening.

### 15. Pre-Prohibition To-Kalon Winery Ledge

**One Contributing Structure**

A loading/unloading ledge measuring approximately 12 feet by 7 feet by 2.5 feet is located on the south side of To-Kalon Creek south of the pre-Prohibition To-Kalon Winery archeological site. The ramp is constructed of poured concrete with the remnants of two wooden posts on the eastern side with the concrete poured around them.

### 16. Welcome to Napa Valley Sign

**One Contributing Structure**  
1949, altered circa 1960, 2013

7598-7602 St. Helena Highway

The original sign was constructed of carved redwood by Rolland Hauck of Wooden Valley, California. Circa 1960, a list of winery names was removed and a Robert Louis Stevenson quote, "...and the wine is bottled poetry..." was added. In 2013, the signs received new wood infill, and paint, and broken letters were replaced with a different font.<sup>10</sup> A second identical sign is located south of the town of Calistoga.

<sup>10</sup> "Napa Valley welcome signs to get makeover," *Napa Register*, May 22, 2013.



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### 17. Walnut Drive Culvert

### One Contributing Structure Before 1950

This bridge measures eighteen feet wide by thirty feet long and traverses To-Kalon Creek. It is constructed of poured concrete with a three foot corrugated metal pipe in the center for water flow.

### 18. Detert House

### Two Contributing Buildings

1500 Walnut Drive

House circa 1904; garage pre-1960

Situated on a small knoll, the Detert residence is the oldest existing building within the To-Kalon Vineyard. Formerly a farm superintendent's house, the home is constructed in the bungalow/craftsman style with a second-story bunkhouse attic. The second-story has two small asymmetrical gabled dormers on the east and one larger gabled dormer on the west side of the composition roof. The house is on a roughly square footprint with wood shingle siding and exposed rafters. A detached garage and wine cellar to the west of the residence is composed of wood siding and composite roofing material. The garage was constructed prior to 1960.

### 20. Mehran House

### One Contributing Building 1905

1380 Walnut Drive

A long concrete wall lines the southern side of the property bordered by mature pecan trees dating from the period of significance. The entry gate, located at the southwestern end of the property, is operated from a red English phone booth. The residence is located in the southeast corner of the parcel, and has wood shingle siding and composite roofs. Aerial photography from the 1940s show that the house shared the same roofline with an original gatehouse associated with the pre-Prohibition To-Kalon estate.<sup>11</sup> This portion of the residence was a cottage built by E. W. Churchill for his superintendent in 1905.<sup>12</sup> The roofline of the original cottage is evident in the eastern portion of the building. A two-story addition was added to the southwest corner sometime before 1948.<sup>13</sup> Date of construction for the second, westward extension of the two-story addition is unknown.

### 21. Horton House

### Two Contributing Buildings 1961-62, 1976-78, 1993

1410 Walnut Drive

A single-story ranch style residence and garage constructed in 1961-62 with a northern master bedroom, office, and bathroom addition in 1976-77. An additional office was added on the north side of the master bedroom in 1993. The similarly styled detached garage is located to the southeast of the main residence, built at the same time as the main residence. The wood framed buildings are composed of vertically oriented channel wood siding and a hipped composition roof. The north side of the garage and south side of the main house are gabled with an exaggerated overhang. The original landscaping was laid out by landscape architect Thomas Church.

<sup>11</sup> U. S. Department of Agriculture, Soil Conservation Service, Aerial Photograph, 1940-1942.

<sup>12</sup> "News From Oakville: Cottage Being Erected at ToKalon," *St. Helena Star*, September 8, 1905.

<sup>13</sup> U. S. Department of Agriculture, Commodity Stabilization Service, Aerial Photograph, February 29, 1948, 2-9, GS-EF.

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### **23. Opus One Creekside Offices**

1358 Walnut Drive

### **One Contributing Building**

Before 1950

A rectangular one-story building with vertically oriented channel wood siding and a gabled composition roof. An awning on the southern side of the building protects a small patio area. Creekside was built prior to 1950 and is indicated as a shop on a 1950 Stelling parcel map.<sup>14</sup> The building was converted to an equipment shed and offices of Vineyards Inc. circa 1960. The building and adjoining parcel was purchased by Opus One Winery in 2009. The building is scheduled to be demolished in 2020.

### **24-30. Robert Mondavi Winery Labor Camp**

1421 Walnut Drive

### **Six Contributing Buildings**

Circa 1955

A cluster of six buildings, constructed with board and batten siding and gabled corrugated roofing, originally served as living quarters for vineyard employees. A building evident in a 1958 aerial photograph indicates that at least part of the labor camp was constructed by that date.<sup>15</sup> A 1950 parcel map of the Stelling Ranch and To-Kalon Vineyards does not indicate buildings or structures in the location of the labor camp.<sup>16</sup> The wooden façade and metal corrugated roofing is deteriorating due to lack of maintenance and woodpecker damage. These buildings are used as vineyard offices and chemical storage. Other buildings previously associated with the labor camp were demolished circa 2016.

### **30-31. Robert Mondavi Winery and Scale House**

7081 St. Helena Highway

1966, 1969, 1970-71, 1974-75, 1999-2001

### **Two Contributing Buildings**

The Robert Mondavi Winery is the only operational winery within the To-Kalon Vineyard boundary. Designed by architect Cliff May, the building's characteristic arch and campanile were intended to reflect California's Mission/Spanish Colonial Revival style. The exterior walls are hand troweled slump stone stucco while the roof is constructed of heavy split and resawn wood shakes. The low-slung wood eaves display exposed rafters and cover walkways along the expansive central courtyard where the annual Margrit Mondavi Summer Concert Series is held. The original cellar, visitor center, and scale house were constructed in 1966 and the southern vineyard room in 1969.

The winery was subsequently extended northward until proximity to a neighboring property line forced the designers to perform an axis change for later construction. This westward axis change from the original design created a small courtyard between the original cellar and later additions, added between 1970 and 1971. The concrete tilt-up construction added additional cellar space, a warehouse, and a bottling line. Fermentation tanks were subsequently added west of the buildings until a shallow-pitched gabled metal cover was installed between 1974 and 1975. A long vertical wall extends along the north side of the addition with similarly styled vertical columns and cornices intended to compliment the slump stone stucco. An open sided pre-

<sup>14</sup> John Mitchell, "Map for Engineering Report on TOKALON VINEYARDS for Caroline Bishop Stelling," July 22, 1950, Private Collection.

<sup>15</sup> U. S. Department of Agriculture, Commodity Stabilization Service, Aerial Photograph, September 29, 1958, CSI-3V-21.

<sup>16</sup> Mitchell.

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fabricated metal fermentation structure (awning) was constructed in the rear parking lot directly west of the To-Kalon Cellar in 2017.

The two-story To-Kalon fermentation cellar houses fifty-six Taransaud wood fermentation tanks. A subterranean basement level houses first year barrel storage. Construction on the To-Kalon Cellar commenced in 1999 and was completed in 2001.<sup>17</sup> The façade mirrors that of the original winery while the interior consists of Mission style red square floor tile and an interior metal ramp rising to the second level. An exterior ramp that runs the southern length of the To-Kalon Cellar is used to guide tours to the southwest corner of the second story. The roof has a centered narrow rectangular loft that houses air handling equipment.

The scale house is located north of the main entrance to the winery and composed of vertical wood siding and a gabled roof. The roof is composed of heavy split and resawn shakes in the same style as the main winery building. The scale house measures 8 feet by 16 feet and is elevated five feet off the ground on a metal platform. The scale portion is located flush with the road and measures 10 feet by 70 feet.

The original grounds, designed by landscape architect Thomas Church, have been significantly altered. Bob Van Rourke, a disciple of Thomas Church, designed the landscape surrounding the To-Kalon Cellar. Mature olive trees line the entranceway from State Highway 29, redesigned in the 1990s, and south side of the To-Kalon cellar.

Various art pieces have been erected throughout the grounds including *St. Francis of Assisi*, a bear statue, and smaller sculptures by Beniamino Bufano, *Welcoming Muse* by John Henry Waddell, and a facial caricature of Robert Mondavi by Len Urso. Painted grapestakes are used to line the ceilings of the vineyard room, retail shop, and the former offices of Robert and Margrit Mondavi.

### **32. UC Davis Oakville Station House**

### **One Contributing Building**

1380 Oakville Grade Road

Before 1958

A rectangular single-story ranch style residence, historically used to house a vineyard foreman, is unoccupied. The building is composed of vertical wood siding and a gabled composite roof. According to aerial photographs, this building was constructed sometime before 1958.<sup>18</sup>

## **NONCONTRIBUTING RESOURCES**

### **33-36. Robert Mondavi Winery Metal Awnings**

### **Four Noncontributing Structures**

1421 Walnut Drive

Circa 1999

Four metal awnings adjacent to the Robert Mondavi Red Barn house tractors and implements for the Robert Mondavi Winery. Awning 1 located south of the red barn measures approximately

<sup>17</sup> Jeff Morgan, Wine Spectator, [http://www.winespectator.com/webfeature/show/id/Mondavi-Announces-27-Million-Expansion\\_20326](http://www.winespectator.com/webfeature/show/id/Mondavi-Announces-27-Million-Expansion_20326), accessed May 26, 2018.

<sup>18</sup> U. S. Department of Agriculture, Commodity Stabilization Service, Aerial Photograph, September 29, 1958, CSI-3V-21.

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thirty-four feet by one-hundred feet and has wood siding on the west, south and east sides. Awning 2 measures approximately thirty-two feet by eighty feet. Awning 3 measures approximately forty-seven feet by sixty feet. Awning 4 measures approximately thirty-eight feet by fifty feet. Awnings 2 through 4 are not enclosed on any sides. All awnings have pitched corrugated metal roofing.

**37. Robert Mondavi Winery Fermentation Awning** **One Noncontributing Structure**  
7081 St. Helena Highway 2017

A pre-fabricating metal awning that measures approximately sixty-five feet by ninety-five feet. A gabled metal roof protects additional open-top fermentation tanks that were added beneath the structure in 2017.

**38. Robert Mondavi Winery Leach Field** **One Noncontributing Structure**  
7081 St. Helena Highway 1985

A leach field is located approximated 1,500 feet west of the winery buildings. It encompasses two acres of land, mowed annually. A hedgerow of beneficial native plants was installed along the perimeter.

**39. Robert Mondavi Winery Wastewater Pond** **One Noncontributing Structure**  
1985

Originally constructed in the rear parking lot directly west of the winery building and relocated west to the base of the foothills. It consists of raised earth siding with east and west partitions for various stages of wastewater processing. The total area encompasses approximately 4.2 acres of land and the water is used for irrigating vines after treatment.

**40. Robert Mondavi Winery Reservoir** **One Noncontributing Structure**  
Circa 1993

A large raised earth reservoir constructed in the southeast corner of the district. The reservoir encompasses approximately 8.8 acres of land and is used to irrigate the Robert Mondavi and Opus One vineyards.

**41. UC Davis Oakville Station Reservoir** **One Noncontributing Structure**  
1380 Oakville Grade Road Circa 1993

A five and a half acre foot raised earth reservoir constructed on the northeastern corner of the parcel. The reservoir encompasses approximately one acre of land.

**42. UC Davis Oakville Station CIMIS System** **One Noncontributing Structure**  
1380 Oakville Grade Road 1989

A California Irrigation Management Information System (CIMIS) weather station is located directly north of the Robert J. Barone Research Laboratory. The field associated with the weather station encompasses approximately one half acre.

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**43-47. H. W. Crabb House      Four Noncontributing Buildings, One Noncontributing Site**  
1350 Walnut Drive      Circa 1988, 1997

The H. W. Crabb residence was completely rebuilt and enlarged following a fire in 1997. It retains some of its character and maintains the appearance of a Gothic Revival house with a Victorian Italianate addition to the east. The clapboard Gothic Revival portion has a characteristic central peak and door onto a second story veranda. The Italianate front entrance has ground floor slanted bay windows framing the recessed front door and supporting second-story balconies. A composition hip roof with deck sits atop the addition. The bay windows and hip roof with cornices both retain indented coffered panels styled after the original design. A brick wine cellar retains bricks initialed H. W. C. from the original owner.<sup>19</sup>

The rectangular single-story caretaker's cottage was constructed circa 1997. It is located south of the main residence and has a rectangular footprint with a hip roof. The building is lined with coffered panels styled after the main house and a square cupola. A detached two-story garage with a second-story veranda and square cupola is located west of the main residence, on the southern side of the caretaker's cottage. A tennis court and a pavilion with a hip roof and square cupola is located on the east side of the property, constructed circa 1988.

