

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: Chateau Pacheteau
 Other names/site number: Wallis Family Estate Winery
 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: 1670 Diamond Mountain Road
 City or town: Calistoga State: California County: Napa
 Not For Publication: N/A Vicinity: N/A

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**

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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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:) _____

Signature of the Keeper

Date of Action

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>2</u>	<u>2</u>	buildings
<u> </u>	<u>1</u>	sites
<u> </u>	<u>2</u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>5</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

AGRICULTURE/SUBSISTENCE: Agricultural outbuilding

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single dwelling

AGRICULTURE/SUBSISTENCE: Agricultural outbuilding

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Romanesque: Richardsonian Romanesque

LATE VICTORIAN: Renaissance: Italian Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Chateau Pacheteau: *Foundation:* Concrete, *Walls:* Stone, Sandstone, *Roof:* Wood Shingle

Carriage House: *Foundation:* Stone, *Walls:* Wood Weatherboard, *Roof:* Metal, Aluminum

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.)

Summary Paragraph

Chateau Pacheteau is located at 1670 Diamond Mountain Road, Calistoga, California, encompassing 18 acres of property surrounded by forested land. The property includes Chateau Pacheteau, a four level residence constructed in 1906 that is an unusual example of stone church architecture. Also contributing is the detached Carriage House, a two story frame barn with a central cupola, square in plan, which rests upon a stone foundation west of Chateau Pacheteau. Noncontributing resources include a guest house known as Lake House, man-made lake, tennis court, and estate manager office. The guest house is rectangular in plan, with a gable roof and a wood pergola covering the adjacent patio. The estate manager office, located near the entry gate, is rectangular in plan. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association. The condition of both buildings is good, requiring only minor maintenance.

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Narrative Description

Diamond Mountain Road winds through tree covered hills, leading up to Chateau Pacheteau along its western border. Pacheteau Road leads off of Diamond Mountain Road at the south-eastern point of the property and runs along the property's southern border. Following Pacheteau Road for approximately five hundred feet reveals the property's entrance gate. Moving past these, a tree lined, gravel road leads past the noncontributing estate manager house to the west and Lake House to the east, culminating in a loop with the Carriage House to the west and Chateau Pacheteau to the east. A large man-made lake lies south of these buildings, with the bordering trees removed to allow views between the water and the buildings. Areas of cleared land exist north, northeast, and northwest of Chateau Pacheteau, along with an area southwest of the Carriage House, that served as vineyards at the time of construction. A dense row of trees separate the property from additional vineyards lying north of the property, with forested land lying to the east, south, and west.

Chateau Pacheteau (Contributing Building)

Chateau Pacheteau, a 35 ft. x 80 ft. rectangular shaped building built in 1906, faces north, overlooking the surrounding forest land to the north and east, the lake to the south, and the Carriage House to the west. It was commissioned by Jacques Pacheteau, with W.A. Harrison of St. Helena in charge of carpentry and the masonry completed by Bennasini & Maggetta. An unusual example of church architecture, Chateau Pacheteau resembles the Richardsonian Romanesque style made popular in America in the nineteenth century by noted American architect Henry Hobson Richardson. The most prominent feature of the style is seen in the rusticated masonry exterior walls, which exaggerate the mass of the building and are broken up with refined, horizontal stone belt courses running across the entire building. Other defining features include the use of the semi-circular arch for wall openings and decoration, cavernous door openings, deep-set windows.

The most unusual feature is the defensive stepped false front façade including a crenellated parapet composed of crenels and merlons, which appear again above the stone portico below. The parapet obscures the wood shake covered gable roof behind it. At the midpoint of the building beyond the parapet, the third level ends and a second gable roof of the same material covers the remainder of the building at the second level. A smaller, flat roof extends off the southwest corner of the building, covering a porch at level two, which covers 4 parking stalls below at ground level, defined by the structural members supporting the porch.

The level of the site is a few feet higher on the west side of Chateau Pacheteau, sloping down to the lower level on the east side. Due to this change in elevation a stone retaining wall was placed along the west and south sides to hold the ground away from the building, allowing light into the windows on level one. Stone steps lead up to the back entrance door at level two on the south elevation, while a ramp along the south side, supported by a masonry foundation, leads to the

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open porch protruding from the southeast corner. Stone steps lead up to the side entrance door and to the porch on level two on the east façade.

Exterior

North Elevation – Entry Elevation

The north (principal) façade is symmetrical, with the ground gently sloping upwards to the west of the building. The lowest level (level one) is defined by a combination of grey and crème colored stone, with quoin stones defining the corners in a toothed pattern of headers and stretchers. A stone stringcourse divides level one from the rest of the façade, with all stones above possessing only the crème shade. While level one contains only rusticated stones of varying sizes, the stones above the stringcourse run in horizontal bands of rusticated stones broken up by refined, horizontal stone belt courses.

An entrance portico extends from the center of level two, resting on a stone foundation, with stone steps flanked by low walls leading up to an arched opening. The sides of the portico contain an arched opening of the same proportions as the front entrance, with stone barriers fitted between the walls. Each opening is framed by voussoirs and a center keystone, with the entrance keystone engraved with the year of construction “1906.” Through the entrance portico is a wooden entrance door topped by a glass lunette. The arch of the door lunette matches the arch of the portico opening.

Level one has one small, wood, swept head, double hung, divided-lite windows on either side of the stone portico foundation, with the same pattern of quoin stones on the sides of the opening as seen on the corners of the façade with voussoirs framing the window head. Directly above these, on level two, are two larger, wood, true arch, double hung windows framed with voussoirs and a center keystone. Level three contains three windows of similar height and smaller width than the level two windows, with the outside two directly above the windows below and the middle window centered above the entrance door below. These are wooden, double-hung, swept head windows framed by voussoirs and a center keystone. Level four (attic level) contains one central wooden, swept head, double hung window, smaller in width and height than the level three windows but of the same style.

The crenellated parapet, which covers the gable roof beyond it, steps up twice on each side to the center, with each step containing crenels and merlons completed with an end post.

East Elevation – Side Entry Elevation

The wooden shakes of the gable roof covering the northern half of the façade, above level four, can be seen from the east elevation, along with the stone chimney protruding through the roof. The hip roof covering the southern half of the façade, which only consists of level one and two, utilizes the same wooden shakes. Wooden gutters line these roofs, with a downspout located on the right side of the façade.

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An open patio protrudes from the southern half of the façade supported by steel columns, exterior steel beams, and wood framing through the center. A short wall made up of four horizontal courses of rough stones rise above the steel beam, topped with a wood sill to which wood columns attach and rise up to support a flat roof. The flat roof is framed by wood members, topped with bricks, and lies below the hip roof atop the building. The wood columns line up with the steel columns below, creating four bays. Three bays are the width of the southern half of the building, with the fourth bay extending south of the building. The open spaces below the porch set up between the structural columns define the space for four parking stalls.

Level one has three windows and double door on the southern side of the façade, below the porch. A stone stairway leads up to the level two entrance in the center of the façade. To the right of the stairs is a short double door, adjacent to a medium sized window and two smaller windows. All of the openings on level one are framed with quoins along the sides and voussoirs along the head. Level two contains three wooden, double hung, swept head windows, each framed in a bay opening of the porch. The arched entrance door is deeply set back into the stone façade, with refined stones lining the entryway. The door is wooden with a glass lunette above. To the right of the entrance are two large, double hung, true arch windows with a small arched window centered between them. Level three on the northern half of the façade contains three swept head windows with the center one offset a few feet below the outer two. All of the openings on level two and three are framed with voussoirs and a keystone.

South Elevation – Back Entry Elevation

The south elevation reveals the two-level, southern half of the building with its hip roof upfront, with the four-level, northern side of the building with the gable roof beyond. The façade of the northern half of the building contains two wooden, double hung, swept head windows at level four (attic level) on either side of the hip roof below, framed by voussoirs and a keystone. The porch extends to the east of the façade at level two, with a ramp atop a stone foundation leading up to the porch floor. Decorative iron railings flank the ramp, beyond which stone steps lead up to the back entrance door. The wooden door is set deep into the stone façade and is topped by a glass lunette. The arched opening is framed by voussoirs.

The ground slopes up to the second level to the west of the façade, with a retaining wall separating the rising ground and the building. A few feet exist between them, allowing light into the level one windows while also creating a path around the building. Level one contains two windows to the right of the stair, and a smaller window to the left of the stair, each being a wooden, double hung, double-lite window framed by quoins on the sides and voussoirs on the head.

West Elevation

Most of level one is blocked from view on the west elevation from the higher ground level, which is separated from the building with a stone retaining wall. This wall, continued along the southern edge of the building, allows light into the lower windows and creates a path around the building. Level one contains four small wooden, double hung, double-lite windows framed with

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quoins on the sides and voussoirs on the head. The southern half of the façade displays four tall wooden, swept head, double hung windows on level two. The northern half of level two contains three wooden, true arch, double hung windows. Level three exists on the northern half of the façade, containing three wooden, double hung, swept head windows, with the center window sized smaller than the outer two.

