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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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Carriger, Nicholas Estate

other names/site number Yulupa Ranch

2. Location

street & number 18880 Carriger Road N/A not for publication

city or town Sonoma N/A vicinity

state California code CA county Sonoma code 097 zip code 95476

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

K. M. E. L. M. 9/18/01
Signature of certifying official Date

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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. 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] 11/16/01
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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
5	3	buildings
0	0	sites
0	4	structures
1	0	objects
6	7	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC / single dwelling
- DOMESTIC / secondary structure
- AGRICULTURE / SUBSISTENCE / processing
- AGRICULTURE / SUBSISTENCE / agricultural outbuilding

Current Functions

(Enter categories from instructions)

- DOMESTIC / single dwelling
- DOMESTIC / secondary structure
- AGRICULTURE / SUBSISTENCE / agricultural outbuilding

7. Description

Architectural Classification

(Enter categories from instructions)

- MID-19TH CENTURY: Greek Revival
- OTHER: wood winery and outbuildings
- OTHER: stone outbuilding

Materials

(See continuation sheet for further materials.)

- foundation STONE
- walls WOOD: weatherboard
- roof ASPHALT
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

EXPLORATION / SETTLEMENT

COMMERCE

ARCHITECTURE

Period of Significance

1849 - 1885

Significant Dates

ca. 1849

ca. 1870

ca. 1875

1885

Significant Person

(Complete if Criterion B is marked above)

Carriger, Nicholas

Cultural Affiliation**Architect/Builder****Primary Location of Additional Data**

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

Name of repository:

10. Geographical Data

Acreage of Property 23.3 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>10</u>	<u>542628</u>	<u>4238805</u>	2	<u>10</u>	<u>542833</u>	<u>4238874</u>
3	<u>10</u>	<u>542853</u>	<u>4238668</u>	4	<u>10</u>	<u>542903</u>	<u>4238664</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christopher D. McMorris, architectural historian

organization JRP Historical Consulting Services date April 2001

street & number 1490 Drew Avenue, Suite 110 telephone (530)757-2521

city or town Davis state CA zip code 95616

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name Geoffrey J. and Donna L. Barton

street & number 18880 Carriger Road telephone (707)996-4900

city or town Sonoma state CA zip code 95476-6246

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Nicholas Carriger Estate
Sonoma, California

ADDITIONAL MATERIALS

Foundation
CONCRETE

Walls
STONE

Roof
METAL

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Nicholas Carriger Estate
Sonoma, California

NARRATIVE DESCRIPTION

The Nicholas Carriger Estate is located at 18880 Carriger Road in Sonoma. Situated approximately three miles west of the city plaza in Sonoma, the Carriger Estate is in an area of Sonoma historically called El Verano. