

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Groezinger Wine Cellars

and/or common Vintage 1870

2. Location

street & number 6525 Washington Street ___ not for publication

city, town Yountville ___ vicinity of congressional district 2

state California code 06 county Napa code 055

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Vintage 1870 Associates, a California General Partnership

street & number 6525 Washington Street; P.O. Box 2500

city, town Yountville ___ vicinity of state California 94599

5. Location of Legal Description

courthouse, registry of deeds, etc. Napa County Courthouse

street & number Brown Street

city, town Napa state CA 94558

6. Representation in Existing Surveys

title Napa County Historic Resources Inventory has this property been determined eligible? ___ yes no

date December, 1978 ___ federal ___ state county local

depository for survey records Napa Landmarks, Inc.

city, town Napa state CA 94558

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Groezinger Wine Cellar/Vintage 1870 complex is a large cluster of brick industrial buildings located in Yountville, Napa County, California. Developed by G. Groezinger in 1870, it was and is the largest complex of brick buildings in Napa County. The complex consists of 5 buildings, and the overall design is one of traditional simple industrial style. Most of the brick, with the exception of that used in the railroad depot, was made locally in clay pits near the Veterans Home, Yountville.

There are four completely brick buildings within the complex: The railroad depot (building 1), the wine cellar (building 2), the distillery (building 3), and the stables (building 4). Also included is a small stone and brick cream house (building 5). On the grounds, but not worthy of nomination, is a portion of the original family home (building 6). (See attached map for designated building locations.) All of the buildings are now part of a specialty shopping and restaurant center named Vintage 1870.

Building 1, the Yountville Napa Valley Railroad Depot, was built c. 1868 prior to Groezinger's arrival and was not owned by him. It is a one-story rectangular brick building with a gable roof. Unlike Southern Pacific Depots, those of the Napa Valley line did not conform to any one particular style. There is wood bracketing at the eaves and wooden embellishments have been added above the tall wood double hung windows. The wood windows on the south side are topped by a fan design in brick with faint triangular tracings above. The brick used in construction was shipped from San Rafael by barge to Vallejo and then via railroad to Yountville.

Building 2, the brick two-story main wine cellar constructed in 1870, was 150 x 80 feet in size with a wine capacity of 400,000 gallons. Added to the westerly side of the structure was the fermenting and cleaning room, 105 x 30 feet. The crushing was done on the roof where skylights were fitted directly over the vats below. A platform led from the roof to the ground where boxes were pulled up to the platform by a horse below. Another wing on the north end extended 84 x 60 feet. One portion of the main wine cellar building has brick parapets on the roof. On the south side there is noticeable change in the quality of the brick used in construction, and a faint line from the foundation to the roof line suggests an addition or change of some kind.

The wine cellar has a stone foundation with a partial brick floor. The first floor windows are small with one pane, while those on the second floor are 2 over 2 and some are barred. There is a wood shingle roof and arched detail over the main doorway on the east side.

In 1871/72 Groezinger built the two-story 30 x 50 foot brick distillery (building 3) the "legal" distance from the cellar. The original wood still tower is gone today. The building has a cross gable roof with a wood gable end on the north side. The small 2 over 2 wood windows have bars (a common and probably required practice for distilleries). In use today as a one-story plant and pottery shop,

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1868–1872 **Builder/Architect** Unknown

Statement of Significance (In one paragraph)

The Groezinger Wine Cellar/Vintage 1870 complex is significant due to its historic association with the development of large scale wine production in Napa Valley, its architecture of industrial brick buildings, and its original owner/builder G. Groezinger.

The Groezinger Wine Cellar buildings are the largest complex of brick industrial buildings in Napa County. The only other such complex (The A. Hatt buildings) is located in the city of Napa and was built at a later date. It can be conjectured that Groezinger brought the heritage of brick building with him to use a construction material that would provide the environment needed to produce wine without spoilage. Groezinger also brought with him the concept of large scale wine production and his business grew to the point in 1883 that he employed 42 people in wine making alone.