The gable roof above the northern half of the façade is penetrated with a stone chimney to the left of façade. The hip roof covering the southern half of the façade drops down to cover the lower elevation of the building. Both roofs display wood shakers and are lined with a wooden gutter system.

Interior

Level one is used for storage, and houses the four parking stalls on the east side. Wood paneling painted white and green covers the stone walls, interior walls, and ceilings of the storage rooms in some areas. In others, the interior side of the stone walls and heavy-timber framing used to support the level two floor are exposed. Wood frames surround all of the windows on the interior, and the flooring is a combination of concrete and tile.

Level two has an interior hallway connecting the north and south entrances and flanked by rooms including bedrooms, kitchen, living room, dining room, family room, storage room and an office. Each room is detailed with wood trim, wood base boards, wood chair molding, and wood door frames. The southern portion of level two is detailed with wood paneling from the ceiling to the floor. Level three is mostly covered with wall paper in the rooms, with wood trim detailing. Level four is an open attic space with wood paneling. The interior paneling is of local redwood.

Carriage House (Contributing Building)

The two story wood frame Carriage House was constructed alongside Chateau Pacheteau in 1906, and consists of 5,000 square feet with an additional 1,200 square foot outdoor crush pad. It was designed by William Corlett, a renowned turn of the century architect of the time. Corlett introduced the inventive engineering of the truss bracing system into the design, creating a specially detailed hanging second floor designed to allow unobstructed turning of carriages within the building.¹ This, along with the fine louvered cupola on the high pitched hipped roof make this building unique. The Carriage House may have had additional cellar space under the rear portion of the building.

The exterior of the Carriage House is clad in lap siding with two large, sliding barn doors on the southwest and southeast façades. Large wood windows are found on each façade of the building, allowing the interior to be flooded with natural light. The hip roof covering the building is made of corrugated steel, as is the hip roof covering the cupola. The cupola is square in shape, known as a belvedere.

¹ Juliana Inman, "Wallis Family Estate Winery, Calistoga, California: Historical Findings" 12 Mar. 2008.

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There has been additional back-fill added at the rear of the Carriage House obscuring the original stone foundation wall. The overall condition of the Carriage House has been well preserved throughout its lifetime and is used as offices, storage, and living space.

Vineyards (Noncontributing Site)

The vineyards on the property were cleared and planted at the time of construction of Chateau Pacheteau, in 1906. The vineyard areas remained in active production until the passage of the Eighteenth Amendment to the Constitution, beginning the time of Prohibition. During the 1920s, the vineyards ceased to be productive, and remain cleared of vines. Due to a loss of integrity, the vineyards are noncontributing.

Guest House (Noncontributing Building)

Built in 1995, Lake House postdates the period of significance. Lake House is rectangular in plan, covered by a gable roof. It rests at the south-west end of the lake with the long axis of the house oriented for a view of the lake. Along this façade facing the lake, five sets of double doors with one large single-lite each break up the façade, while a large dormer with round look out windows rises from the roof in the center. A rounded stair gently rises from the pathway around the lake up to the Lake House and gently falls back down, creating a continuous stair from the pathway. A stone retaining wall holds back the soil, allowing the stair to move up to the higher ground level. A wood pergola covers the patio adjacent to the house, which has a stone floor beneath it, surrounded by vegetation. The family living on the property resides in this building.

Estate Manager Office (Noncontributing Building)

Built in 1975, the estate manager office postdates the period of significance. The office is rectangular in plan and is located near the entry gate. The building is split into two levels, each covered by a hip roof, with a cupola resting above the higher level roof.

Lake (Noncontributing Structure)

The lake was created in 1985, and postdates the period of significance. It is used to irrigate the landscape along with serving as an aesthetic addition to the property.

Tennis Courts (Noncontributing Structure)

The tennis courts were built in 1987, and postdate the period of significance. They are sited away, and are not visible, from the historic, contributing resources.

Alterations

A swimming pool was built in 1978, and removed in 2014. It was rectangular in shape with a semi-circular protrusion at the center of the southern edge of the pool. It was removed so that the land previously used for the vineyard can once again be farmed and contribute to the property when it is once again functioning as a winery complex.

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Historic Integrity

Chateau Pacheteau retains all seven aspects of integrity including location, setting, design, materials, workmanship, feeling, and association. Chateau Pacheteau and the Carriage House building have changed relatively little throughout history, with only minor additions of upgraded mechanical systems, retaining their integrity of design, materials, and workmanship. Chateau Pacheteau and the Carriage House remain in their original locations, keeping integrity of location. The original vineyard lands remain unbuilt upon, cleared for future vineyard uses. The swimming pool that had been constructed on the easternmost area of the vineyard adjacent to Chateau Pacheteau has been removed and the land reverted back to cleared land ready for planting as it was historically utilized. The physical environment surrounding the property has changed little since the time of original construction, keeping integrity of setting. The setting remains rural, with small buildings and structures to facilitate the agricultural life of Napa County, also retaining integrity of feeling and association.

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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

ARCHITECTURE

Period of Significance

A: 1906 - 1920

C: 1906

Significant Dates

1906

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Harrison, W.A (Chateau Pacheteau: carpentry)

Bennasini & Maggetta (Chateau Pacheteau: masonry)

Corlett, William (Carriage House)

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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.)

Chateau Pacheteau is eligible for listing in the National Register of Historic Places under Criterion A in the area of Agriculture for its association with the viticulture history of Napa County. As an early example of a mountain vineyard farm complex, the property illustrates trends in viticulture and agriculture in Napa County during the early twentieth century. The period of significance is 1906 when Chateau Pacheteau was constructed through 1920, when active vineyard production ceased due to passage of the Eighteenth Amendment to the Constitution (Prohibition), and the vines were cleared. The property is also eligible under Criterion C in the area of Architecture, as both the Chateau Pacheteau and Carriage House are notable examples of early twentieth century architecture, embodying distinctive characteristics of their building type and period. Constructed in 1906, Chateau Pacheteau exhibits character defining features of church architecture in the Romanesque Revival style that became popular in America in the nineteenth century. The Carriage House was designed by William Corlett, a renowned turn of the century architect, in the Italian Renaissance style. The winery is an outstanding contributor to the architectural heritage of California. The period of significance under Criterion C is 1906, the year of construction.

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

Criterion A: Agriculture

Wine Production in Napa County

The forming of today's Napa County began 150 million years ago, as tectonic plate movement and volcanic activity began contributing to the complex and highly varied soil compositions found throughout the hillsides. The area's topography was created through the San Andreas Fault. Over one hundred soil variations exist in the county, making it one of the most diverse wine regions in the world with each site distinct from its neighbor.²

Commercial viticulture in the area began with Hernando Cortés implementation of *Leyes Nuevas* (New Laws) in 1524. "Introducing Spanish vines in the country as much as possible, they are required to graft shoots on the native [wild] vine stock which they have, or to replant it."³ The domestic Mexican vines were then imported to Lower California, where the Jesuit missionaries began to cultivate them, producing wine by 1767. This "Mission" grape, a large reddish-black berry, matured early full of sweet juice and was cultivated by planting the shoots two and half

² Napa Valley Vintners, n.p., 2014, http://napavintners.com/napa_valley/history.asp (accessed 1 October 2014).

³ Irving Mckee, "The Beginnings of California Winegrowing," *The Quarterly: Historical Society of Southern California* 29.1 (March 1947): 59-71 http://www.jstor.org/stable/41168117?seq=1#page_scan_tab_contents (accessed 25 September 2014), 59.

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feet below plowed soil.⁴ The domestic vines, which were prominent in California until 1833, are evidenced to all be descended from this original vine. These were mostly used for religious purposes, and passed along to local consumers.⁵

As the American wine-drinking culture expanded during the eighteenth century, so did the productivity of wine agriculture in California through modernization of cultivation, advancing technology, increased transportation capabilities, as well as marketing endeavors.⁶ By the 1880s, wine production in California exceeded five hundred thousand gallons per year, more than any other US state. The largest of these wine producing vineyards were found in Anaheim and Los Angeles, until a bacterium with no found cause or cure, known as Pierce's disease, caused a drastic decline of wine production in these areas. This crisis led investors to move their interest north from the affected areas, settling into great bulk winery establishments in San Francisco and its surrounding areas, reaching Sonoma by 1824. Up until this time, the mission grape varieties were all that were known in the area. This changed with the introduction of European varieties by the winegrowing Frenchman Jean Louis Vignes in 1833.⁷ His 104 acre vineyard, located west of the river near Los Angeles, was purchased for Vignes to experiment with the various varieties of which he brought over from France.⁸ He has been referred to as the father of the wine industry, being the first winemaker in the area to age large quantities of his vintages, and also influencing a number of French wine makers to relocate to California.