**48-51. Mehran Garage, Guest Quarters, Tennis Pavilion, and Tennis Court**  
1380 Walnut Drive      Circa 1980  
**Three Noncontributing Buildings, One Noncontributing Site**

A four-car garage, with guest quarters on the second-story, is located on the western portion of the parcel. A rectangular single-story guest cottage is located directly to the east, and a tennis court and a pavilion are located north of the garage. All buildings are constructed with wood shingle siding and composite roofing consistent with the main residence.

**52-53. Horton Art Studio and Cottage      Two Noncontributing Buildings**  
1410 Walnut Drive      Circa 1980, 1984

A single room art studio was constructed circa 1980 east of the main house adjacent to To-Kalon Creek. The building measures approximately ten feet by twelve feet with a gabled composition roof and small porch. A single-story one-bedroom cottage was built northwest of the main residence across To-Kalon Creek in 1984. The cottage measures approximately twenty-four feet by twenty-seven feet with a deck measuring twenty-four feet by eight feet. It was built by Allen Horton and neighbor Allard Calkins. The cottage is constructed of identical vertically oriented channel wood siding and gabled composition roofing.

**54. Robert Mondavi Winery Red Barn      One Noncontributing Building**  
1421 Walnut Drive      1999

A two-story rectangular metal fabricated monitor style barn was constructed in 1999. The building has a second-story loft in the eastern portion of the building with a three-sided hipped metal roof and a gabled metal roof on the second-story and western entrance. The main entrance is recessed into the building, which was constructed with board and batten siding. As suggested

<sup>19</sup> Judith Munns, State of California, The Resources Agency, Department of Parks and Recreation, "Historic Resources Inventory—To Kalon," *Napa County Historic Resources Survey*, June 21, 1978.

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by the Napa County Planning Commission the building was constructed to fit into the agricultural surroundings. The barn is used to store farm implements, winery equipment, and a repair shop.

**55. UC Davis Henry Jacob Research Facility** **One Noncontributing Building**  
1380 Oakville Grade Road 1994

This two-story concrete block building with a gabled metal roof is named in honor of a previous employee and benefactor. The research facility is comprised of three offices, a meeting room with video conferencing capability, a workspace, and restrooms.

**56. UC Davis Robert J. Barone Research Laboratory** **One Noncontributing Building**  
1380 Oakville Grade Road 1994

This one-story concrete block building with a gabled metal roof was built in 1994. The state of the art laboratory contains a wet organic chemistry lab and plant physiology lab solely dedicated to wine grape horticulture.

**57-58. Giovanni House** **Two Noncontributing Buildings**  
1342 Walnut Drive 2019

A two-story private residence and detached single-story guesthouse west of the main house are under construction on a 0.8-acre parcel approximately a half mile from State Highway 29 on the north side of Walnut Drive. A rough faced stone façade is incorporated into the western face of the garage and the north, east, and south sides of the guesthouse. The western facing side of the guesthouse and remainder of the buildings are all constructed of vertical wood siding. The roofing consists of gabled corrugated metal with solar panels are installed on the west facing roof of the guesthouse.

## ALTERATIONS

The main alteration to the property has been the loss of the pre-Prohibition To-Kalon Winery in 1939 and the original H. W. Crabb House in 1997, both due to fire. The reconstruction of the Crabb House was significantly enlarged. Gardens and lawn associated with the Crabb House were expanded following the first period of significance.

The Mehran House expansion has obscured the openness of the original driveway to the Crabb House, particularly the installation of the perimeter wall enclosing the south and east side of the residence. Along Walnut Drive, the Robert Mondavi Red Barn and the Giovanni House alter the original approach to the Crabb House and pre-Prohibition To-Kalon Winery. Other resources built after the first period of significance are of limited visibility along the historic avenues.

The construction of the Robert Mondavi Winery in the northeast corner of the district resulted in a loss of acreage that was historically vineyard. The installation of a wastewater pond behind the winery, although eventually relocated due west to the base of the hills, also presents a significant alteration. The clear cutting of vegetation along Detert and Doak Creeks by the Robert Mondavi Winery circa 1958 altered the riparian areas in the southwest corner of the district. Those

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portions of creeks were subsequently piped underground circa 1960 and planted over with vineyard. These alterations created a larger expanse of vineyard than was present during the first period of significance.

The development of the pre-Prohibition To-Kalon Winery archeological site into vineyard constitutes a return to agriculture, which would have been present on the site prior to the construction of the original winery. Advancements in irrigation, rootstock, and trellising has resulted in different vineyard designs than would not have been historically available.

During the 1940s, Martin Stelling Jr. expanded the To-Kalon Vineyard boundaries to include land he has purchased south of the Oakville Grade Road, which was not previously associated with H. W. Crabb. Robert Mondavi continued to acknowledge that expansion upon purchasing most of the property and used the additional acreage to supplement the growth of the Robert Mondavi and Opus One Winery.

## **INTEGRITY**

To-Kalon Vineyard *location* and *design* have not changed since the period of significance. The *setting* of the district retains the character of the place and intentions of the original designer. The main avenues and landscape design are within the same footprint including the portions of the property devoted to agriculture. The entrance to the estate along Walnut Drive and landscape design retain many of the original plantings. Bordering Walnut Drive, the mature pecan trees survive, and the English Walnuts have been replaced in-kind. The gardens surrounding the H. W. Crabb house are intact and display the original design with many varieties from Crabb's eclectic collection of plant specimens. An unobstructed view of the house from the highway and tree-lined avenue combine to convey the estate-like feeling from the first period of significance.

The *materials* and *workmanship* from the period are evident throughout the district. The rough faced stonework on the three bridges and To-Kalon Creek infrastructure are composed of serpentine stones, present in the mountains adjoining the property. The Detert House is well preserved, and has undergone only minor alterations including the conversion of a screened porch on the southwest side of the building into a library. The Mehran House has been expanded since the period of significance and evidence of the original cottage rooflines are evident on the building's exterior.

Limited development has helped preserve agriculture as the highest and best use within the district. The area devoted to agricultural use has been retained to a greater degree than other properties around the Napa Valley. The development of the Robert Mondavi Winery on the northeastern corner of the district with a separate access from State Highway 29 has not detracted from the overall *feeling* of the original estate and has itself become a local landmark. Vineyard block layout remains roughly the same due to the retention of the historic avenues and pathways throughout the property.

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*Association* is conveyed by the retention of historic infrastructure, gardens, and landscape design laid out by H. W. Crabb and subsequent developers. The Robert Mondavi Winery remains intact in the northwestern corner of the To-Kalon Vineyard. The majority of development associated with the two periods of significance are located in two different sections of the district. The separations allow the district to convey both periods of significance without dramatically contrasting the feeling and association of the various periods within the district.

**Table 1: Contributing and Noncontributing Resources**

<u>Resource No.</u>	<u>Name</u>	<u>Category</u>	<u>Status</u>
1	To-Kalon Vineyard	Site	Contributing
2	Pre-Prohibition To-Kalon Winery	Site	Contributing
3	Riparian Areas	Site	Contributing
4	CA-NAP-179	Site	Contributing
5	CA-NAP-350	Site	Contributing
6	CA-NAP-398	Site	Contributing
7	CA-NAP-440	Site	Contributing
8	CA-NAP-666	Site	Contributing
9	H. W. Crabb Gardens	Site	Contributing
10	Pre-Prohibition To-Kalon Winery Bridge	Structure	Contributing
11	H. W. Crabb House Bridge	Structure	Contributing
12	Walnut Drive Bridge	Structure	Contributing
13	Pre-Prohibition To-Kalon Winery Water System	Structure	Contributing
14	Pre-Prohibition To-Kalon Winery Pit	Structure	Contributing
15	Pre-Prohibition To-Kalon Winery Ledge	Structure	Contributing
16	Welcome to Napa Valley Sign	Structure	Contributing
17	Bridge D, Walnut Drive Culvert	Structure	Contributing
18	Detert House	Building	Contributing
19	Detert Garage	Building	Contributing
20	Mehran House	Building	Contributing
21	Horton House	Building	Contributing
22	Horton Garage	Building	Contributing
23	Opus One Creekside Offices	Building	Contributing
24	Robert Mondavi Winery Labor Camp Building 1	Building	Contributing
25	Robert Mondavi Winery Labor Camp Building 2	Building	Contributing
26	Robert Mondavi Winery Labor Camp Building 3	Building	Contributing
27	Robert Mondavi Winery Labor Camp Building 4	Building	Contributing
28	Robert Mondavi Winery Labor Camp Building 5	Building	Contributing
29	Robert Mondavi Winery Labor Camp Building 6	Building	Contributing
30	Robert Mondavi Winery	Building	Contributing
31	Robert Mondavi Scale House	Building	Contributing



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32	UC Davis Oakville Station House	Building	Contributing
33	Robert Mondavi Winery Metal Awning 1	Structure	Noncontributing
34	Robert Mondavi Winery Metal Awning 2	Structure	Noncontributing
35	Robert Mondavi Winery Metal Awning 4	Structure	Noncontributing
36	Robert Mondavi Winery Metal Awning 4	Structure	Noncontributing
37	Robert Mondavi Winery Fermentation Awning	Structure	Noncontributing
38	Robert Mondavi Winery Leach Field	Structure	Noncontributing
39	Robert Mondavi Winery Wastewater Pond	Structure	Noncontributing
40	Robert Mondavi Winery Reservoir	Structure	Noncontributing
41	UC Davis Oakville Station Reservoir	Structure	Noncontributing
42	UC Davis CIMIS Station	Structure	Noncontributing
43	H. W. Crabb House	Building	Noncontributing
44	H. W. Crabb Caretaker's Cottage	Building	Noncontributing
45	H. W. Crabb Garage	Building	Noncontributing
46	H. W. Crabb Tennis Pavilion	Building	Noncontributing
47	H. W. Crabb Tennis Court	Site	Noncontributing
48	Mehran Garage	Building	Noncontributing
49	Mehran Guest Cottage	Building	Noncontributing
50	Mehran Tennis Pavilion	Building	Noncontributing
51	Mehran Tennis Court	Site	Noncontributing
52	Horton Art Studio	Building	Noncontributing
53	Horton Cottage	Building	Noncontributing
54	Robert Mondavi Red Barn	Building	Noncontributing
55	UC Davis Henry Jacob Research Facility	Building	Noncontributing
56	UC Davis Robert J. Barone Research Laboratory	Building	Noncontributing
57	Giovanni House	Building	Noncontributing
58	Giovanni Guesthouse	Building	Noncontributing

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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.)

- 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

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**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

COMMERCE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1868-1920

1966-1978

\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

Wappo

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Crabb, Hamilton Walker

May, Cliff

Church, Thomas Dolliver (landscape)

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

To-Kalon Vineyard is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the areas of Agriculture and Commerce for its association with Hamilton Walker Crabb whose viticultural and varietal experimentation led to advancements in grape and wine production. In 1903, the United States Department of Agriculture established the Oakville Experimental Vineyard on the property to continue Crabb's research. The first period of significance begins in 1868 when Crabb established the vineyard and ends in 1920 when the start of Prohibition affected wine production and distribution. A second period of significance commences in 1966 when Robert Mondavi established the Robert Mondavi Winery on a portion of the To-Kalon Vineyard and ends in 1978 when Robert Mondavi acquired his final To-Kalon Vineyard acreage and relinquished much of the daily management responsibilities to his sons Michael and Tim Mondavi. For events associated with the property that revitalized the local wine industry and influenced food and wine culture beyond the region, To-Kalon Vineyard satisfies Criteria Consideration G.

