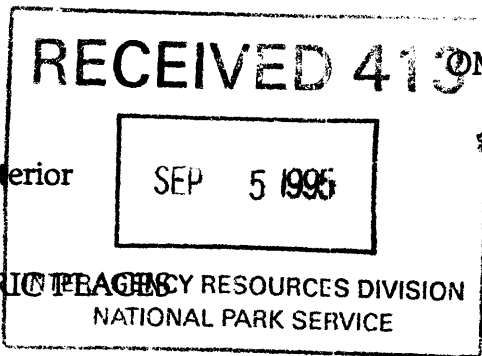


NPS Form 10-900
(Rev. 8-86)



OMB No. 1024-0018
RECEIVED
MAY 16 1995
OHP

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Special Internal Revenue Bonded Warehouse, First District, No. 13

other name/site number: _____

2. Location

street & number: 1216 Church Street

not for publication: N/A

city/town: St. Helena

vicinity: N/A

state: CA county: Napa

code: 055

zip code: 94574

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing
<u>1</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets ___ does not meet the National Register Criteria. ___ See continuation sheet.

[Signature] _____ Date 8/30/95
Signature of certifying official

California Office of Historic Preservation
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
___ See continuation sheet.
 - determined eligible for the National Register
___ See continuation sheet.
 - determined not eligible for the National Register
 - removed from the National Register
 - other (explain): _____
- [Signature] _____
Signature of Keeper Date of Action 10/5/95

6. Function or Use

Historic: COMMERCE/TRADE Sub: warehouse

Current : COMMERCE/TRADE Sub: business

7. Description

Architectural Classification:

No Style

Other Description: N/A

Materials: foundation stone roof wood walls stone other

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: A

Criteria Considerations (Exceptions): N/A

Areas of Significance: Commerce

Period(s) of Significance: 1878-1923

Significant Dates: N/A

Significant Person(s):

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

9. Major Bibliographical References

See continuation sheet.

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 # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other— Specify Repository: Owner

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing			Zone Easting Northing		
A	<u>10</u>	<u>546550</u>	<u>4261750</u>	B	_____
C	_____	_____	_____	D	_____

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.
 Napa County Assessor's parcel 009-082-019

Boundary Justification: ___ See continuation sheet.
 The boundary includes the entire city lot that has been associated with the property.

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: April 27, 1995

Street & Number: 1614 26th Street Telephone: (916) 455-4541

City or Town: Sacramento State: CA ZIP: 95816

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CONTINUATION SHEET

Section number 7
Special Internal Revenue Bonded Warehouse

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

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DESCRIPTION

The Special Internal Revenue Bonded Warehouse is a single-story unreinforced stone building composed of three adjacent sections. They are long, rectangular, and of similar size. Each section has a gable roof masked on the front elevation by a horizontal parapet. The elevation is divided vertically into three equal parts, each of which has a large central entrance. The left (northwest) and center parts retain their original facing and detail, while the right part has a plain stucco exterior. Because the walls are approximately 20 inches thick, window and door openings have deep reveals. The building's interior has changed over the years, but much original fabric remains. The warehouse is located on a predominately residential street one block from St. Helena's main business thoroughfare.

Vertical bands divide the front elevation into three sections. The left and center sections are nearly identical. Each has a crenelated parapet and a round-arched entry with a prominent keystone. Quoins reinforce the openings. Engraved in the keystone atop the left opening is "1889," the date when that section was added. Flanking each entrance are two arched windows with keystones and prominent sills. The windows are filled with stone. Below each is a vertical air vent. A horizontal band extends across both sections and acts as an impost for the windows. Stucco covers the right section. The original arched entry has been replaced by a rectangular opening, and the arched windows are no longer visible. The original doors have been replaced in all three sections. Quoins mark the wall intersections at both ends of the elevation.

The side and rear elevations retain the original undressed stone facings. The left (northwest) side has three openings. Nearest the rear is a doorway with a rounded arch and the original wood door. To the right is another doorway with a rectangular opening and a wood sliding door. Near the front is a set of aluminum-sided windows topped by a cloth awning. The right elevation

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has no detailing, although a slight wall indentation marks the juncture of the original part of the building and the first addition.

The rear elevation has six windows, two in each section, and two doors. The windows have rectangular openings and wide architraves. Vertical iron bars obstruct entry. The openings are covered with aluminum-sided glass. The doorways, centered on the middle and northeast sections, have rectangular openings, wide architraves, and plain metal doors.

The setting has changed little in the past century. Across the street are the Southern Pacific railroad tracks. Down Church Street to the southeast are a group of small houses. A block to the southwest Main Street (State Route 29) forms the spine of St. Helena's commercial district.

The building's most notable interior features are the stone walls that divide the three sections of the building. About half of the original rear wall of the oldest (south) section also remains. These interior walls once marked the perimeter of the building and have the same appearance as the exterior walls. Two-thirds of the original system of roof trusses remain. New interior walls divide the southeast section and the center section into two parts and the northwest section into three parts.

Despite some obvious alterations, the architectural integrity of the building remains high. The stone walls, the building's most important architectural feature, are largely intact. Three of the building's four original arched doorways and four of its six original arched windows remain. Stucco covers a third of the front elevation and constitutes a major alteration. Even so, the original appearance can accurately be determined from the remaining sections. Additional openings on the southeast side elevation are less serious modifications to the original design. In the rear barred windows are intact behind the new glass enclosures. Two rear doorways were recently installed, but they match the older opening nearby.

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SIGNIFICANCE

The Special Internal Revenue Bonded Warehouse is significant for the role it played in the economic development of the St. Helena area. In particular, it is associated with the growth of local wine-making during a period of rapid expansion in the 1880s. Viticulturalists were able to convert their lower quality grapes to brandy and store it tax-free for up to three years in the warehouse. In so doing, they decreased post-production costs of brandy-making and increased the overall profitability of local vineyards.