The well-established wine making business in California reached Napa County in 1836, when George C. Yount planted the first grapes in the county. Yount, a trapper and migrant hailing from South Carolina, migrated west, settling into what is now known as Yountville. Yount began his wine producing career with Mission vines procured from General Vallejo of Sonoma. Though being of poor quality, in both color and flavor, they were the only vines available to him at the time.⁹

The viticulture revolution of Napa Valley took place between 1840 and 1900, with most of the planting on the mountains and valley being completed by Chinese labor, with owners from eastern United States and Europe.¹⁰ The climate of the region allowed for this blossoming of wine production, creating ideal conditions for high quality wine manufacturing. The cool night temperatures allowed the ideal acidity to develop as grapes ripen.¹¹ By the end of nineteenth

⁴ Mckee, 60.

⁵ Victor W. Geraci, "Fermenting a Twenty-First Century California Wine Industry," *Agricultural History* 78.4 (2004): 438-65 http://www.jstor.org/stable/3744795?seq=1#page_scan_tab_contents (accessed 11 October 2014), 441.

⁶ Geraci, 442.

⁷ Mckee, 63.

⁸ Mckee, 63.

⁹ Maynard A. Amerine, "The Napa Valley Grape and Wine Industry," *Agricultural History*, Agriculture in the Development of the Far West: A Symposium 49.1 (1975): 289-91 <http://www.jstor.org/stable/3742140?Search=yes&resultItemClick=true&searchText=The&searchText=Napa> (accessed 23 September 2014), 289.

¹⁰ Amerine, 289.

¹¹ Amerine, 289.

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century, the acreage dedicated to grape planting had risen from 3,400 acres in 1840 to 21,000 acres and the number of wine cellars escalated from 49 to 166.¹²

The first hurdle the area had to overcome during this growth period was the vines susceptibility to pests, namely the aphid family insect of phylloxera. After arriving in Napa Valley, phylloxera attacked vineyards through the 1880s and 1890s.¹³ However, the application of phylloxera-resistant rootstocks was well known by the time it reached the area, and the infected vineyards were replanted promptly.

Prohibition presented a new obstacle to the wine industry in Napa Valley in 1919 with the passage of the Eighteenth Amendment to the Constitution. In order to sustain themselves during this period, which lasted until 1933 with the Twenty-first Amendment repeal, some vintners diversified their fields or utilized creative sales tactics, while others were forced to close their doors.¹⁴ After the repeal of Prohibition the industry began to recover, becoming one of the most important agricultural industries in the State of California by the late 1950s.

Jacques Pacheteau (1852-1919)

Jacques Pacheteau made his entrance into the Napa viticulture scene in 1906. The New York wine merchant, who was born and raised in France, originally came to the United States as a young man working as a dyer and cleaner. He became very successful in the making and selling of wine, shipping the bulk of his product across the country, selling it in New York, and traveling between the two locations, managing his business. Along with erecting Chateau Pacheteau and Carriage House, he also cleared and planted his own vineyards near the property.¹⁵ During this endeavor, the *St. Helena Star* reported, "Other important up-valley improvements will be found progressing at the recently purchased home of Jacques Pacheteau, the New York wine merchant, in the foothills near Mrs. A.C. Furniss's place about seven miles northwest of St. Helena."¹⁶ After describing the work being conducted on the palatial stone residence, the article also noted "Mr. Pacheteau has a force of men at work preparing a large acreage of land for planting grape vines and is making other improvements."¹⁷

Pacheteau's winery was located on what came to be known as "Diamond Mountain." This region was said to be a somewhat ill-defined mountain that rises to approximately 2,375 feet. The name is still widely recognized and is thought of almost exclusively as its own Napa County geographic region. It was derived from volcanic glass crystals found in various places along hillside streams in Teale Canyon. Although the hillsides were steep and it was difficult to prepare

¹² *Directory of the Grape Growers, Wine Makers and Distillers of California, and of the Principal Grape Growers and Wine Makers of the Eastern States*. Sacramento: California Board of State Viticultural Commissioners, 1891, 4.

¹³ California Department of Transportation (Caltrans), *A Historical Context and Archaeological Research Design for Agricultural Properties in California* (Sacramento, CA: California Dept. of Transportation, 2007), 77.

¹⁴ Caltrans, 78.

¹⁵ Tony Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia, 2001), 94.

¹⁶ *St. Helena Star*, "Pacheteau Building Stone Home Diamond Mountain," 9 March 1906.

¹⁷ *Ibid.*

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the ground, winery owners frequently paid several dollars more for a ton of these hillside grapes than valley floor grapes due to the longstanding argument that hillside grapes made better quality wine.

Pacheteau's wine selling business progressed after purchasing the California property, retaining a substantial trade in New York, reportedly keeping from twenty to thirty wagons continuously going between California and New York. Though the bulk of his customers were in New York, Pacheteau preferred to remain at his residence in California in order to closely monitor the blending and shipping of his wines, insisting the color and flavor be uniform in each.¹⁸

Following his retirement from the wine trade in 1919 due to passage of the Eighteenth Amendment, Mr. Pacheteau purchased one hundred and ten acres of hot springs land near Calistoga, where he planned to develop a health establishment of bath houses. Pacheteau died after only one bath house was completed, and the work was carried on by his widow, Georgiana Pacheteau. Under her supervision was realized an establishment, of bath houses, pools, and hot sulphur springs supplemented by three geysers, completely independent of Chateau Pacheteau. The highly mineralized waters are known to be effectual cures for various ailments of the body, and a masseur and osteopath are still retained on site for visitors.¹⁹

Criterion C: Architecture

Richardsonian Romanesque

The Richardsonian Romanesque architectural style is a derivative of the Romanesque Revival style, with adaptations made popular through the work of American architect Henry Hobson Richardson. The Romanesque Revival spun from nineteenth century American's fascination with the picturesque quality of the Middle Ages religious architecture.²⁰ Throughout the rest of the century, American churches were created in this fashion, followed by public buildings, commercial buildings, and even residences. Being more dramatic and varied in appearance, the Richardsonian Romanesque architecture reinterpreted the forms of the French and Spanish Romanesque.

The predominant expression of Richardsonian Romanesque architecture is the substantial, fortress-like form, which is exaggerated from the prior Romanesque Revival quality. Walls of this style are typically load-bearing masonry, with rusticated, ashlar stones enhancing their massive appearance. Cavernous door openings, deep-set windows, and recessed loggias allow the thickness of the walls to be viewed, adding to their colossal quality. Stone was typically used

¹⁸ *St. Helena Star*, "Wine and Vine Notes," 13 November 1908.

¹⁹ Marguerite Hune and Harry L. Gunn, "Biography of Jacques Pacheteau," *Napa County, CA Biographies* (Chicago: The S. J. Clarke Publishing Co., 1926) <http://onlinebiographies.rays-place.com/ca/napa/pacheteau-j.htm> (accessed 10 October 2014).

²⁰ Baches, Mallory B. E., "A Matter of Style: Richardsonian Romanesque," *The Town Paper* 5, no. 4 (Fall 2003) http://www.tndtownpaper.com/Volume5/richardsonian_romanescque.htm (accessed 25 September 2014).

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as the primary building material to ground the building, evoking a sense of permanence.²¹ This massiveness is usually broken up with refined, horizontal stone belt courses running across the entire building. Entryways are made to stand out through the use of decorative patterning, and arched doorways and windows are a typical feature. Doors are often topped by a half-moon shaped space known as a “lunette.”

The defensive appearance was desired by Jacques Pacheteau, as expressed in an interview he gave to the *St. Helena Star* while it was being erected, where he stated “It will be two stories in height and when completed will present a massive and imposing appearance.”²²

Ownership of Property

Jacques Pacheteau owned the property from the year he purchased it in 1906 until his death in 1919 when the property passed to his widow Georgiana Pacheteau. After Georgianna’s death with no heirs, the property was passed to the Bank of America National Trust and Savings Association as Trustee in 1961, with whom it remained until the purchase of the property by Edward James Wallis in 1975. Since this purchase, the winery has been reestablished, and is producing cabernet wines that are a result of a variety of clones of Cabernet Sauvignon, complimented by small plantings of Cabernet Franc and Petit Verdot. The vineyard producing these grapes is not related to the nominated property.

²¹ Wentworth Studio, “Historic Styles: Richardsonian Romanesque Style (1880-1900)” <http://www.wentworthstudio.com/historic-styles/richardsonian-romanesque> (accessed 25 September 2014).

²² *St. Helena Star*, “Pacheteau Building Stone Home Diamond Mountain,” 9 March 1906.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Napa Valley Vintners. N.p., 2014. Web.

St. Helena Star. "Pacheteau Building Stone Home Diamond Mountain." 9 Mar. 1906. Print.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 18

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 38.564460 | Longitude: -122.576619 |
| 2. Latitude: 38.563972 | Longitude: -122.576939 |
| 3. Latitude: 38.562225 | Longitude: -122.580292 |
| 4. Latitude: 38.562292 | Longitude: -122.581141 |
| 5. Latitude: 38.562841 | Longitude: -122.581897 |
| 6. Latitude: 38.564507 | Longitude: -122.579910 |

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

The Southeast quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and the South 10 acres of the Northeast quarter of the Northeast quarter of Section 12, Township 8 North, Range 7 West, Mount Diablo Base and Meridian, as described by and quoted from the County Assessor indicated in the location map (**Figures 15 and 16**).