G. Groezinger came to Yountville as an experienced wine merchant and manufacturer in 1870. Born in Wurtemberg, Germany in 1824, he arrived in New York in 1848. Following the lure of gold he journeyed to San Francisco and on to the mine fields of Yuba County where he conducted a general store for the miners. In San Francisco in 1856, he became a U.S. citizen and began work as a commission agent of wine. Four years later he leased a warehouse under the name of Groezinger and Co. In this warehouse, Groezinger had the latest in wine making equipment including a building "so constructed and regulated to insure uniform temperature." He is reported to have purchased his first grapes for wine making from Colonel Harazathy of Sonoma County, one of the founders of viticulture in the State of California. From 1863 to 1870 he was a wholesaler of native wines and liquors. Within a year from his purchase of the Yountville land and construction of the winery complex he was the largest producer in the Valley.

Building his brick complex adjacent to a railroad line, Groezinger took advantage of accessible transportation for his products. When Groezinger purchased his land from George Yount, only 20 acres were planted in vines, all of the inferior Mission variety. Under Groezinger's ownership vines of many other species were planted; namely Burgundy, Reislung, Chasselas, Tokay, Zinfandel and Malvoisie. Eventually his vineyard was expanded to over 402 acres with 83 varieties of grapes.

9. Major Bibliographical References

See Continuation Sheet

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RECORDS

10. Geographical Data

Acreeage of nominated property 2.4

Quadrangle name Yountville

Quadrangle scale 1:24000

UMT References

A

1	0	5	5	5	6	9	0	4	2	5	0	3	5	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See attached. (Site Plan and dimensions thereon).

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Bette Morgan/John Whitridge

organization for Vintage 1870 Associates

date 8/12/81

street & number 1512 Fourth Street

telephone 252-1021

city or town Napa

state CA 94558

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

K. M. Ellen

title

date 11-30-81

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date

2/4/82

Neilson Bryan
Keeper of the National Register

Attest:

Chief of the National Register

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approximately 150 gallons of brandy a day were at one time produced in this building.

Building 4, the two story brick stable, was built c. 1871/72 with dimensions of 50 x 100 feet. This building has 4 over 4 wood double hung windows with arched brick trim at the top.

The doorways repeat the arched brick fan design at the top. Once a stable for some of the "finest horses in the Valley," there is now a wine shop on the first floor and offices occupy the second floor.

Building 5, the cream house, is a cut lime stone structure with a brick vaulted ceiling on the interior. Little is known about this small (245 sq. ft.) one story building which was probably built at a later date than the before mentioned ones.

Separated from these structures by a parking lot is what remains of the manor or family house built in 1880 when Groezinger moved his family from San Francisco. Building 6, the original manor house, was a two-story brick residence 40 x 70 feet. There was a large veranda on the second story with arched pillars below and corner turrets. The entire structure consisted of 20 rooms and was complete with a lily pond and landscaped gardens in the front. The second story was removed in the 1950's and a much altered first story completed with wood frame construction and redwood siding in 1978. Today the structure is used as a restaurant. **This structure and surrounding parking lot are not part of this nominatio**

In 1969 the Groezinger Wine Cellars complex was purchased by Don Schmitt, Ken Wilkins and others and was adapted for use as a specialty retailing center. This reuse occasioned a number of changes to the complex, changes designed to foster the economic viability of the property without significantly affecting the integrity of the structures. These changes include the following:

Building 1 (Railroad Depot) was changed only by the addition of a wood deck on the west side and the removal of a wood shed at the north end.

Building 2 (main wine cellar) was changed primarily on the west elevation with no changes to the east or south elevations. Towards the south end of the west elevation a brick bathroom and dining room addition with wood shed roof was added. In the middle of the west elevation a curved addition of brick was added for retail space. At the north end of the west elevation brick patio columns and wood lattice roof were added for outdoor restaurant use. Between Building 1 and Building 4 (stable) a wood skyway and stairs were added to provide access between the buildings as well as access to the second floor of Building 4. The north elevation of Building 2 was changed by adding a wood ramp and filling in two openings with glass. The ramp provides handicapped access to the second floor while being reminiscent of the original ramp used to bring grapes to the roof for crushing.