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

### **To-Kalon Vineyard (1868-1920)**

The advent of grape-growing at To-Kalon commenced in 1868 when proprietor H. W. Crabb purchased 240 acres from Eugene L. Sullivan.<sup>20</sup> Previously of San Lorenzo, California, Crabb migrated north at the bequest of his friend, nurseryman John Lewelling of St. Helena.<sup>21</sup> Hermosa Vineyards, as Crabb christened it, also included forty oranges grafted on grandiflora and numerous Italian Chestnut trees. The eastern portion of the estate was devoted the production of hay and wheat, pasture, and a three-quarter mile horse racing track.<sup>22</sup>

Crabb initially confined himself to the production of table grapes and after finding them a poor return began planting wine varieties. In 1872, Crabb's focus turned to winemaking that resulted in the inaugural vintage from the property totaling 1,000 gallons.<sup>23</sup> The first wines were likely vinified in the tenement house and barn that existed on location prior to Crabb's purchase. Two years later, construction was completed on his first winery building, a simple wood framed building with a capacity of 75,000 gallons.<sup>24</sup> No records exist regarding who designed or constructed the original winery.

An important milestone in viticultural importance took place in 1874 when Crabb started collecting grapevine varieties from around the world. With limited access to quality vine

<sup>20</sup> Deed, Eugene L. Sullivan to Hamilton W. Crabb, January 29, 1868, Napa County Records, Book DK-132.

<sup>21</sup> Hamilton Crabb Johnson, "Hamilton Walker Crabb," Private Collection.

<sup>22</sup> Gunther Detert, "H. W. Crabb: 1828-1899," Paper, (Napa Valley Wine Library, St. Helena, CA, 1978), 1.

<sup>23</sup> "The Wine Business at Oakville," *St. Helena Star*, October 25, 1878, 3.

<sup>24</sup> *Illustrations of Napa County California with Historical Sketch* (California, Smith and Elliot, 1878), 8.

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material, Crabb was forced to import from France, Chile, England, Peru, and the Eastern United States. By 1876, his vine collection numbered 183 types including twelve from the Muscat family and ten raisin types.<sup>25</sup> That same year, Crabb purchased fifty-six acres located near the Napa River and sold the property one month later.<sup>26</sup> By 1878, Crabb's vine collection had increased to 250, and his vineyard encompassed 120 acres. Crabb's extensive collection of grape varieties was recognized as the largest in the United States and credited for greatly improving the national stock.<sup>27</sup> Cuttings of these varieties were sold and distributed across the country for propagating other vineyards. Additionally, Crabb was well known for a variety named for him called "Crabb's Black Burgundy," later identified as Refosco from Northern Italy.<sup>28</sup>

Crabb's extensive grape variety collection allowed him to perform important experimentation regarding which wine varieties were best suited to the Napa Valley. Crabb was also an innovator in winemaking techniques and his was credited as the first winery to mechanize grape processing.<sup>29</sup> As a result, Crabb's production continued to grow with expectations exceeding 100,000 gallons in 1878.<sup>30</sup> The winery could no longer house his expanding operations so construction began on a new facility that same year.<sup>31</sup> Crabb's completed cellars were later described in detail by the Napa County Reporter:

His large cellars, fermenting house, etc., are all frame buildings, one story high, and cover quite an area of ground. They are, however, substantially and conveniently arranged, Mr. Crabb, with Yankee ingenuity building in conformity with his own ideas, and without regard to how his neighbor's cellars were constructed. His cellar has a capacity of storing 300,000 gallons. He uses Heald's steam crusher, and, in the after process of pressing the crushed grape, does the work with a hydraulic pump of great power.<sup>32</sup>

Crabb's ingenuity quickly brought him recognition in Oakville. In 1879, he purchased the adjoining 119-acre ranch from Eliza Yount bringing his total acreage to 359.<sup>33</sup> Crabb's land devoted to viticulture increased from 220 acres of vineyard in 1880 to 350 acres two years later.<sup>34</sup> By 1883, Crabb had become the third largest wine producer in Napa County and sold over one million grape cuttings to other vineyardists.<sup>35</sup> The *St. Helena Star* pointed out that

<sup>25</sup> "A Fine Assortment of Grapes," *St. Helena Star*, April 29, 1876, 2.

<sup>26</sup> Deed, S. D. Gary to Hamilton W. Crabb, June 12, 1876, Napa County Records, Book DV-259.

<sup>27</sup> "Prominent Wine Men: Sketch No. 4 H. W. Crabb of Oakville," *Pacific Wine and Spirit Review*, May 4, 1891, Vol. 26:7, 10.

<sup>28</sup> A. J. Winkler and H. P. Olmo, "Refosco (Crabb's Black Burgundy)," *Wines and Vines*, April, 1937.

<sup>29</sup> *Memorial & Biographical History of Northern California* (Chicago: The Lewis Publishing Co., 1891), 798.

<sup>30</sup> "The Wine Business at Oakville."

<sup>31</sup> "Along The Valley," *St. Helena Star*, August 9, 1878, 3.

<sup>32</sup> *Napa County Reporter*, October 13, 1882.

<sup>33</sup> Deed, Eliza G. Yount to Hamilton W. Crabb, March 2, 1881, Napa County Records, Book D-29-112. The date on the deed of sale reads 1879, which differs from the recording date as it was probably filed at a later time.

<sup>34</sup> Ernest Peninou, "A History of the Napa Viticultural District: Comprising the counties of Napa, Solano and Contra Costa, with grape acreage statistics and directories of grape growers," unpublished manuscript (California: Nomis Press for The Wine Librarians Association, 2004), 192.

<sup>35</sup> *Napa County Reporter*, January 1883; Detert, 1.

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“Crabb is becoming a mighty man of the vines.”<sup>36</sup> Additional praise came from George Husmann, a leading author on the subject of American viticulture who stated “...Mr. Crabb’s splendid collection of vines, and his extensive vineyards near Oakville, is one of the most instructive places for the study of varieties of grapes and wines in the State.”<sup>37</sup> Husmann thought so highly of Crabb that he asked him to contribute the chapter on Napa County to his 1880 publication *American Grape-Growing and Winemaking*.<sup>38</sup> Crabb concluded his chapter with an optimistic prediction as to the future of grape growing in California:

Whoever lives a half a century hence, will find the grapes of California in every city of the Union; her raisins supplying the whole Western Hemisphere; her wines in every mart of the globe, and then, with her golden shores, her sunny clime, her vine-clad hill and plains, will California, indeed, be the Vineland of the world.<sup>39</sup>

The 1880s were a period of a rapid growth for the wine industry during which Crabb's production increased dramatically. To facilitate sales, Crabb’s was the first winery to market and sell wine through its own sales agencies located throughout the United States.<sup>40</sup> This was an important milestone in the context of early American wine marketing and protected the purity of To-Kalon products from adulteration or spoilage. Early agencies were established in Washington D.C., Chicago, and New York, and later expanded to San Francisco, Kansas City, Minneapolis, and New Orleans.

Crabb’s pioneer wine marketing helped establish the reputation of Californian wines both domestically and abroad. His expanding reach into the eastern markets may have influenced Crabb's decision to rename his estate To-Kalon in 1886.<sup>41</sup> The origins of the name can be traced back to ancient Greek philosophy. The earliest connection between To-Kalon and wine is in the Greek bible. During the wedding at Cana, when Jesus performs his first miracle of turning water into wine, the resulting wine is described in Greek as the To Kalon.<sup>42</sup> In his own words, Crabb defined To-Kalon as, “the highest beauty, or the highest good, but I try to make it mean the boss vineyard.”<sup>43</sup> Crabb’s vineyard letterhead hyphenated To-Kalon, unlike ancient Greek that does not hyphenate between words.<sup>44</sup>

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<sup>36</sup> *St. Helena Star*, July 25, 1879, 3.

<sup>37</sup> “Napa County Viticulture,” *St. Helena Star*, May 28, 1880, 1.

<sup>38</sup> George Husmann, *American Grape Growing and Wine Making* (New York: Orange Judd Company, 1882), 169-173.

<sup>39</sup> *Ibid.*, 173.

<sup>40</sup> “To-Kalon: A Vineyard That Already Has a National Reputation,” *Napa Register*, April 11, 1890, 3. Previously published in *San Francisco Examiner*, April 6, 1890.

<sup>41</sup> “Viticultural,” *St. Helena Star*, August 6, 1886, 3.

<sup>42</sup> Ancient Greek text does not employ hyphenation, which was likely added by Crabb to facilitate the connection between the two words to English readers.

<sup>43</sup> Frona Eunice Wait, *Wines and Vines of California or a Treatise on the Ethics of Wine Drinking* (San Francisco: The Bancroft Company, 1899), 108.

<sup>44</sup> “H. W. Crabb, To-Kalon Vineyard,” Billhead, 1890, Private Collection.

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In 1889, Crabb purchased a non-contiguous parcel located to the southeast of the To-Kalon Vineyard known as the Baldrige property.<sup>45</sup> At the time of Crabb's death, his probate notes that this parcel did not contain any vineyard plantings and instead was valued for its timber and a reservoir.<sup>46</sup> Additionally, Crabb's probate separates his real estate into two categories: the "To-Kalon Vineyard Property at Oakville" and the "Baldrige Tract" in the recapitulation of the appraisal.<sup>47</sup> Aerial photography from 1942, 1948, and 1958 and a 1950 Stelling Vineyard map show no vines planted on this parcel. The first vines on this parcel were planted by Doug Stelling and his business partners circa 1980.<sup>48</sup>

Under the To-Kalon name, the vineyard's reputation continued to flourish. With over eighty full time employees, To-Kalon was described as presenting 'the appearance of a young town, in fact being more of a place than many a California city.'<sup>49</sup> By 1890, production capacity had increased to 800,000 gallons with approximately 200,000 to 300,000 gallons of wine and 10,000 to 15,000 gallons of brandy produced annually.<sup>50</sup> The following year, Crabb made his final land acquisition with the purchase of his in-laws' adjoining estate for \$15,000.<sup>51</sup> Crabb had planted the first vines on the property in 1873 and had been purchasing the resulting fruit since 1879 for inclusion in his To-Kalon wines.<sup>52</sup> Prior to purchasing this parcel, Crabb had on numerous occasions referred to the in-laws' vineyard as part of his holdings and To-Kalon Vineyard by stating he had 500 acres under vine or that his To-Kalon Vineyard stretched to the base of the foothills.<sup>53</sup>

Multiple primary source references corroborate that at its peak the pre-Prohibition To-Kalon Vineyard included approximately 500 acres of planted vines.<sup>54</sup> These references specifically state that To-Kalon's acres were "bearing," "planted," or "in vines" and did not include non-agricultural acreage. Additional primary sources state that the historic To-Kalon Vineyard was

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<sup>45</sup> Deed, George E. Goodman to H. W. Crabb, January 8, 1889, Napa County Records, Book D-81-284.

<sup>46</sup> Probate, 183.

<sup>47</sup> Ibid, 195.

<sup>48</sup> Doug Stelling, interview by Graeme MacDonald, March 6, 2019.

<sup>49</sup> "Viticultural."

<sup>50</sup> "To-Kalon: The Vineyard and Cellars of H. W. Crabb at Oakville," *St. Helena Star*, December 19, 1890, 9.

<sup>51</sup> Deed, John C. Davis DCSD to Hamilton W. Crabb, November 24, 1891, Napa County Records, Book D-48-351. Crabb mortgaged \$5000 (one-third of the purchase price) back to his son's mother-in-law to remain living on the property.

<sup>52</sup> "Ramble Among the Vineyards of Napa, No. 2," *Napa County Reporter*, January 25, 1873; "Wine and Grape Notes," *St. Helena Star*, October 24, 1879, 3; "H. W. Crabb, To-Kalon Vineyard, Oakville, Napa Co., Cal," Billhead, April 3, 1890, Private Collection; "Statement Of Grapes Recd. From Mrs. J. C. Davis, H. W. Crabb," Billhead, 1888, Private Collection; "J. C. Davis, G. C. Eshelman," Billhead, Undated, Private Collection; Olmo, (Harold Paul) Papers, "Hans Hansen Interview," Note Card, D-280, Department of Special Collections, General Library, University of California, Davis.

<sup>53</sup> The plantable acreage within the three parcels associated with the pre-Prohibition To-Kalon Vineyard equals approximately 504 acres when measured in ArcGIS. Many of these 500-acre references occur prior to Crabb's 1889 purchase of the Baldrige property.

<sup>54</sup> *San Francisco Merchant*, December 21, 1883; "To-Kalon Wine Vaults," *San Francisco Merchant*, Vol. 19 No. 4, December 9, 1887; "To-Kalon Wines," *Pacific Wine and Spirit Review*, July 15, 1890. Previously published in *Chicago Herald*, June 29, 1890. "Napa Valley as Viewed From The Car Windows," *San Francisco Call*, Volume 68, Number 141, October 19, 1890.