Boundary Justification (Explain why the boundaries were selected.)

The boundary is dictated by the city lot parcel and includes Chateau Pacheteau, the Carriage House, and accompanying noncontributing resources. The historical boundary was the majority of the Northeast corner of Section 12 on the County assessor's parcel map, with the western border determined by a common route of travel. This route came to be known and recognized as Diamond Mountain Road, when a public road petition was placed by neighboring landowners in 1890. The road was approved and constructed in subsequent years, and followed the primary course with slight deviations to make travel easier. The overlapping path of the original and public roads defines the edge of the property (**Figure 15**). Besides slight gains and losses of property due to the new course of the road, the nominated boundary is almost identical to the historical boundary of the 1890s.

11. Form Prepared By

name/title: Elizabeth Dyer, Intern Architect and Dyke Nelson, Founder and Lead Designer
organization: DNA Workshop
street & number: 235 South 14th Street
city or town: Baton Rouge state: LA zip code: 70802
e-mail: dyke@dna-workshop.com
telephone: 225-224-3363
date: 7/16/2015

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

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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.

Photo Log

Name of Property: Chateau Pacheteau

City or Vicinity: Calistoga

County: Napa County

State: CA

Photographer: Dyke Nelson

Date Photographed: 18 November 2012 and 27 March 2014.

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

- 1 of 18 Chateau Pacheteau front northeast façade, view south, Lake House in background (27 March 2014).
- 2 of 18 Chateau Pacheteau front northeast façade, view west, Carriage House in background (27 March 2014).
- 3 of 18 Chateau Pacheteau northwest façade, view southeast (27 March 2014).
- 4 of 18 Chateau Pacheteau northwest corner, view east (27 March 2014).
- 5 of 18 Chateau Pacheteau southeast façade, view northwest (27 March 2014).
- 6 of 18 Chateau Pacheteau southeast corner, view northwest (18 November 2012).
- 7 of 18 Chateau Pacheteau southeast façade, view northwest (27 March 2014).
- 8 of 18 Chateau Pacheteau northwest porch façade, view southeast (27 March 2014).
- 9 of 18 Chateau Pacheteau northeast façade, view southwest, porch in background (18 November 2012).
- 10 of 18 Chateau Pacheteau southwest corner, view northeast from across lake (18 November 2012).

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- 11 of 18 Chateau Pacheteau southwest façade, Carriage House southeast façade, view northwest (27 March 2014).
- 12 of 18 Carriage House southeast façade, view west (27 March 2014).
- 13 of 18 Carriage House southeast façade, view northwest (18 November 2012).
- 14 of 18 Lake, view south (18 November 2012).
- 15 of 18 Landscape, view east (18 November 2012).
- 16 of 18 Chateau Pacheteau Interior, Level two hallway, view east (18 November 2012).
- 17 of 18 Carriage House, Second Story Interior, view north (18 November 2012).
- 18 of 18 Carriage House, Second Story Interior, view south (18 November 2012).

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- Figure 17 County Assessor’s Parcel Map – Section 12. Created by Napa County Assessor, 1982.

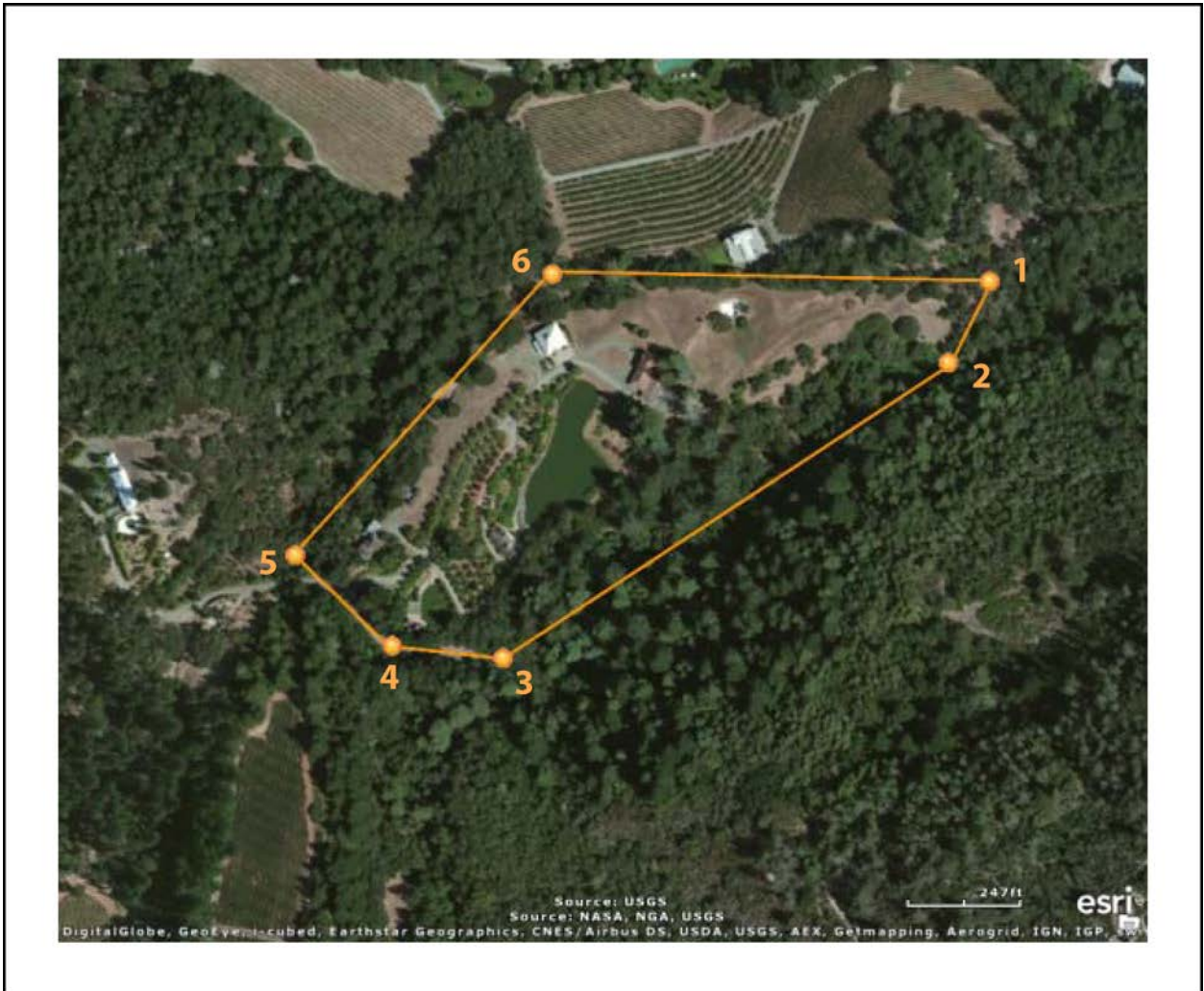
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

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Location Map with Latitude/Longitude Coordinates