Building 3 (distillery) was changed sometime before 1969 when it was adapted for use as a foundary by the addition of a concrete block structure near the south end of the east elevation and by the partial

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concrete closing of the east elevation doorway. In 1975 a green house was added to the south end of the building for change of use to a plant shop.

Building 4 (stable) was changed to adapt the second floor to office uses and the first floor to retail uses. Two new window openings were added near the west end of the north elevation with the same shape and design as the original openings which were rebuilt as casement windows. The east elevation was not changed except for new first floor doors and the skyway access mentioned above. The south elevation was changed in 1973 with the addition of 4 new second floor window openings matching the original openings, and in 1980 a wood ramp and deck was added for use of a pastry shop located at the west end of the first floor. The west elevation was changed by 2 new second floor windows and a fire escape from the second floor.

Building 5 (cream house) was changed by adding a small wood canopy to the north side and filling out a brick bin to the south side and adding a roof to make an artist's studio separated from the stone portion.

In addition to the changes to the five buildings, the grounds have been changed by the addition of a wood gazebo in the courtyard area framed by buildings 2, 3 and 4 and by the placement of sculpture and wooden street furniture.

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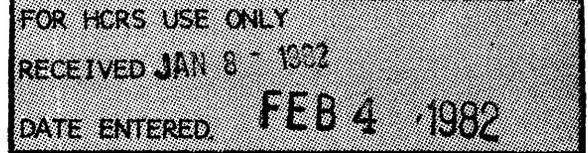
By 1874 the winery sold wine in San Francisco, and there was an east coast outlet in New York. In the years between 1875 and 1878 the California wine industry suffered a severe depression, but Groezinger was able to continue in business. He expanded his land holdings, and besides planting more vines, started an orchard of 6000 fruit trees including plums, peaches, apricots and a Hungarian specie of prune he introduced to Napa Valley. Evidently a thorough developer, he even raised basket willow to use in tying up his vines, established a commercial nursery for rooted grape stock and planted tobacco. He had two miles of pipe laid from springs to his winery complex to assure a plentiful water supply. Water was stored in tanks on the roof of the stables and provided him with a side-business of selling water to the railroad.

In the 1880's steam power replaced horse power in the winery industry. Groezinger wanted the latest equipment and installed a gas works for winery and distillery use as well as the family home (manor house) built in 1880.

The wine industry was booming and Groezinger was helping to lead it. In 1885 there were 112 wineries in Napa County; one year later the number stood at 175. Unfortunately over expansion and uncertain wine quality began to take their toll. Added to this was the beginning in Sonoma (1873) of a pest that eventually spread to Napa County and all but destroyed the wine industry. Phylloxera, a root louse, spread slowly but steadily in both counties. Groezinger advocated the planting of root stock resistant to the louse, but this practice was time consuming and costly. His wine production began to drop in 1889. By 1890 it was down 50 percent and in 1891 his entire holdings included 750 acres, the winery, distillery, stables, manor house, etc. were in the possession of the Nevada Bank of San Francisco.

The business had failed and Groezinger returned to San Francisco. It was purchased by Schilling, a one time partner in the San Francisco firm. Since that time it has changed hands many times, but never again ascended to the prominence that the cellars had during Groezinger's ownership. All that remain are the buildings and antique wine making equipment that the present owners have adapted to contemporary use while retaining their historic integrity.

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Phone conversation John Wichels 2/15/80

Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino, by C. A. Menefee, Napa City Reporter Publishing House 1873.

History of Napa and Lake Counties, California, San Francisco, Slocum, Bowen and Co. Pub. 1881.

"Footsteps in the Sands of Vintage 1870," John Wichels, Archive of Napa County Historical Society, Series One #2, 3/23/79.

The Bottles of Old Sacramento, California Archaeological Reports #20, Department of Parks & Recreation, Sacramento, May, 1980.