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contiguous and stretched from the highway back to the foothills.<sup>55</sup> Other wine historians concur with this assessment, including authors Leon Adams and William Heintz.<sup>56</sup> Heintz supports these conclusions in a letter to Tim Mondavi in 1979:

Crabb originally purchased 240 acres of land in the valley, then quickly added to this until he had about 500 acres.... And the lands directly in front of the old Far Niente Winery, now being restored at Oakville, were not a part of the Crabb holdings. My understanding is that E. W. Churchill purchased the Crabb/Tokalon winery and apart of the Tokalon vineyards shortly after the turn of the century... Another piece of the original Tokalon vineyards was purchased by D. P. Doak about 1915, who in turn sold it to Martin Stelling.<sup>57</sup>

Heintz's 1980 historical report on H. W. Crabb and To-Kalon stated that "Crabb's farmlands and vineyard covered an area which ran from Oakville Grade Road on the south to what is now Beaulieu Vineyard #2, on the north, and more than a mile to the west and the hills which form the western boundary of the Napa Valley."<sup>58</sup> The western boundary extending "more than mile," conclusively includes vineyard land in all three contiguous parcels totaling approximately 500 acres of farmland.<sup>59</sup>

In 1890, the *Chicago Herald* praised Crabb's contributions to California wine when they stated:

...it must be understood that Crabb is the most prominent vine grower and wine producer on the Pacific coast. His name is inseparably a part of the growth of the wine production of California. No one has done as much as he toward raising the purity and high standard and the consequent popularity of the native wines of California... His practical experience of over thirty years has placed him justly at the head of the wine trade of this country, and has made the brand of his vintage familiar to every table where good wine is served.<sup>60</sup>

During the 1890s, the proliferation of a native root-louse named phylloxera decimated vineyards throughout the Napa Valley. As a result, To-Kalon's planted acreage decreased dramatically and was reported to the State Board of Viticultural Commissioners—where Crabb served as the commissioner for Napa—to be only 120 acres with twenty terminally affected by 1893.<sup>61</sup> Crabb's extensive collection of grape varieties put him in a unique position to combat the pest by

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<sup>55</sup> "To-Kalon: A Vineyard That Already Has a National Reputation," *Napa Register*, April 11, 1890, 2. Previously published in *San Francisco Examiner*, April 6, 1890; "Master of the To-Kalon Ranch Passes Away," *San Francisco Call*, March 4, 1899.

<sup>56</sup> Leon David Adams (1905-1995). Papers, D-304, Special Collections, University of California Library, Davis.

<sup>57</sup> William Heintz to Tim Mondavi, March 8, 1979, William Heintz Files, Napa Valley Wine Library. These boundaries include the three contiguous parcels associated with H. W. Crabb and the To-Kalon Vineyard.

<sup>58</sup> Heintz, 21.

<sup>59</sup> Measured using ArcGIS.

<sup>60</sup> "To-Kalon Wines," *Pacific Wine and Spirit Review*, July 15, 1890. Previously published in *Chicago Herald*, June 29, 1890.

<sup>61</sup> Peninou, 261.



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experimenting with alternative rootstocks. Wine varieties at To-Kalon had previously been grafted onto Zinfandel and Mission rootstock, which proved non-resistant, and were later replanted on *Vitis riparia* and Lenoir. Crabb advocated for the California grape industry to adopt *Vitis riparia*. The industry instead chose *Vitis rupestris* "St. George" due to its combined deep rooting and drought resistance. Crabb's recommendation has since become one of the most popular rootstock breeding components.

The strain from replanting continued to weigh on To-Kalon's business finances. In 1892, Horace, Crabb's son and winemaking successor died from a combination of liver damage and drowning. As a result, Horace's widow's family, who had sold their adjoining Davis estate to Crabb, was deeded back his remaining interest in the property in 1893.<sup>62</sup> In 1899, Crabb suffered a stroke while riding on his horse and eventually died from his injuries. At the time of his death, Crabb owed \$233,523 to creditors while his property and inventory were valued at \$221,063.<sup>63</sup> Crabb's children continued to operate his wine depots in Chicago and Washington D.C. and received little else through inheritance.

Napa banker Edward S. Churchill purchased a 357-acre portion of the original To-Kalon Vineyard from Crabb's estate in 1900.<sup>64</sup> Prior to his death, Crabb was personally indebted to Churchill for a sum of \$98,861 in addition to his indebtedness to the James H. Goodman Bank, where Churchill served as cashier.<sup>65</sup> In 1903, the To-Kalon Vineyard Company filed articles of incorporation with the state of California to engage in viticulture, winemaking, horticulture, farming, and stock raising.<sup>66</sup> That same year, E. S. Churchill passed away and the control of the property was assumed by his son Edward W. Churchill.

The To-Kalon Vineyard Company continued to thrive under Churchill ownership. The pinnacle of their success took place in 1909 at the Alaska-Yukon-Pacific Exposition when To-Kalon was awarded five gold medals. Advertising from that period indicated that To-Kalon produced five wines including a Burgundy, Chablis, Riesling, Sauterne, and Zinfandel.<sup>67</sup> Standardized label design implies that bottling was likely taking place at the winery, which was previously performed by To-Kalon agencies throughout the United States. The Churchills retained at least one of Crabb's original agents, the To-Kalon Wine Depot in Washington D. C. The agency was purchased by Crabb's son-in-law William T. Johnson in 1890 and operated until 1915.<sup>68</sup>

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<sup>62</sup> Deed, H. W. Crabb to Margarethe N. Davis, January 25, 1893, Napa County Records, Book D-51-164. Crabb quitclaimed his remaining interest in the property back to his son's mother-in-law shortly after the death of his son.

<sup>63</sup> Probate, H. W. Crabb, Napa County Superior Court, Case File 876, 1899.

<sup>64</sup> Deed, Hamilton W. Crabb to Jas H Goodman Co. Bank, March 6, 1899, Napa County Records, Book D-64-90; Deed, Goodman H P TTEE to Edward S. Churchill, February 2, 1900, Napa County Records, Book D65-41. Churchill also purchased a non-contiguous portion of unplanted hillside property known as the Baldrige or Sullivan tract from Crabb's estate.

<sup>65</sup> Probate, 299.

<sup>66</sup> Secretary of State Records, Articles of Incorporation, ToKalon Vineyard Company, 38120.

<sup>67</sup> To-Kalon Wine Company, *Overland Monthly*, Advertisement, Private Collection.

<sup>68</sup> Johnson, 2.

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In 1917, the Churchills mortgaged two of their properties including a portion of the To-Kalon Vineyard. The mortgage included 206.6 acres of the “ToKalon Vineyard” and 110.8 acres of the noncontiguous “Sullivan tract.” By listing the properties as separate entities, the Churchills indicated they did not consider the Sullivan tract part of their To-Kalon Vineyard.<sup>69</sup>

### **USDA Oakville Experiment Vineyard (1903-1920)**

The Churchills’ most important contribution to the American grape-growing industry took place when the family leased a portion of the vineyard to the United States Department of Agriculture (USDA). E. S. Churchill had signed the agreement two months prior to his death, which his son honored and even supplied the USDA with free labor. The USDA intended to continue the important viticultural research started by Crabb and utilize his extensive grape collection for testing wine varieties. Between 1903 and 1939, the Oakville Experiment Vineyard was utilized to test over 1,500 rootstock-scion combinations.<sup>70</sup> The vineyards included 500 grape varieties, 350 of which were *Vitis vinifera*, and over 306 different rootstock varieties including American hybrids.<sup>71</sup>

In 1905, George C. Husmann, head viticulturalist for the USDA, described To-Kalon as “of all the various experimental stations in the state, the one established at the To Kalon Vineyard, Oakville, not many years ago, is the oldest and most extensive and I am greatly pleased with the results obtained.”<sup>72</sup>

The research results were nationally distributed through USDA bulletins and helped spread the science of grape growing. The resulting advice influenced readership across the county by conveying advancements in viticultural practices. The advent of Prohibition resulted in a loss of federal funding for the numerous USDA experiment vineyards and the Oakville Experiment Vineyard suffered as a result.

### **Post-Prohibition**

The advent of Prohibition severely depressed the American grape-growing and winemaking industry and To-Kalon was deeply affected. In 1919, the Churchill family filed a fictitious business name for To-Kalon Vineyard Co. and the following year applied for a permit “to manufacture, sell, export and import wines for other than beverage purposes.”<sup>73</sup> Crate labels from Prohibition show that the Churchills were also selling raw grapes branded To-Kalon. A

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<sup>69</sup> “Instruments of Importance Filed: Documents Placed on Record With County Recorder,” *The Weekly Calistogan*, June 22, 1917.

<sup>70</sup> James A. Wolpert, “Oakville Experimental Vineyard: Past, Present and Future,” (prepared for the Pre-Conference Tour of the Society of Wine Educators, Department of Viticulture and Enology, University of California, Davis, August 3, 1998).

<sup>71</sup> “The Old Federal Station,” March 22, 1974, Olmo, (Harold Paul) Papers, D-280, Department of Special Collections, General Library, University of California, Davis. *Imperial Valley Press*, Vol. 10, No. 18, August 6, 1910.

<sup>72</sup> *Pacific Rural Press*, Volume 70, Number 23, December 2, 1905.

<sup>73</sup> Treasury Department, Internal Revenue Service, “Inspectors’ Report On Applications,” July 27, 1927, 1.

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portion of the production was also being sold for religious purposes and advertised as Pure Altar Wines. The decrease in profitability likely took its toll by 1922 when the Churchills sold 19.7 acres in the southwest corner of their property to the USDA.<sup>74</sup>

Difficulties during Prohibition continued to plague the Churchill family. In 1925, Chester Ames, superintendent of the winery, was arrested and pled guilty to two accounts of possession of an intoxicating liquor. This prompted a report from the San Francisco prohibition inspector who stated that Mary Churchill had been illegally removing and selling wines from the winery premises. The report noted that the To-Kalon Vineyard Co. had 149,470 gallons of wine in inventory and as a result of the infractions their renewal permit was temporarily denied. No records exist until 1928 when 3,000 gallons of wine were produced from 180 acres of vineyard.<sup>75</sup> Additional vinification took place in 1930 and 1931 in quantities of 4,475 and 12,610 gallons, respectively.

Following the repeal of Prohibition in 1933, Mary Churchill attempted to sell the To-Kalon Vineyard Co. She signed a purchase agreement with O. F. Kellstom and A. F. Kauth who neglected to obtain the proper permits or make their agreed upon payments. An extensive lawsuit ensued and as a result, the property remained with the Churchill family until the original winery burned to the ground in 1939. The loss was estimated at \$70,000 including all the winery buildings and cooperage.<sup>76</sup> The cause of the fire was never determined and was considered suspicious, as the old winery had neither electrical wiring nor workmen occupying it for some time.

Following Prohibition and the onset of World War II, the Churchill family's financial situation continued to worsen. In 1940, they offered the property to the De Latour family, owners of Beaulieu Vineyards, for \$200 per acre. Madame De Latour believed the price would continue to drop and against the wishes of her winemaker and managers turned down the offer.<sup>77</sup> In 1943, San Francisco real estate developer Martin Stelling Jr. purchased the remaining 337 acres of the Churchill Estate.<sup>78</sup> That same day he sold ninety acres to the De Latour family for \$450 per acre.<sup>79</sup>

The following year, Stelling added an additional 1,700 acres to his holdings with the purchase of the adjoining Doak/McGill Ranch.<sup>80</sup> A portion of this acquisition united the lands formerly owned by Crabb for the first time in fifty years. To-Kalon's former vineyard purchased by Doak

<sup>74</sup> Deed, Mary Alice Churchill to United States of America, April 12, 1922, Napa County Records, Book D-135 - 120.

<sup>75</sup> "Analysis, Conclusions and Recommendations of Winery Board in the Case of Bonded Winery No. 44," August 31, 1932, Collection of United States Bureau of Alcohol, Tobacco, and Firearms Records On California Wineries 1920-1950, U. C. Davis Shields Library, Special Collections, D-140.

<sup>76</sup> "Fire Razes Famed Napa Co. Winery," *The Napa Journal*, May 30, 1939, 8.