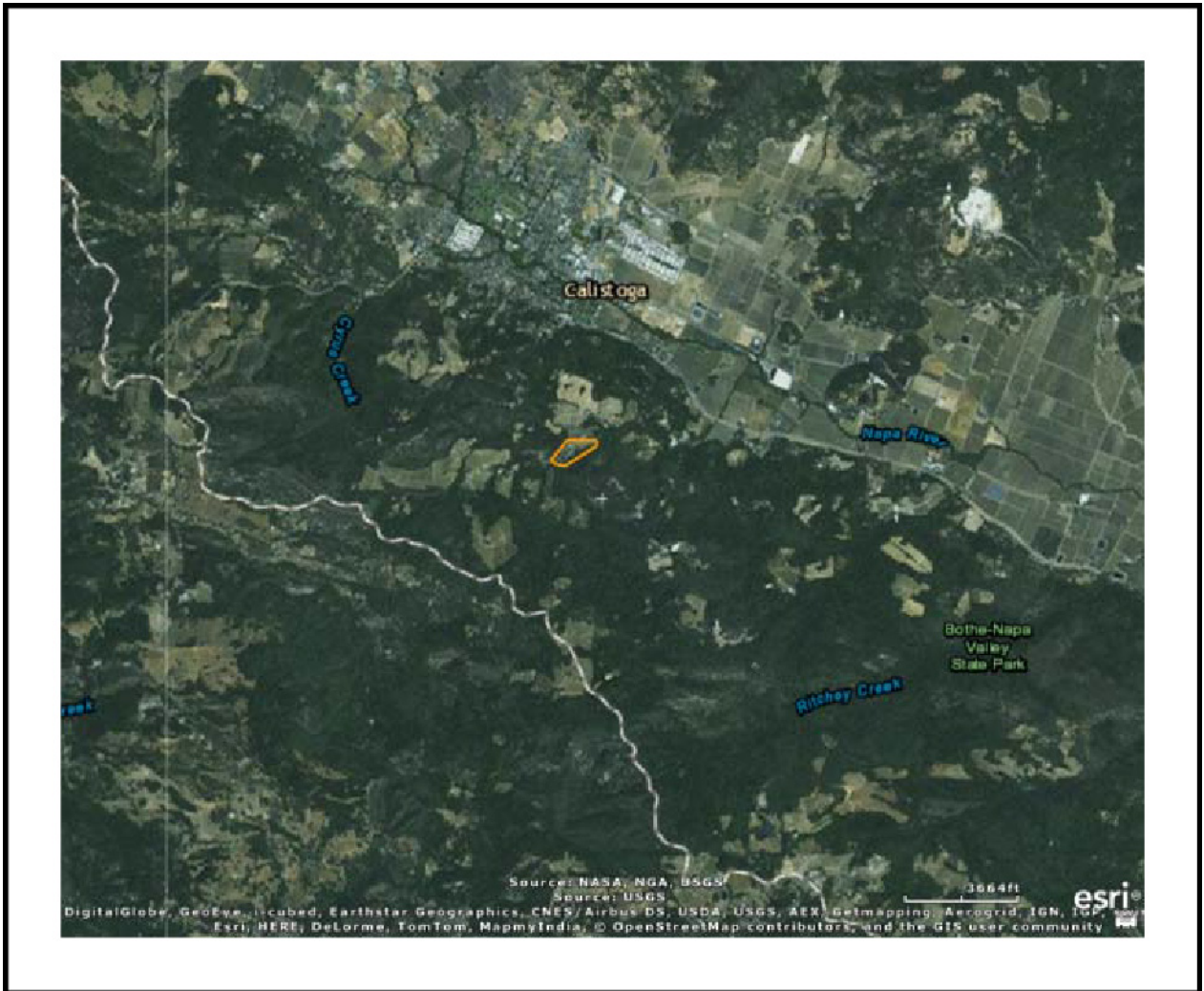
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Area Map



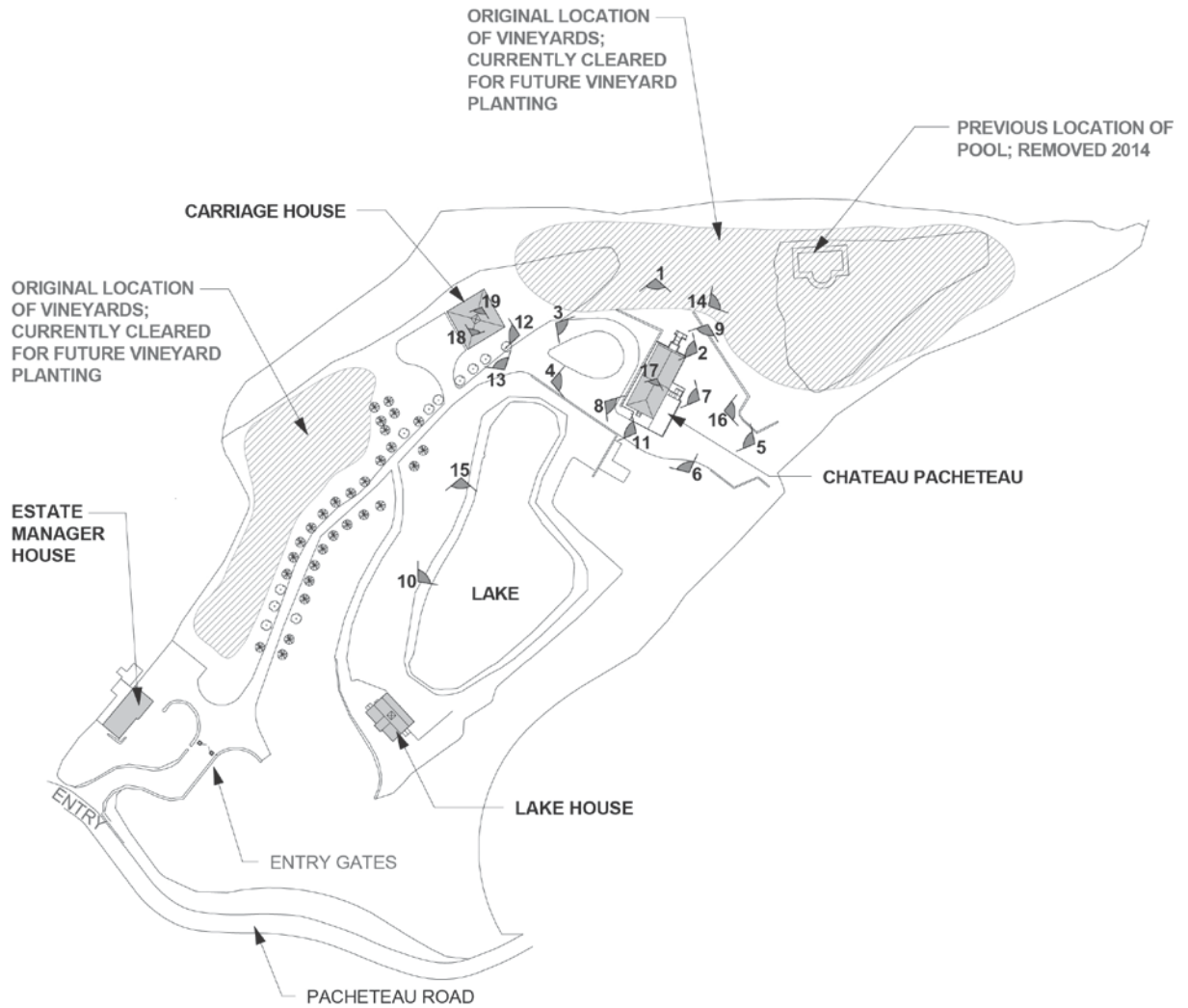
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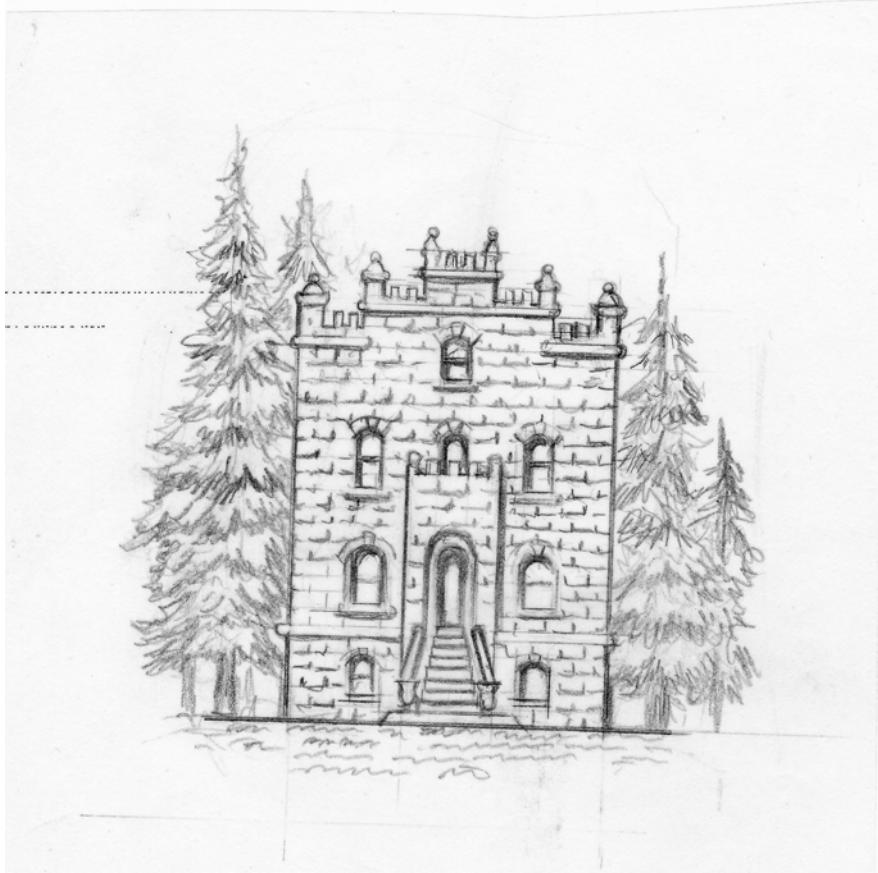
Sketch Map—Photo Key