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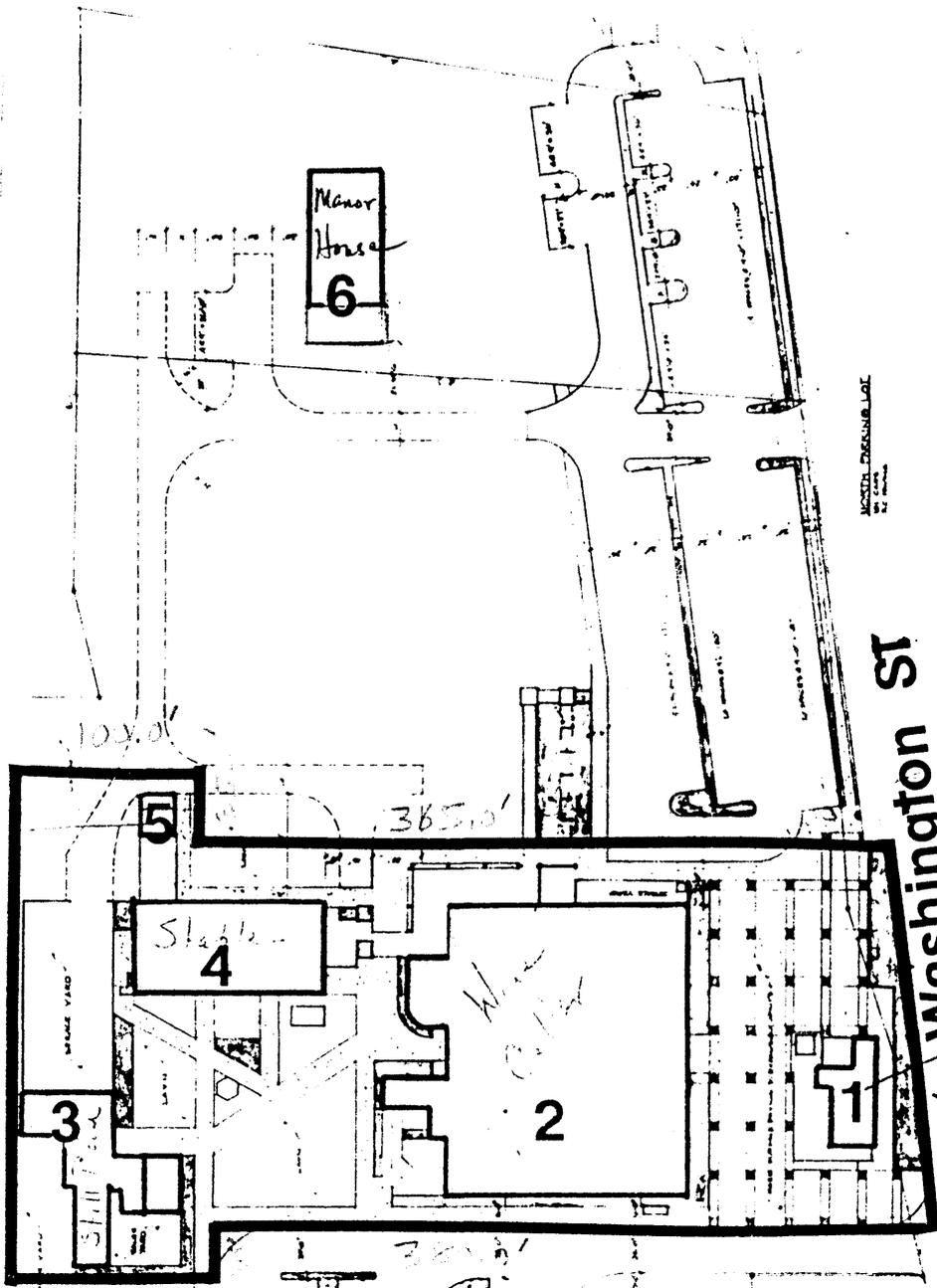
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St. Helena Star, September 7, 1877:2; September 10, 1880:1; November 17, 1882:2; September 25, 1883:2; June 2, 1879:3.

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Napa Daily Journal, March 28, 1897:3; May 16, 1897:3; November 25, 1897:3.

Wines & Vines of California, Frana Eunice Wait, Berkeley, California, 1889 - reprint 1973.



HWY
29

Washington St



Yountville
Napa Valley
RR Station

scale 1:100

Groezinger Wine Cellars
Yountville, CA

FEB 4 1982