<sup>77</sup> Andre Tchelistcheff, Ruth Tieser and Catherine Herroun. *Grapes, Wine, and Ecology*, California Wine Industry Oral History Project (California: Bancroft Library, 1983), 73.

<sup>78</sup> Deed, Mary A. Churchill to Martin Stelling, Jr., July 28, 1943, Napa County Records, Book 202-67.

<sup>79</sup> Deed, Martin Stelling, Jr. to Beaulieu Vineyard, July 28, 1943, Napa County Records, Book 202-70.

<sup>80</sup> Deed, Frieda V. McGill to Martin Stelling, Jr., June 16, 1944, Napa County Records, Book 211-92.

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had been converted to cherries and was thought to be the largest cherry orchard in the United States at the time.<sup>81</sup> The purchase also included a palatial private residence built by D. P. Doak between 1917 and 1921. The Doak Mansion was constructed by the firm Weeks and Day with gardens designed by landscape architect John McCleran at a cost of \$250,000.<sup>82</sup> In 1927, Doak's widow and new husband Col. John McGill offered the property to President Calvin Coolidge as a summer White House.<sup>83</sup>

Stelling's investment in To-Kalon signaled a recovery from the Napa Valley's post Prohibition gloom. Beaulieu's winemaker, Andre Tchelistchef, described Stelling as "new oxygen" to the valley. Stelling planted quality grape varieties in separate blocks, not the traditional mixed black or white varieties that had inhibited wine quality beforehand. He intended to create one of the great wine chateaus of the world including a wine museum, library, restaurant, and reception for tourism.<sup>84</sup> Stelling's dream was cut short when he died in a car crash near the town of Yountville in 1950. Caroline Stelling inherited the property and, unable to maintain her husband's grand aspirations, began to sell portions shortly thereafter.

In 1951, Caroline Stelling sold 342 acres of the Stelling Estate and To-Kalon Vineyard to the Italian Swiss Colony.<sup>85</sup> The Italian Swiss Colony, based in Asti, was one of California's most prolific producers of inexpensive table wine during that era. It was their intention to create a line of fine varietal wines and Stelling's plantings created that opportunity. An Italian Swiss Colony postcard from that period shows that To-Kalon was advertised alongside their vineyard in Asti, California.<sup>86</sup> After only two years, it became evident that their winemaking facilities and technological ability were inadequate for the creation of high quality wines.<sup>87</sup> As a result, the property was sold to Stelling foreman Ivan Schoch, Dr. Donald De Carle, and Harold G. Watson.<sup>88</sup>

During this time, the To-Kalon name was no longer applied to wines being produced from the site. There is evidence that Ivan Schoch referred to his portion of the original vineyards as To-Kalon and did not enforce any vineyard designation on his buyers.<sup>89</sup> Instead, To-Kalon contributed to the growth of other wineries throughout the Napa Valley as a source of quality grapes.

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<sup>81</sup>"David P. Doak, Banker, Dies," *Sausalito News*, March 5, 1921, 2.

<sup>82</sup>"The Story of the Carmelite Monastery Oakville," Carmelite House of Prayer, 2

<sup>83</sup> Ibid.

<sup>84</sup> Tchelistcheff, 73.

<sup>85</sup> Deed, Martin Stelling Jr. DCSD to Italian Swiss Colony, March 7, 1951, Napa County Records, Book 360 -176.

<sup>86</sup> "The Historic Winery Of Italian Swiss Colony Is Located In Asti, California," Postcard, Private Collection.

<sup>87</sup> Tchelistcheff, 73.

<sup>88</sup> Deed, Martin Stelling Jr. DCSD to Harold G. Watson, March 8, 1951, Napa County Records, Book 360-214; Deed, Italian Swiss Colony to Ivan Schoch, September 23, 1953, Napa County Records, Book 423-551; Deed, Italian Swiss Colony to Donald W. De Carle, September 23, 1953, Napa County Records, Book 423-558.

<sup>89</sup> "Farm News Agricultural Extension Service: Automatic French Plows," *The Weekly Calistogan*, February 24, 1955, 3.

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Schoch had joined the wine business after attending a viticulture class designed for veterans of World War II, taught by Beaulieu winemaker Andre Tchelistcheff. Beginning in 1946, Schoch served as a foreman for Martin Stelling Jr. until starting his own vineyard management company Vineyards Inc. Schoch's father Benno was an executive at Italian Swiss Colony and likely played a role in his son being one of the beneficiaries of the resulting sale. Unable to afford the purchase price, Schoch borrowed from family and friends in addition to securing a preemptive twenty-year grape contract for the fruit to Beaulieu Winery. Beaulieu's board of directors considered the proposal an ideal source for future expansion and their commitment secured Schoch's ability to obtain a loan for the property. The relationship eventually soured as grape prices softened and Schoch's production began to exceed the contracted amounts. Beaulieu demanded that the difference be sold and any profit split, leading Schoch to cancel the agreement.<sup>90</sup>

In addition to his own vineyards, Schoch managed the adjoining Detert property purchased by Hedwig Detert from the Stelling Estate in 1954.<sup>91</sup> The Detert property was subsequently split between her children, Gunther R. Detert and Gabriele D. Horton.<sup>92</sup> At that time, the Detert and Horton vineyards were planted to Cabernet Sauvignon, Cabernet Franc, Chenin Blanc, and Johannisberg Riesling. The resulting grapes were sold exclusively to the Mondavi family based on a handshake and included in their Charles Krug wines. Some of the original dry-farmed Cabernet Sauvignon vines remain on the Horton property.<sup>93</sup>

By the mid-1950s, the University of California was looking to increase its research acreage. Correspondence and some collaboration between the USDA and the University of California regarding the station had been going on since the end of Prohibition. John Daniel Jr., of Inglenook Winery, was instrumental in persuading the Wine Institute to introduce a bill in Congress that allowed the university to assume control of the station.<sup>94</sup> The bill was passed on June 28, 1954, and the following year the USDA deeded the Old Federal Station to the University of California to establish the UC Davis Oakville Station.<sup>95</sup>

### **Robert Mondavi Winery (1966-1978)**

In the late 1950s, Schoch acquired the Watson and De Carle parcels increasing his total acreage to 429.<sup>96</sup> In 1962, Schoch sold the entirety of his estate to the Mondavi family for use in their Charles Krug wines. The vineyard included Cabernet Sauvignon, Johannisberg Riesling, Sylvaner, Pinot Noir, Sauvignon Blanc, Semillon, Chenin Blanc, Muscat Frontignan, and Gamay

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<sup>90</sup> Tchelistcheff, 74-75.

<sup>91</sup> Deed, Caroline B. Stelling to Hedwig Detert, June 10, 1954, Napa County Records, Book 443-314.

<sup>92</sup> Deed, Hedwig Detert to Gabriele D. Horton, August 17, 1954, Napa County Records, Book 450-366; Deed, Hedwig Detert to Gunther R. Detert, August 17, 1954, Napa County Records, Book 450-368.

<sup>93</sup> Dry-farmed is a grape-growing term used to describe vines grown without the use of irrigation.

<sup>94</sup> Wolpert.

<sup>95</sup> Deed, U S A to Regents of the University of California, March 16, 1955, Napa County Records, Book 468-425.

<sup>96</sup> Deed, Donald W. De Carle to Ivan Schoch, July 27, 1958, Napa County Records, Book 572-246; Deed, Harold G. Watson to Ivan Schoch, June 1, 1960, Napa County Records, Book 613-185.

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in addition to other varieties.<sup>97</sup> Schoch's land offered Krug the opportunity to expand their line of varietal wines. Internal turmoil beset the Mondavi family as a fistfight between brothers Robert and Peter led to the dismissal of Robert from Charles Krug. As a result, Robert Mondavi founded his namesake winery on 11.6 acres purchased from the Stelling Estate in 1966.<sup>98</sup> The Robert Mondavi Winery was the first winery constructed in the Napa Valley since the Louis Martini Winery in 1934.<sup>99</sup>

Robert's capital was tied up in his partial ownership in Charles Krug so as a result he partnered with Ivan Schoch, Fred Holmes, and Bill Hart for his new venture. Construction of the Robert Mondavi Winery commenced immediately with designs by Cliff May and landscaping by Thomas Church. May's original design intended to reflect the Spanish mission architecture common in California from the eighteenth and nineteenth centuries.<sup>100</sup> Mondavi's initial acreage was not enough to supply his 15,000 case production goal. He enlisted various growers including the Holmes, Detert, and Horton families to supply his inaugural vintage totaling 497 tons.<sup>101</sup>

Robert's purchase created turmoil within the Stelling family. In 1960, Caroline Stelling's death had transferred control of the estate to a board of trustees for her two children. One of the trustees was Martin Stelling's nephew, Hartford Rapp Jr., who unbeknownst to the beneficiaries facilitated the sale to Mondavi. Rapp had additional plans for the property, which included a seventy-five acre commercial zone along the highway, clusters of homes throughout the vineyards, and three-acre home sites throughout the 2,200 acres of hillsides.<sup>102</sup> The aggressive development plan spurred opposition throughout the Napa Valley and ultimately resulted in legal action between Stelling's children and their trustees.

The Robert Mondavi Winery continued to expand its operations and influence in the Napa Valley. By 1967, nearly 1,000 tons of grapes were crushed, which was higher than anticipated.<sup>103</sup> That year Mondavi released his inaugural vintage of "Fume Blanc," a fanciful name inspired by the French region Pouilly-Fume, which he created to popularize the less known Sauvignon Blanc wine varietal. The wine received extended barrel aging and was fermented to dryness, not common for Sauvignon Blanc at the time. Wine writer Jancis Robinson stated, "if ever a winemaker can take credit for reversing the popularity and fortunes of a single grape variety, it must be Mondavi with what he did for Sauvignon Blanc."<sup>104</sup> The Sauvignon Blanc grape variety

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<sup>97</sup> Francis L. Gould, *Bottles and Bins*, (St. Helena: Charles Krug Winery, 1962), Volume XIV, Number 2.

<sup>98</sup> Deed, Caroline B. Landry DCSD to Robert Mondavi Winery, July 12, 1966, Napa County Records, Book 749-500.

<sup>99</sup> "Valley's First Winery In 33 Years Marks First Year of Production," *St. Helena Star*, October 26, 1967.

<sup>100</sup> Robert Mondavi, *Harvests of Joy: My Passion for Excellence* (New York: Harcourt Brace & Company, 1998), 67.

<sup>101</sup> Gunther Detert, *Sketches From My Life*, 1993.

<sup>102</sup> "Big Hillside Development at Oakville Announced at Special UNVA Meeting," January 27, 1966, *St. Helena Star*, 1.

<sup>103</sup> Nina Wemyss, Robert Mondavi Winery Historical Files, Private Collection.

<sup>104</sup> Cyril Ray, *Robert Mondavi of the Napa Valley*, (California: Presidio Press, 1984), 82.

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has since become the second most popular white wine varietal crushed in the Napa Valley and the third most popular in the state.<sup>105</sup>

In 1969, excess production stressed finances leading to the acquisition of a new partner, Sicks Rainier Brewing Company, who bought out Robert's remaining investors. The influx of new capital allowed Mondavi to engage in the second stage of winery development and purchase an additional 235 acres from the Stelling Estate in 1969.<sup>106</sup> The capital investment by Sicks Rainier allowed Mondavi to purchase the first eight rotary fermentation tanks in the United States and be one of the first to experiment with small French oak barrels for aging, now the most popular storage vessel in the Napa Valley.<sup>107</sup> In 1971, the winery released its first "Reserve" label, which helped popularize other qualitative bottle designations across the Napa Valley.<sup>108</sup> By 1972, production at the Robert Mondavi Winery exceeded 100,000 cases.<sup>109</sup>

A series of programs were introduced at this time to fulfill Mondavi's philosophy to connect food, wine, and the arts. The Margrit Mondavi Summer Music Festival commenced in 1969 and the Winter Classical Concert Series in 1973. In 1976, The Great Chefs of France program was introduced and later consolidated with the Great Chefs of America program. These programs were intended to "exchange of culinary artistry of France with the fine winemaking of California, hoping to raise the image, not only of Robert Mondavi, but also the image of California."<sup>110</sup> Many of the events and programs at the winery were created by Vice President of Cultural Affairs, Margrit Bevier, who later became Robert's second wife. According to Robert Mondavi's biography, Margrit was responsible for implementing the exhibitions of painting, sculpture, and photographs, and the annual concert series.<sup>111</sup>

Margrit Mondavi played a role in the 1976 Judgment of Paris wine tasting by assisting in the transportation of the wine. The tasting was organized by British wine merchant Steven Spurrier and his chosen wines were unable to clear customs in time. Wine Tours International, orchestrated by Joanne DePuy and attended by Margrit, agreed to transport the wine to Paris as airlines allowed two bottles per passenger.<sup>112</sup> The results of the tasting shocked the wine world in

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<sup>105</sup> United States Department of Agriculture, National Agricultural Statistics Service, "California Errata to the Grape Crush Report Crop Year 2017," [https://www.nass.usda.gov/Statistics\\_by\\_State/California/Publications/Specialty\\_and\\_Other\\_Releases/Grapes/Crush/Errata/2017/201808errata.pdf](https://www.nass.usda.gov/Statistics_by_State/California/Publications/Specialty_and_Other_Releases/Grapes/Crush/Errata/2017/201808errata.pdf) (accessed April 2, 2019).