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Figure 1



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Figure 2



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Figure 3



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Figure 4

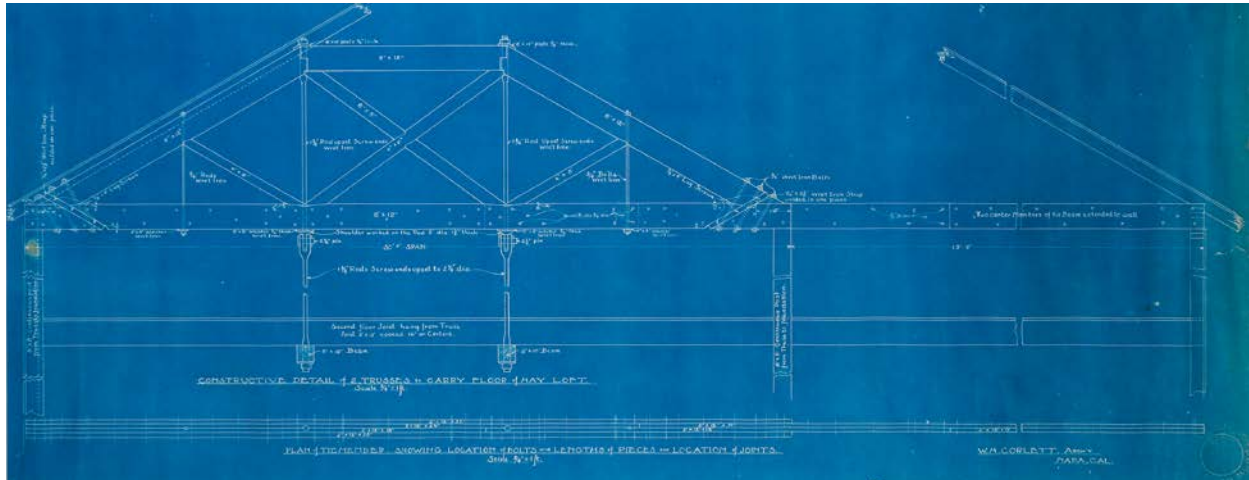


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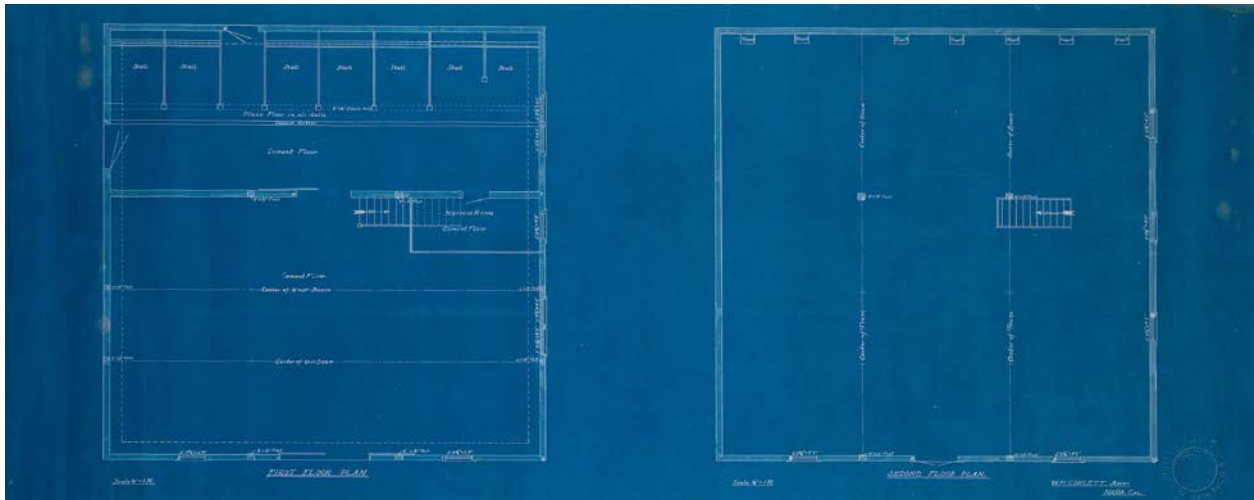
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Figure 6