Wine-making began in the Napa Valley in the 1860s and soon became the area's leading agricultural pursuit. Grapes grew especially well in the hills near St. Helena, which established itself as the service center for a large number of vineyards. The industry's prosperity fluctuated drastically, due not only to the inconsistent quality of the wine but also to a number of factors beyond the immediate control of local vintners--taxes, railroad rates, demand in distant markets, and tariffs on French imports. After a boom in the early 1870s, the market collapsed in 1876. Local brandy-production came nearly to a halt.

Local vintners, deciding to attack this wide range of problems through collective action, founded the St. Helena Viticultural Club in 1875. Membership climbed to over 100 in the next six years. The area's major wine-makers, of whom Jacob Beringer and Charles Krug still have labels today, participated in the club's activities. These included distributing information on grape cultivation, promoting the region to new growers, and lobbying to lower taxes and maintain high tariffs.

A change in federal tax law in 1877 prompted the club to expand its operations in a new direction. The law established "special bonded warehouses" in which grape brandy could be stored for up to three years without being taxed. Distillers who used ordinary warehouses owed taxes when liquor was bonded and interest if they did not immediately pay the taxes. By eliminating the requirement of interest payments, the law tied taxes more closely to sales than

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to production and protected manufacturers from short-term fluctuations in demand. Prospects for brandy-making brightened considerably.

The law envisioned that the warehouses would be constructed with private funds and jointly operated by a proprietor and an agent of the internal revenue bureau. The Beringer winery opened a warehouse later that year, but its small capacity, roughly 6,000 gallons, limited its general usefulness. In May the viticultural club authorized construction of a larger bonded warehouse in downtown St. Helena.

Eleven club members bought shares in the venture, which became known as the St. Helena Warehouse Association. John Lewelling, a prominent local grower, was selected as the first president. The warehouse, which measured 39 feet by 58 feet, was completed in August. The capacity was about 25,000 gallons. The construction material, unfinished stone, was typical for important local industrial and commercial buildings.

The 1880s proved to be the most prolific decade in Napa County wine-making. Demand soared as quality improved and competition diminished. Elsewhere, first in France and later in Sonoma County, production dropped when vineyards fell victim to the root louse, *phylloxera vestatrix*. Meanwhile, Napa County wine production doubled during the decade, and brandy-making kept pace. Distilleries in the St. Helena area led the way, accounting for over two-thirds of the county's total output. Local production grew from 28,000 gallons in 1878 to about 40,000 gallons in 1880 and 67,000 gallons in 1886.

The members of the warehouse association quickly realized that storage facilities were becoming inadequate. In part because the law restricted the number of bonded warehouses, they decided to expand the existing building. In 1881 they put a rear addition on the warehouse that more than doubled its original capacity. The following year they added another section that doubled capacity again. In 1889 they increased the building's size yet again with another section of the same dimensions as the 1881 addition. The capacity of

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the structure then totaled about 180,000 gallons.

Even before the 1880s closed, the wine-making boom showed signs of faltering. Over-production caused a drop in prices. More important, phylloxera began to spread in local vineyards. Growers realized that they would need to replace nearly all their vines, a process that ultimately took more than a decade. Brandy production dropped in the 1890s, reducing the need for large storage facilities.

The importance of the bonded warehouse began a slow decline. Shortly after 1900 it had enough excess capacity to allow brandy to be removed from the latest addition and stored only in the older sections of the building. At about the same time the warehouse association disbanded, and H. J. Lewelling, son of its first president, became the structure's sole owner. As the amount of stored brandy continued to drop, the middle section of was also vacated. Prohibition finally spelled the doom of the bonded warehouse's original function. In 1923 the last bonded brandy was removed to San Francisco.

The building gained new uses in following 70 years. These included general storage, light industry, and offices. The least sympathetic re-use occurred probably in the 1940s, when an auto repair facility opened in the original part of the building. As the front doorway was enlarged, the entire facade became destabilized. Original fabric was replaced or stuccoed over. The current appearance represents a modernization of that rehabilitation.

The building retains its historic associations. In particular, it recalls the period of construction between 1878 and 1889. During those years the structure served as a catalyst for brandy production in the St. Helena area and aided in increasing the profitability of local wine-making. No other building has these associations. Despite a serious alteration to the front elevation, the bonded warehouse remains a clear reminder of an important era in the St. Helena's agricultural development.

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Additional Documentation
Special Internal Revenue Bonded Warehouse

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PROPERTY OWNER

Lewelling Warehouse Partnership
P. O. Box 57
St. Helena, CA 94574

PHOTOGRAPHS

The photographs have the following information in common:

3. Donald S. Napoli, photographer
4. February, 1995
5. Lewelling Warehouse Partnership
1989 Sulphur Springs Ave.
St. Helena, CA 94574

Photo No. 1

6. Southwest elevation, from west

Photo No. 2

6. Southwest elevation and part of northwest elevation, from west

Photo No. 3

6. Northwest elevation, from west

Photo No. 4

6. Northwest elevation, from northeast

Photo No. 5

6. Northeast elevation, from northwest

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Photo No. 6

6. Northeast elevation, from east

Photo No. 7

6. Southeast elevation, from southeast

Photo No. 8

6. Southwest elevation and part of southeast elevation, from south

Photo No. 9

6. Southwest elevation, from south

Photo No. 10

6. Streetscape, from northwest

PHOTOCOPY

Source: Unknown

Photographer: Unknown

View: Southwest elevation, from west, ca. 1885

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SKETCH MAP

Additions and Dates