<sup>106</sup> Deed, Caroline B. Landry DCSD to Robert Mondavi Vineyards Inc, January 13, 1969, Napa County Records, Book 800-601.

<sup>107</sup> Wemyss.

<sup>108</sup> Ibid. Fined wine has had a tiny amount of some substance—usually protein-based—added to bind with something the winemaker wants to remove, causing it to sink to the bottom of the tank or barrel, allowing the clearer wine to be poured off the top.

<sup>109</sup> Wemyss.

<sup>110</sup> Robert Mondavi, Ina Hart and T. E. Wilde. *Robert Mondavi Tape*, Napa Valley Wine Library Association (California: St. Helena Library, 1978), 17.

<sup>111</sup> Ray, 103.

<sup>112</sup> Esther Mobley, "How a Napa Divorcee Saved the Judgment of Paris," *San Francisco Chronicle*, October 24, 2018.

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that French wine experts preferred Californian wines to their own in quality.<sup>113</sup> This historic tasting marked a significant shift in the recognition of Californian wines in the world market. The top red and top white wine selected were produced by winemakers trained at the Robert Mondavi Winery including Warren Winarski (1966-1968) and Miljenko “Mike” Grgich (1968-1972).<sup>114</sup>

Robert’s relationship with his own family continued to deteriorate following his exit from Charles Krug. The Mondavi brothers vehemently disagreed and a lawsuit ensued as Robert attempted to liquidate his ownership in the family business. Not until 1977 did the court reach a final verdict. They concluded that Krug would be sold and the shares equally distributed amongst the various owners. Such a drastic conclusion brought Peter and Robert back together to create their own settlement. Robert received 429 acres of the extensive Krug vineyard holdings, including the former Schoch Vineyard.<sup>115</sup> As a result, Robert was able to buyout Sicks Rainier Brewing Company and become sole owner of the Robert Mondavi Winery.

As part of the trustee settlement, Martin’s son Doug Stelling retained a portion of the historic Far Niente Winery and vineyards. Robert Lieff of the firm Belli, Ashe, Gerry and Ellison represented Stelling during the proceedings with his trustees and became a partner in Stelling Vineyards LLC. Since Stelling’s father had intended to christen the old winery To-Kalon there remained some confusion as to whether Far Niente was in fact the historic To-Kalon cellar. Lieff obtained a fictitious business name for TOKALON prior to the realization that their building was not the historic winery. In 1979, Gil Nickel joined the partnership and renovation project began on the pre-Prohibition stone winery building.

In the late 1970s, the first history of To-Kalon was written by grape grower Gunther Detert. Detert persuaded Robert Mondavi along with vineyard manager Charlie Williams to apply the historic name to their vineyard holdings. Mondavi was initially against attaching the historic name to a wine label out of concern it would confuse customers and detract from building the Robert Mondavi brand. The following year, the Robert Mondavi Winery enlisted wine historian and author William Heintz to perform further research. Correspondence between Heintz and Tim Mondavi show that the Mondavi family was considering a To-Kalon appellation and intended to acquire rights to the To-Kalon name.<sup>116</sup> These letters also note that Doug Stelling and Robert Lieff abandoned their fictitious business name upon Heintz’ assurances that their building was in fact the historic Far Niente Winery.

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<sup>113</sup> George Taber, “Modern Living: Judgment of Paris,” *TIME Magazine*, June 7, 1976.

<sup>114</sup> Dave McIntyre, “50 years ago, Robert Mondavi transformed Napa Valley—and American Wine,” *The Washington Post*, July 23, 2016.

<sup>115</sup> Deed, Mondavi Vineyards to R M E Inc, January 3, 1978, Napa County Records, Book 1065-182.

<sup>116</sup> William Heintz to Tim Mondavi, September 18, 1979, William Heintz Files, Napa Valley Wine Library.



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Robert Mondavi's final land acquisition to his To-Kalon Vineyard took place in 1978 as a result of his settlement with his family's C. Mondavi and Sons. His children took on larger roles in the day to day operations as Robert turned sixty-five years old.<sup>117</sup>

### Post-Period of Significance

In 1979, Robert Mondavi joined forces with Baron Rothchild, owner of one of France's classified first growths, Chateau Mouton Rothschild. Mondavi had been approached by the Baron and together they created the joint venture Opus One. Their French-American partnership was one of the first of its kind and spurred international interest in the region leading to other subsequent joint ventures and foreign investment. In 1981, Mondavi sold thirty-five acres located in the Stelling extension to the partnership. The early Opus One wines included other Mondavi blocks and fruit from the Horton and Detert vineyards. The joint venture purchased two more parcels adjacent to Mondavi along the Napa River in 1983 and 1984. The "River parcel" and "Ballestra Ranch" added additional vineyard and a home site for the Opus One Winery. At the first annual Napa Valley Wine Auction in 1981, a case of 1979 Opus One sold for \$24,000 making it the highest price ever paid at auction for California wine at that time.<sup>118</sup> Frank Prial of the New York Times described Mondavi as "A tireless promoter, he was one of the first to legitimize high prices for California wines... More than anyone else, he convinced increasingly affluent Americans that fine wine was a pleasurable and intelligent way to spend their money."<sup>119</sup>

By 1983, internal maps at Robert Mondavi show the application of the To-Kalon name to the historic vineyards.<sup>120</sup> Robert Mondavi's To-Kalon Vineyard also included the Stelling Extension, historically part of the Far Niente Winery. Tim Mondavi believed that vineyard boundary philosophy should mirror that of Bordeaux: when a chateau buys its neighbor, the adjacent property becomes part of that purchasing chateau. For a short period the Opus One Winery River/Ballestra acreage along the Napa River were included in internal Robert Mondavi To-Kalon Vineyard maps and were later removed. The Horton and Detert Vineyards were the only private growers to be included as part of the Robert Mondavi To-Kalon Vineyard.<sup>121</sup>

During the mid-1980s, the Mondavis introduced numerous programs intended to impact food and wine culture across America. In 1983, the Great Chefs of America program aimed to connect food and wine and included pioneering chefs such as Julia Child and Alice Waters. In 1988, the Mondavis launched the Mission Program with the purpose of counteracting a neo-prohibitionist movement. The Mission Program emphasized that wine in daily life was part of a civilized culture. Harvest seminars and comparative tastings were implemented to further advance the understanding and perception of Napa Valley wine. The Robert Mondavi Winery became known

<sup>117</sup> Robert Mondavi's official retirement did not take place until 1990. Frank Prial, "Wine Talk," *New York Times*, December 26, 1990.

<sup>118</sup> James Laube, Wine Spectator, "Two Days that Changed the Napa Valley," June 3, 2005, [https://www.winespectator.com/webfeature/show/id/Two-Days-That-Changed-Napa-Valley\\_2562](https://www.winespectator.com/webfeature/show/id/Two-Days-That-Changed-Napa-Valley_2562) (accessed March 28, 2019).

<sup>119</sup> Prial.

<sup>120</sup> Robert Mondavi Winery. "To-Kalon Vineyard." 1983. Private Collection.

<sup>121</sup> Wemyss.; Robert Mondavi Winery, "To Kalon Vineyard," Marketing Map, 2001, Private Collection.

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as the University of Mondavi for its contributions to educating the next generation of winemakers and wine-drinkers.

A pivotal point in the evolution of the To-Kalon name took place in 1988 when the Robert Mondavi Winery trademarked the term To-Kalon. Mondavi was able to obtain the trademark by erroneously stating that the words had no significance in the wine industry, a point that would later be contested. Because trademarks cannot represent geographic place names this action also encouraged the definition of To-Kalon as a brand. The To-Kalon designation appeared first in commerce on the 1986 Robert Mondavi To-Kalon Fume Blanc Reserve and followed by the 1991 Robert Mondavi To-Kalon Cabernet Sauvignon. In 1994, the Robert Mondavi Winery registered an additional trademark for the phrase “To-Kalon Vineyard.”

In 1990, Robert Mondavi retired from day to day operations at the winery, naming his sons as managing directors and joint chief executive.<sup>122</sup> Paul Gillette, of *The Wine Investor*, described Robert’s influence as “He has probably been the most important figure in the wine industry in the last half of this century.”<sup>123</sup> That year the American Society of Enology and Viticulture awarded Mondavi their “Merit Award” and the James Beard Foundation named him “Wine and Spirits Professional of the Year.” Robert Mondavi’s retirement marks the end of the second period of significance.

The Robert Mondavi Winery had been acquiring significant debt for some time. Robert estimated the cost of replanting due to the phylloxera-susceptible AXR-1 rootstock could exceed eight million dollars.<sup>124</sup> The Mondavi family looked for additional funding and decided the solution was to take the company public. In 1993, the MOND initial public offering released 3.7 million shares at \$13.50 per share, making it the third winery to be traded on the public stock exchange.<sup>125</sup> The Mondavi family maintained control of the winery throughout the initial public offering by differentiating between class A and class B stock such that the family would always retain majority voting rights.

That same year, Beaulieu’s BV #4 was sold to former Heublein employee Andrew Beckstoffer.<sup>126</sup> Prior to the sale, Beaulieu had requested that BV #4 be an island of Rutherford within the pending Oakville American Viticultural Area, which was denied.<sup>127</sup> Beaulieu had previously been purchased by Heublein Corporation for whom Beckstoffer managed their

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<sup>122</sup> Lawrence M. Fisher, “Business People; Robert Mondavi Gives Winery Reins to Sons,” *New York Times*, December 21, 1990.

<sup>123</sup> *Ibid.*

<sup>124</sup> Robert Mondavi Winery, “Robert Mondavi Winery: Oral History 1989-1991,” Volume 1, 14.

<sup>125</sup> Associated Press, Los Angeles Times, “Mondavi Winery Sells 2.5 Million Shares in IPO,” [http://articles.latimes.com/1993-06-11/business/fi-2193\\_1\\_robert-mondavi](http://articles.latimes.com/1993-06-11/business/fi-2193_1_robert-mondavi) (accessed on March 20, 2018). MOND is the market abbreviation for the Robert Mondavi Corporation stock on the NASDAQ stock exchange.

<sup>126</sup> Deed, Heublein Inc. to Beckstoffer Vineyards II, November 24, 1993, Napa County Records, Document ID 1993-0038461.

<sup>127</sup> Richard Mendelson, *Appellation Napa Valley: Building and Protecting a National Treasure*, (Napa: Val de Grace Books Inc., 2016), 135.

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vineyards. Heublein opted to sell Beckstoffer numerous vineyard sites around the valley, including financing, to limit their liability exposure and create a consistent supply of grapes.<sup>128</sup>

The Robert Mondavi Winery had invested heavily in promoting the To-Kalon name when neighboring vintner Andy Beckstoffer expressed his interest in a To-Kalon designation for his own vineyard. Since 1999, Beckstoffer had been exchanging letters with Michael Mondavi regarding his intent to designate his holdings as Beckstoffer To Kalon and to sell fruit to various clients.<sup>129</sup> Around the same time, Cain Vineyards labeled their Napa Valley Premiere lot To-Kalon Vineyard sourced from Beckstoffer fruit. Schrader Cellars produced the first commercial Beckstoffer Original To Kalon-designated wine label. In December 2002, the Robert Mondavi Winery filed a lawsuit for trademark infringement against Schrader Cellars and shortly thereafter, a counterclaim was filed by Beckstoffer Vineyards.