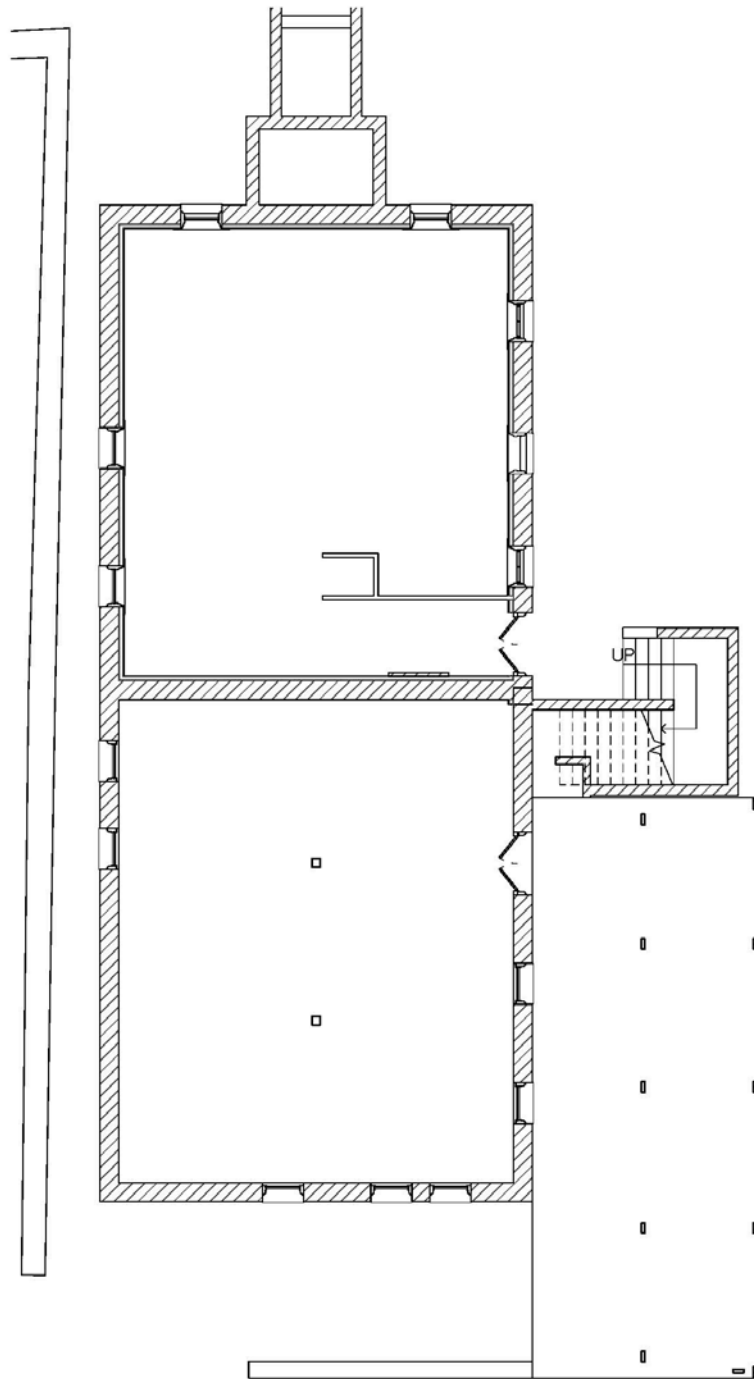
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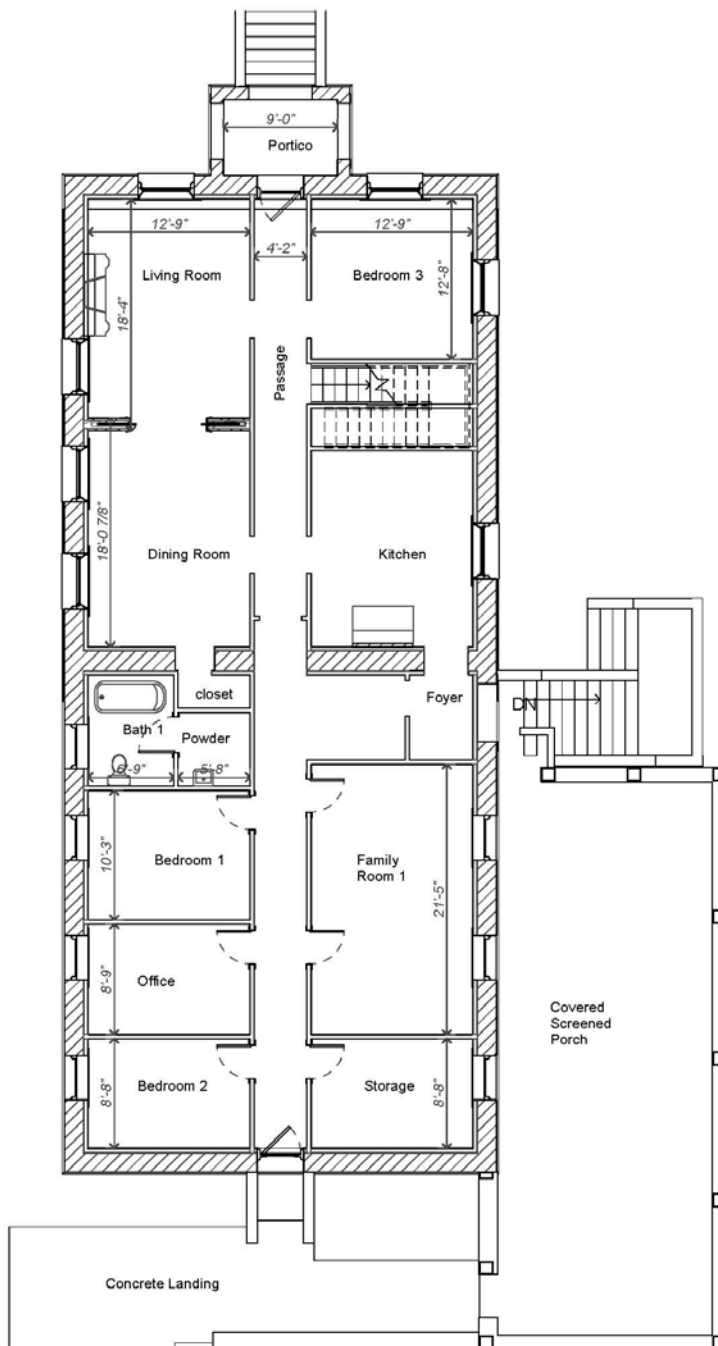
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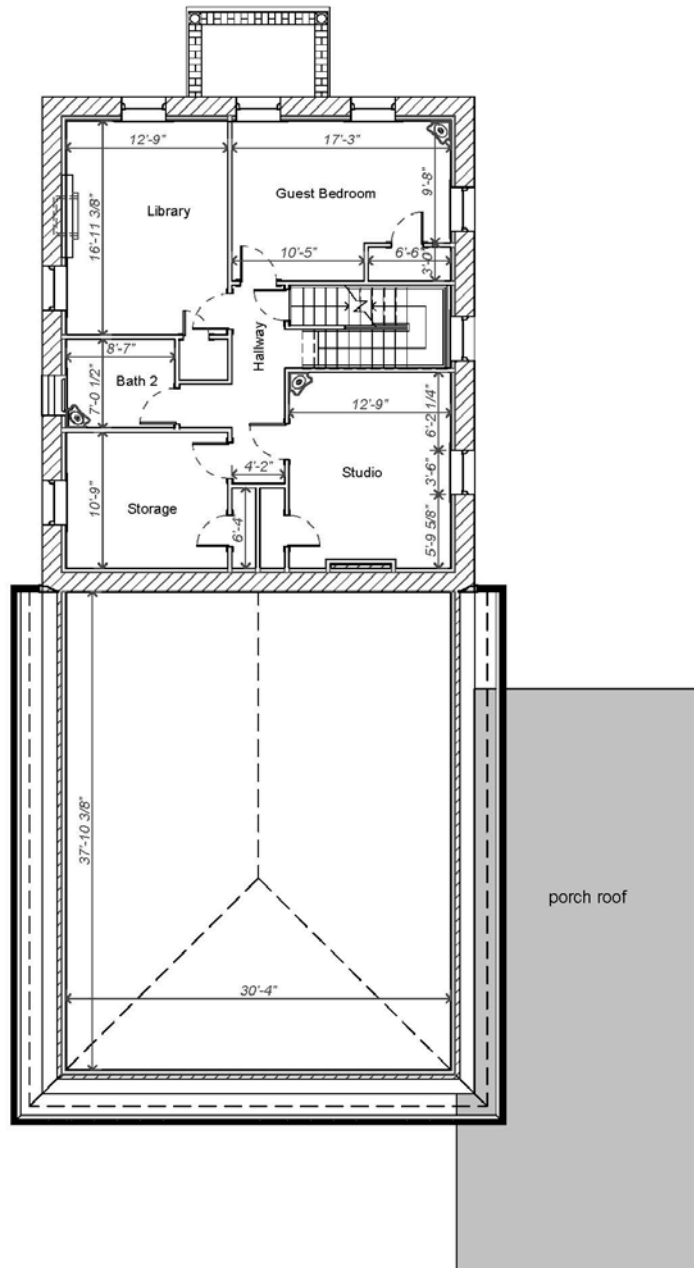
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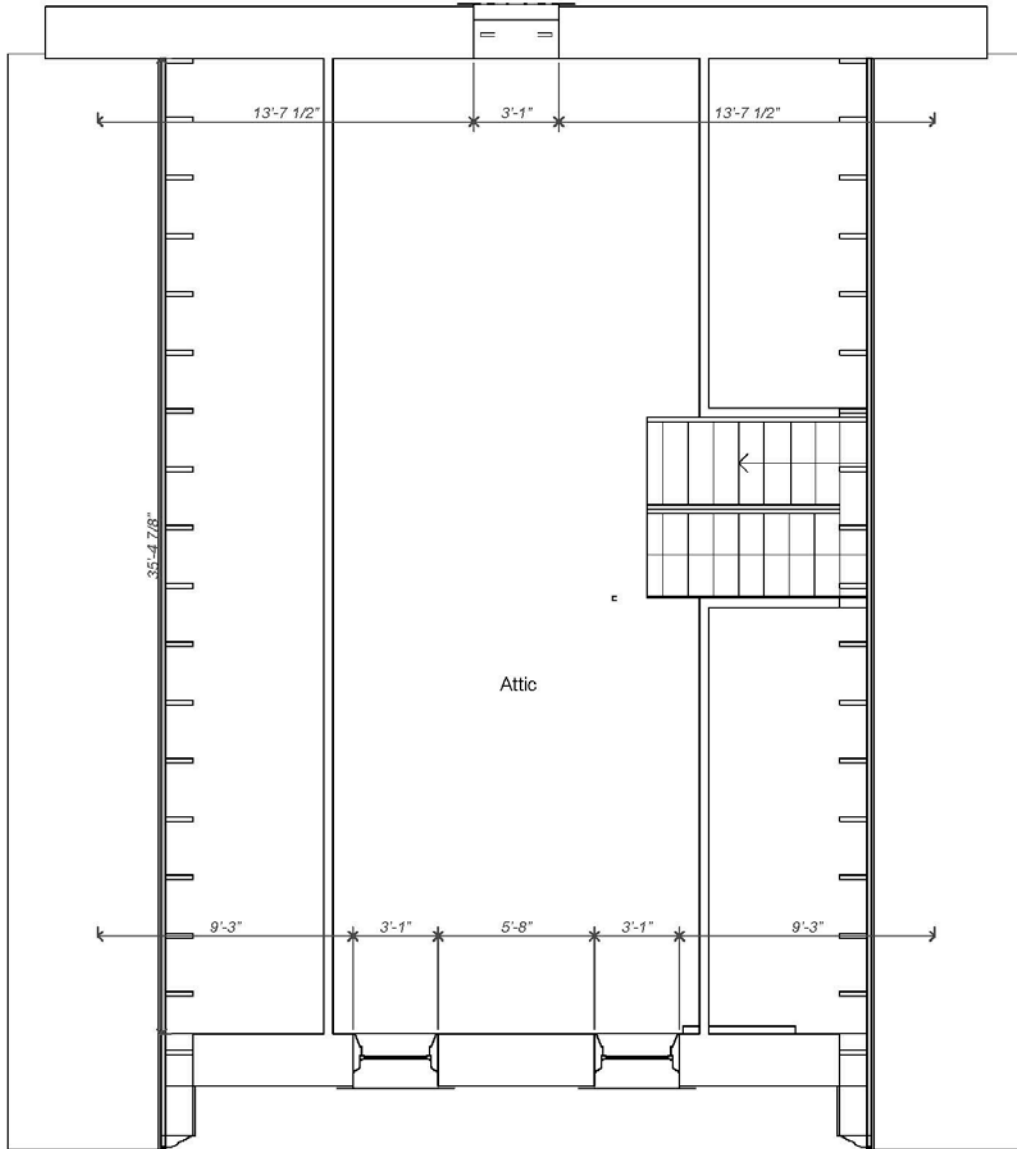
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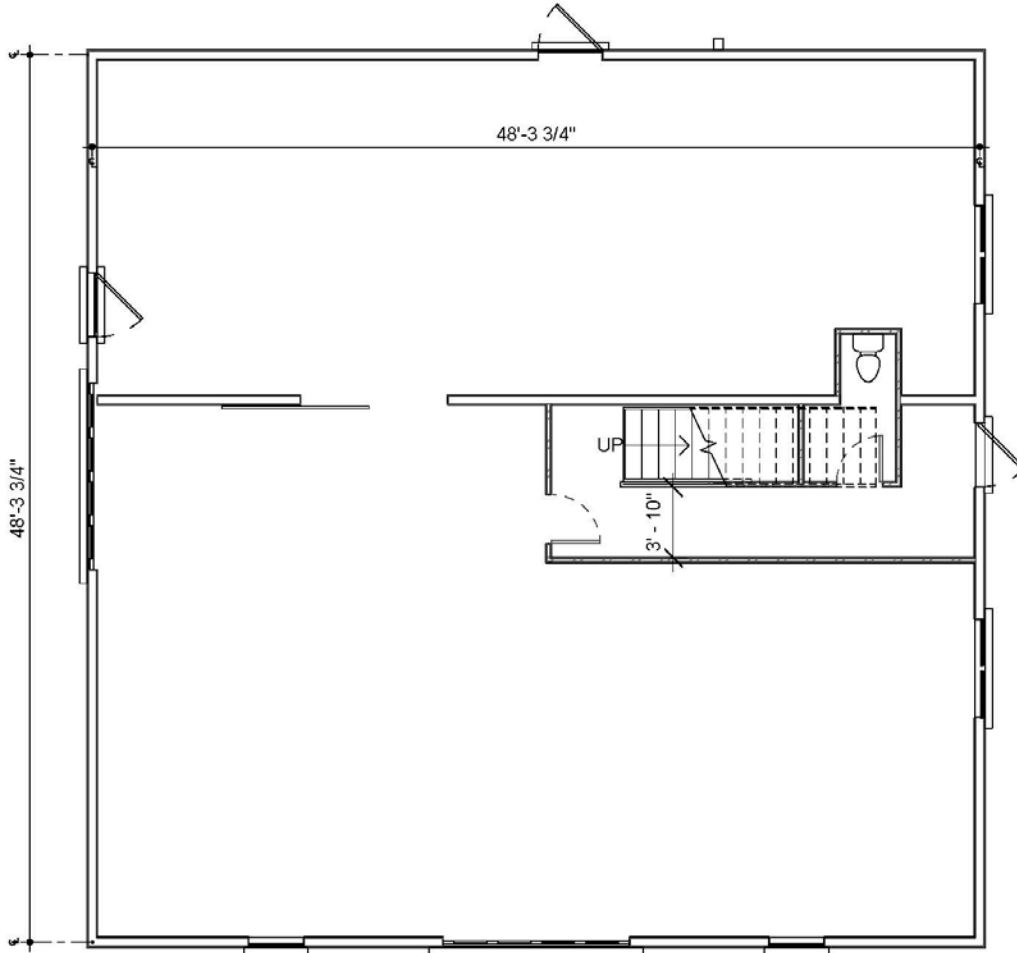
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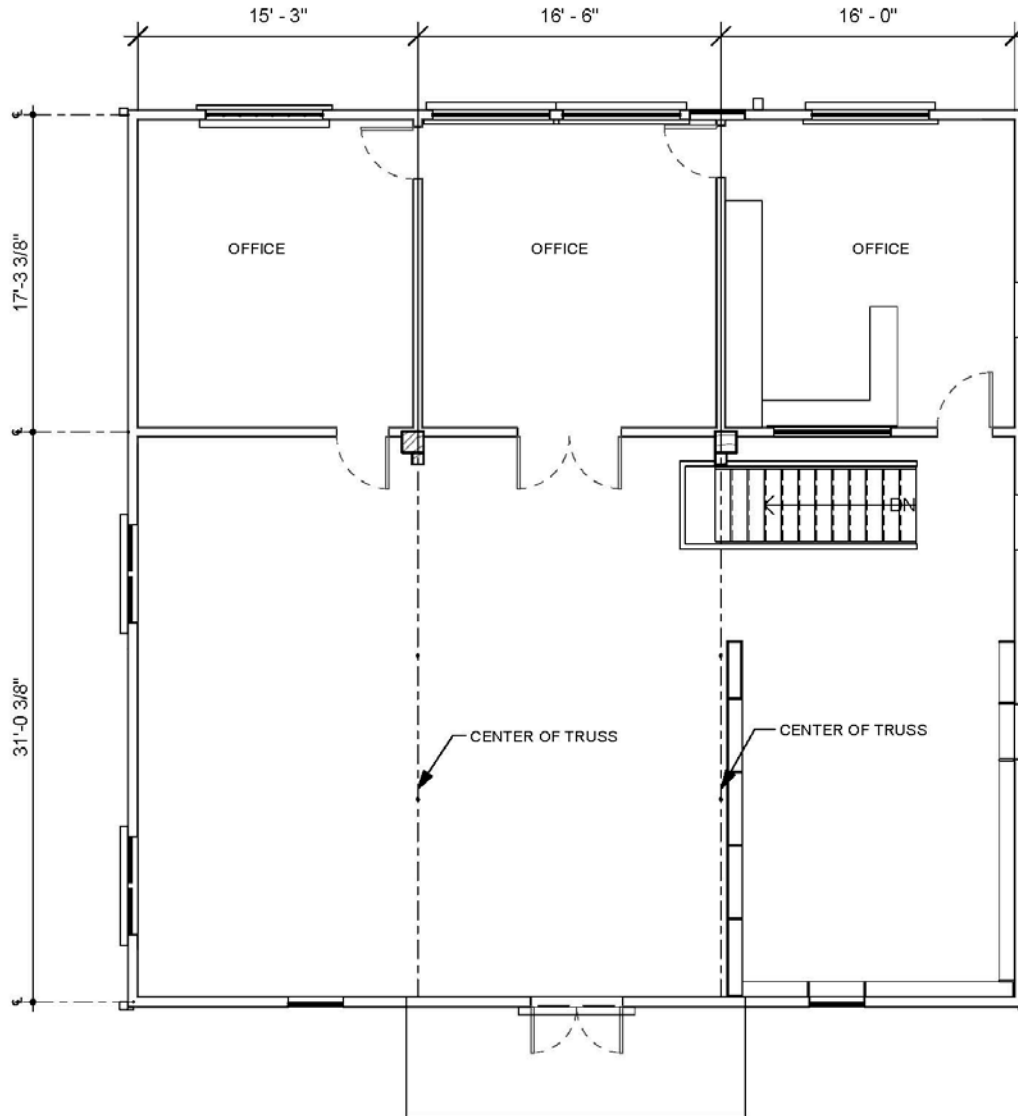
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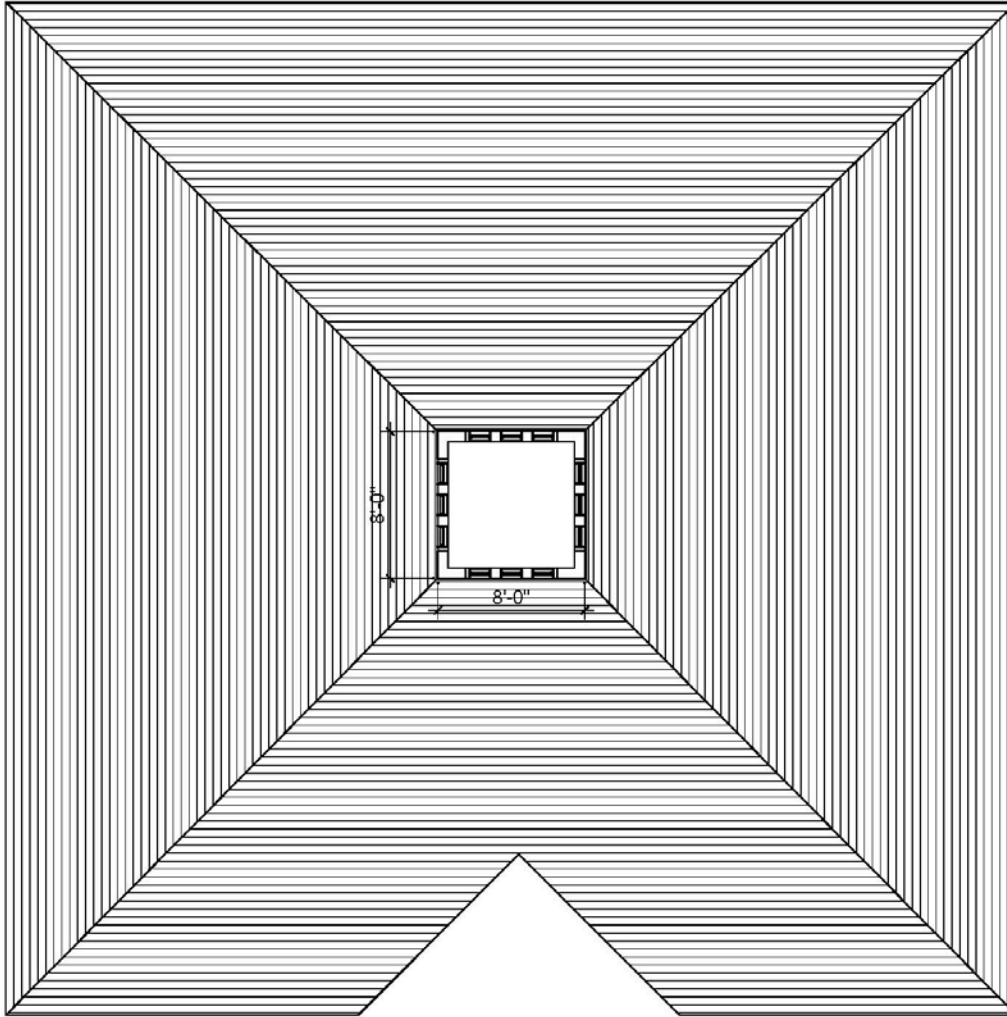
Figure 13



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Figure 14



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Figure 15