In the counter claim, Beckstoffer argued that Mondavi performed false advertising and false designation of origin regarding its To-Kalon wines. Due to expansion beyond To-Kalon's original boundaries during its first period of significance, Beckstoffer stated his methodology that "Mondavi should be enjoined from including the term 'To Kalon Vineyard' as a vineyard designation on wine unless the wine comes from land that was part of the original To Kalon Vineyard owned by Crabb."<sup>130</sup> Beckstoffer claimed that Mondavi had fraudulently filled out the trademark application when they stated the word To-Kalon "cannot be translated and has no present meaning or significance in the relevant trade or industry."<sup>131</sup> The case was settled out of court, allowing Mondavi to continue To-Kalon designating its land holdings including the Horton and Detert vineyards, while Beckstoffer was granted licensing rights to the To-Kalon trademark. Beckstoffer re-licensed the vineyard designation "Beckstoffer To Kalon Vineyard" to clients who incorporated it into their wine labels.

By 2004, extensive charitable pledges made by Robert and Margrit Mondavi to UC Davis, Copia, and Stanford University began to negatively affect the MOND stock value, and as a result, their financial situation. The board of directors demanded a restructuring of control and recapitalization to regain investor confidence. The family decided to sell off a percentage of their class B stock holdings to satisfy the demands. Acting on behalf of their shareholders, the board opted to offer the Robert Mondavi Winery and subsidiary brands for sale. On December 22, 2004, Constellation Brands purchased the remaining MOND class A stock for \$56.50 per share and class B stock for \$65.82 per share for a total of \$1.36 billion.<sup>132</sup>

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<sup>128</sup> William Andrew Beckstoffer, Interview by Carole Hicke, *Premium California Vineyardist, Entrepreneur: 1960s-2000s*, Wine Spectator California Oral History Series, 2000, 39.

<sup>129</sup> Beckstoffer does not hyphenate his spelling of To-Kalon and as a result of their settlement, Mondavi no longer does either. In 2001, Beckstoffer trademarked both Crabb Vineyards and Hamilton Crabb Vineyards, both of which were eventually abandoned.

<sup>130</sup> *Robert Mondavi Winery v. Schrader Cellars*, C02-5311 MMC, 9 (D.C. Cir 2003).

<sup>131</sup> *Beckstoffer Vineyards II v. Robert Mondavi Winery*, C02-5743 EMC, 5 (D.C. Cir 2002).

<sup>132</sup> Constellation Brands, "Constellation and Mondavi Sign a Definitive Merger Agreement," <http://www.cbrands.com/news-media/constellation-and-mondavi-sign-definitive-merger-agreement> (accessed March 20, 2018).

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Following Mondavi's death in 2008, numerous proclamations were made regarding his many contributions to the wine industry. Governor Arnold Schwarzenegger released a statement, "It's hard to imagine anyone having more of a lasting impact on California's \$20 billion-a-year wine industry than Robert Mondavi... a tireless entrepreneur who transformed how the world felt about California wine, and an unforgettable personality to everyone who knew him."<sup>133</sup> Wine critic Robert Parker added that, "He [Robert Mondavi] was the single greatest influence in this country with respect to high quality wine and its place at the table."<sup>134</sup>

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<sup>133</sup> The Associated Press, NBC News, "Winemaking Patriarch Robert Mondavi Dies," May 16, 2008, [http://www.nbcnews.com/id/24671254/ns/business-us\\_business/t/winemaking-patriarch-robert-mondavi-dies](http://www.nbcnews.com/id/24671254/ns/business-us_business/t/winemaking-patriarch-robert-mondavi-dies), accessed March 28, 2019.

<sup>134</sup> Ibid.

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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 # HALS-CA-139

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Napa County Landmarks, St. Helena Wine Library, Sonoma State University Northwest Information Center, UC Berkeley Environmental Design Archives, UC Davis Shields Library Special Collections, Early California Wine Trade Archive

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreege of Property** 825 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

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Name of Property

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- |               |           |            |             |
|---------------|-----------|------------|-------------|
| 1. Latitude:  | 38.431886 | Longitude: | -122.398687 |
| 2. Latitude:  | 38.423181 | Longitude: | -122.392054 |
| 3. Latitude:  | 38.421068 | Longitude: | -122.394628 |
| 4. Latitude:  | 38.419384 | Longitude: | -122.396546 |
| 5. Latitude:  | 38.416736 | Longitude: | -122.399765 |
| 6. Latitude:  | 38.418573 | Longitude: | -122.401528 |
| 7. Latitude:  | 38.420129 | Longitude: | -122.402999 |
| 8. Latitude:  | 38.422075 | Longitude: | -122.406403 |
| 9. Latitude:  | 38.423275 | Longitude: | -122.404804 |
| 10. Latitude: | 38.427834 | Longitude: | -122.402400 |
| 11. Latitude: | 38.424826 | Longitude: | -122.404880 |
| 12. Latitude: | 38.424628 | Longitude: | -122.411638 |
| 13. Latitude: | 38.424609 | Longitude: | -122.412535 |
| 14. Latitude: | 38.428370 | Longitude: | -122.416300 |
| 15. Latitude: | 38.427361 | Longitude: | -122.418210 |
| 16. Latitude: | 38.429851 | Longitude: | -122.420542 |
| 17. Latitude: | 38.434778 | Longitude: | -122.419882 |
| 18. Latitude: | 38.437954 | Longitude: | -122.422047 |
| 19. Latitude: | 38.438468 | Longitude: | -122.421289 |
| 20. Latitude: | 38.436881 | Longitude: | -122.419598 |
| 21. Latitude: | 38.442913 | Longitude: | -122.408593 |
| 22. Latitude: | 38.437385 | Longitude: | -122.403584 |
| 23. Latitude: | 38.435322 | Longitude: | -122.401837 |
| 24. Latitude: | 38.434167 | Longitude: | -122.400762 |

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

The To-Kalon Vineyard boundary encompasses the following APNs: 027-280-012-000, 027-280-013-000, 027-280-014-000, 027-280-016-000, 027-280-017-000, 027-280-019-000, 027-280-022-000, 027-280-066-000, 027-280-067-000, 027-280-015-000, 027-280-023-000, 027-280-040-000, 027-280-063-000, 027-280-064-000, 027-280-065-000, 027-280-068-000, 027-390-001-000, the northern portion (0.8 acre) of 027-280-073-000, 027-480-023-000, 027-480-024-000 and 027-480-031-000.

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**Boundary Justification** (Explain why the boundaries were selected.)

The To-Kalon Vineyard boundaries are those historically associated with the district during the two periods of significance. During the second period of significance, Robert Mondavi resurrected the To-Kalon Vineyard name. Mondavi included the neighboring Detert and Horton vineyards within his To-Kalon Vineyard boundaries as the only private growers.<sup>135</sup> In addition to lands previously associated with Crabb, the boundaries were extended south of the Oakville Grade Road to include property previously part of Martin Stelling Jr.'s "To-Kalon Vineyards" and the pre-Prohibition Far Niente Winery.

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**11. Form Prepared By**

name/title: Graeme MacDonald  
organization: \_\_\_\_\_  
street & number: PO Box 91  
city or town: Oakville state: CA zip code: 94562  
e-mail [info@macdonaldivineyards.com](mailto:info@macdonaldivineyards.com)  
telephone: (707) 225-7264  
date: July 2018; Revised January, April, May 2019

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**Additional Documentation**

Submit the following items with the completed form:

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

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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<sup>135</sup> Wemyss.

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### Photo Log

Name of Property: To-Kalon Vineyard  
City or Vicinity: Oakville  
County: Napa  
State: California  
Photographer: Graeme MacDonald  
Date Photographed: June 2018; May 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 25 Front façade of Detert House (contributor), view southwest.
- 2 of 25 Rear façade of Detert House (contributor), view northeast.
- 3 of 25 H. W. Crabb Gardens (contributor) and front façade of H. W. Crabb House (noncontributor), view west.
- 4 of 25 H. W. Crabb Gardens (contributor) and south façade of H. W. Crabb House (noncontributor), view north.
- 5 of 25 H. W. Crabb House Bridge (contributor), view east.
- 6 of 25 Pre-Prohibition To-Kalon Winery Bridge (contributor), view west.
- 7 of 25 Infrastructure in To-Kalon Creek associated with Pre-Prohibition To-Kalon Winery (contributor), view east.
- 8 of 25 Walnut Drive Bridge (contributor), view southeast.
- 9 of 25 To-Kalon Vineyard (contributor) from 1494 Walnut Drive, view southeast.
- 10 of 25 Front façade of Robert Mondavi Winery entrance arch (contributor), view west.
- 11 of 25 Rear façade of Robert Mondavi Winery entrance arch (contributor), view east.
- 12 of 25 Interior, To-Kalon Cellar at Robert Mondavi Winery (contributor), view west.
- 13 of 25 To-Kalon Vineyard (contributor) Robert Mondavi Winery Monastery Block, view east.
- 14 of 25 To-Kalon Vineyard (contributor) Robert Mondavi Winery I-Block, view west.

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- 15 of 25 To-Kalon Vineyard (contributor) Robert Mondavi Winery I-Block Sauvignon Blanc, view southeast.
- 16 of 25 Robert Mondavi Winery Labor Camp buildings (contributors), view south.
- 17 of 25 Opus One Creekside Offices (contributor), view south.
- 18 of 25 REDACTED
- 19 of 25 REDACTED
- 20 of 25 To-Kalon Vineyard (contributor) Horton old vine, view south.
- 21 of 25 Horton Cottage (noncontributor), view east.
- 22 of 25 UC Davis Oakville Station (noncontributor), view north.
- 23 of 25 Welcome Napa Valley Sign (contributor), view west.
- 24 of 25 To-Kalon Vineyard (contributor) Opus One Q Blocks, view north.
- 25 of 25 Pre-Prohibition loading ledge (contributor) with Opus One Creekside Offices (contributor) in background, view west.

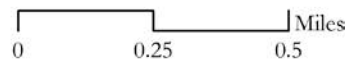
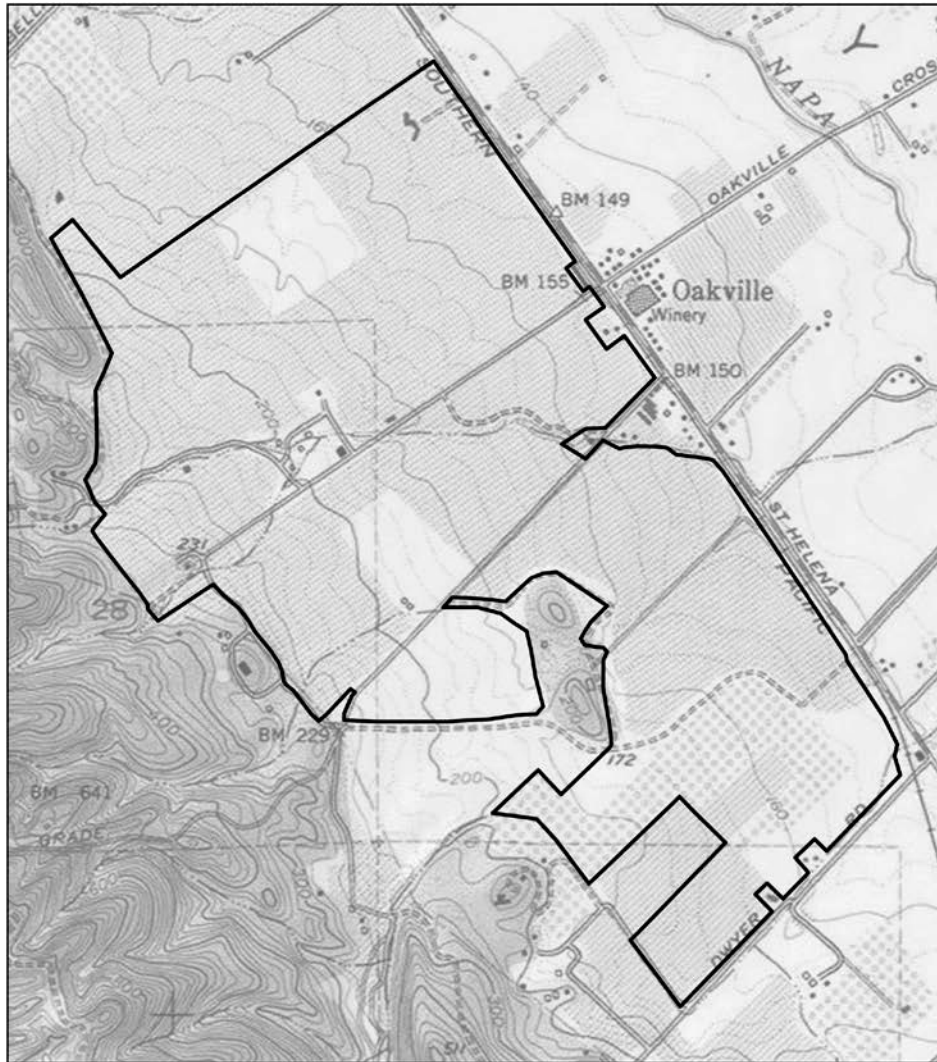
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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 100 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.

To-Kalon Vineyard  
Name of Property

Napa, California  
County and State

### Boundary Map



NAD 1983 StatePlane  
California II FIPS 0402 Feet\_1

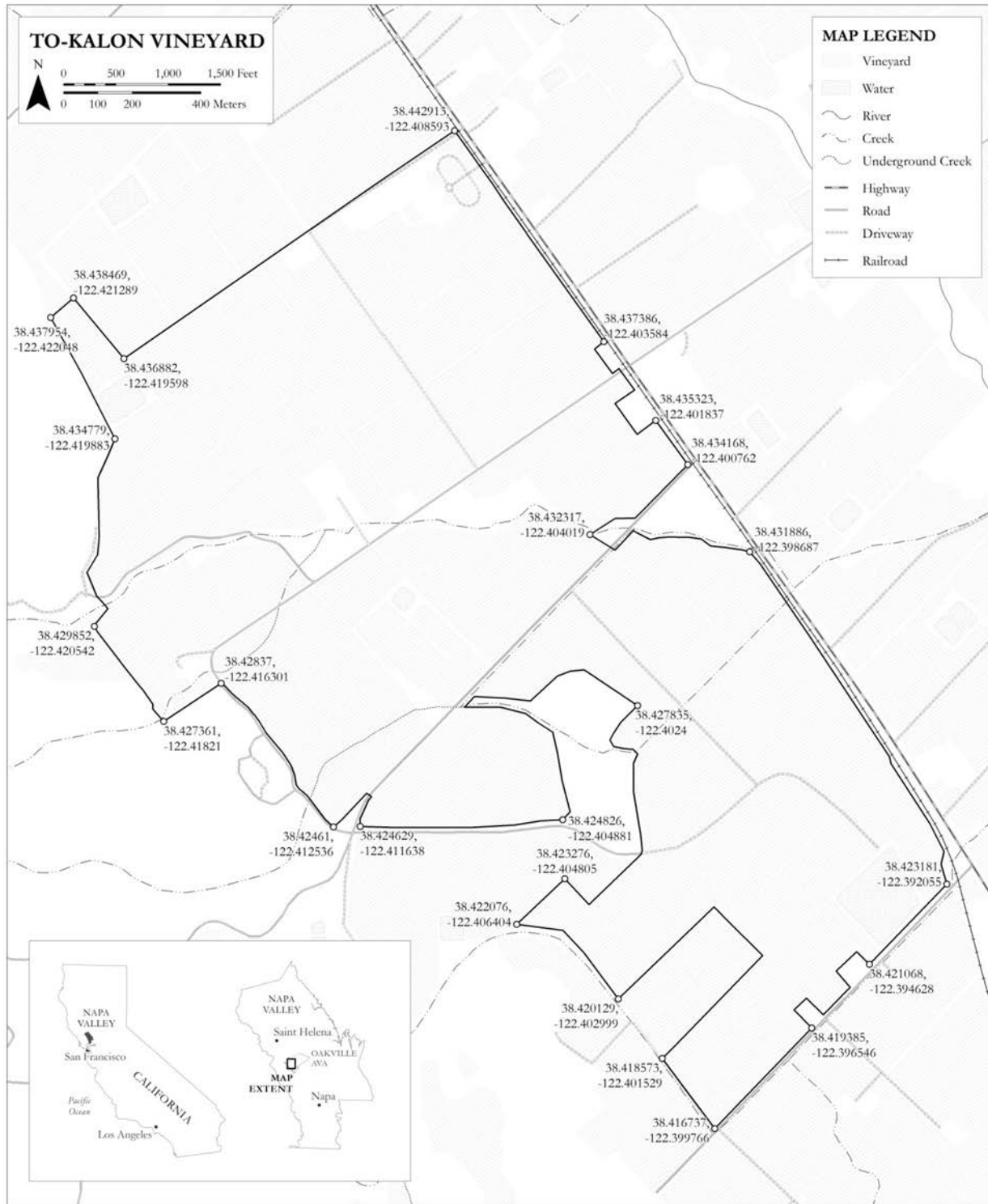




To-Kalon Vineyard  
Name of Property

Napa, California  
County and State

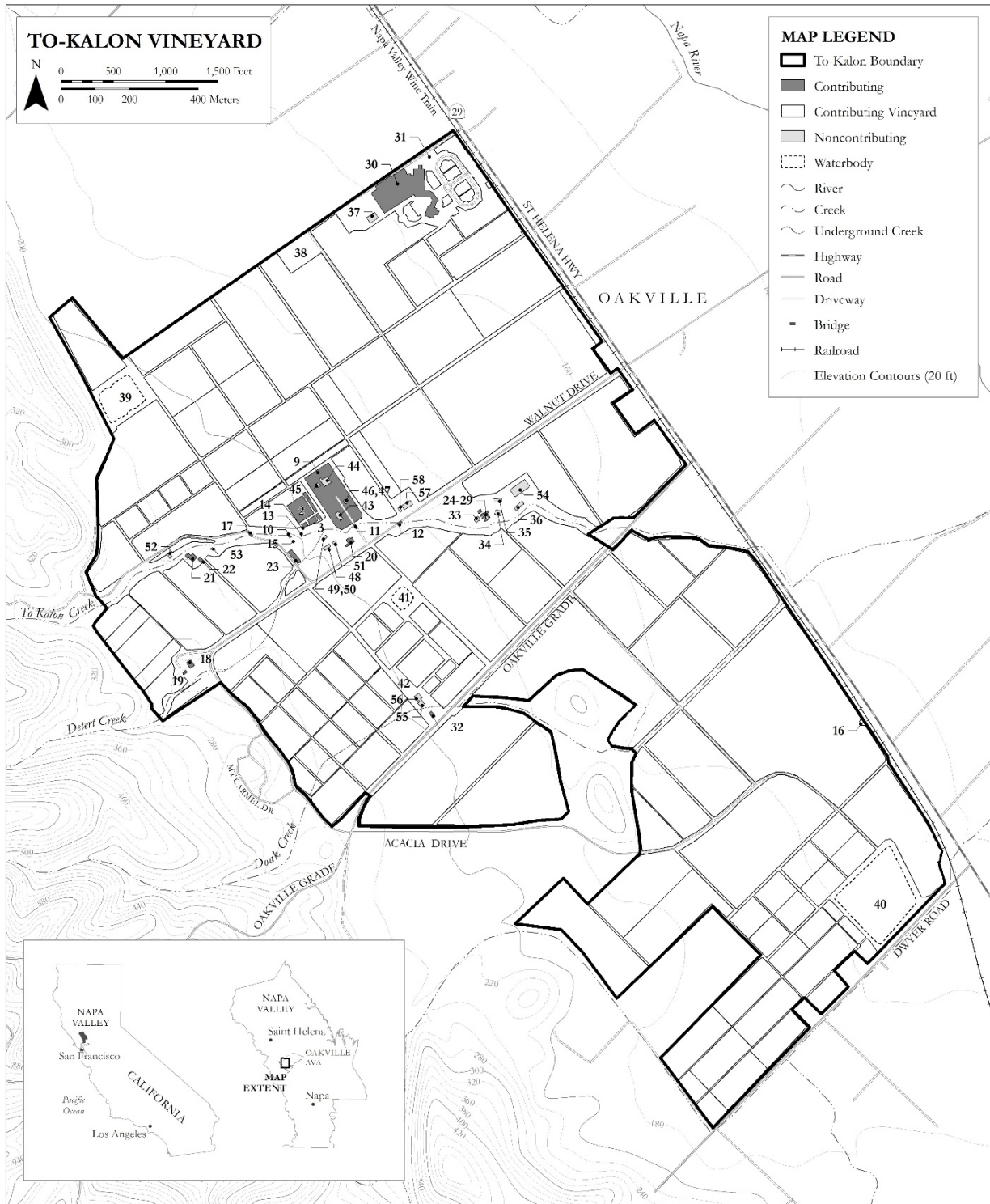
### Location Map



To-Kalon Vineyard  
 Name of Property

Napa, California  
 County and State

**Sketch Map**



To-Kalon Vineyard  
Name of Property

Napa, California  
County and State

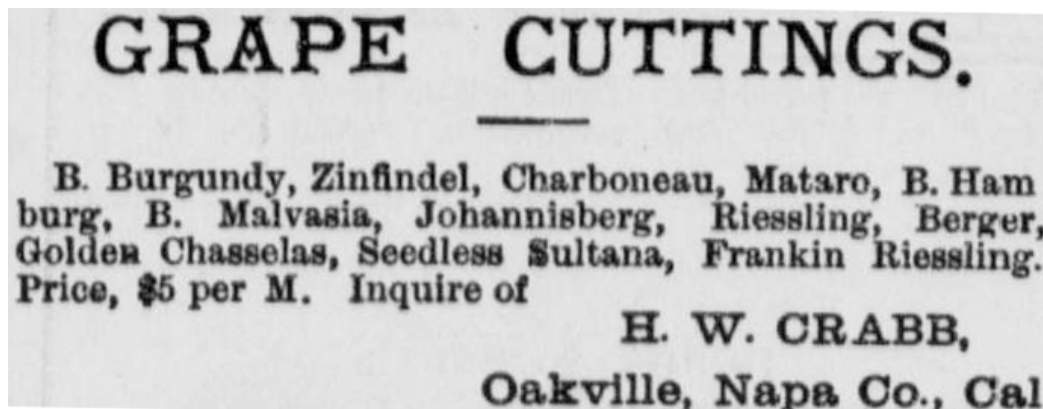
### Photo Key



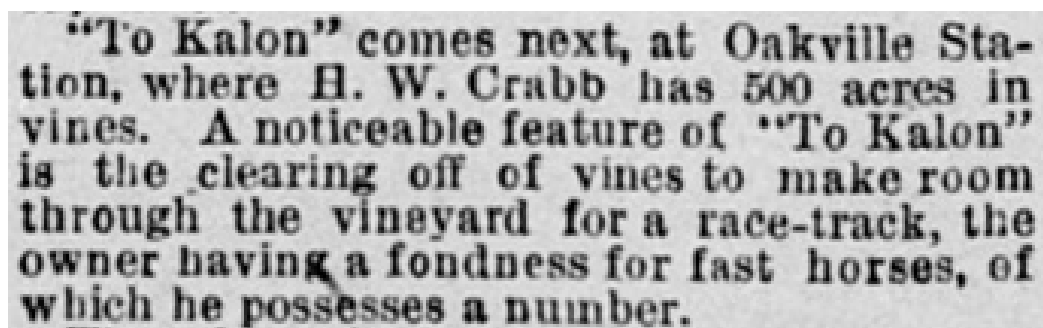
To-Kalon Vineyard  
Name of Property

Napa, California  
County and State

**Figure 1.** "Grape Cuttings," *Pacific Rural Press*, January 29, 1881



**Figure 2.** Description of To-Kalon and Horse Racing Track, from "Napa Valley as Viewed From The Car Windows," *San Francisco Call*, Volume 68, Number 141, October 19, 1890.



To-Kalon Vineyard  
Name of Property

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**Figure 3.** Pre-Prohibition To-Kalon Winery Facing West, from William Heintz, *Wine County: A History of Napa Valley: The Early Years 1823-1920* (Santa Barbara: Capra Press, 1990), 208.



**Figure 4.** To-Kalon Winery Interior, from Frona Eunice Wait, *Wines and Vines of California or a Treatise on the Ethics of Wine Drinking* (San Francisco: The Bancroft Company, 1899), 36.

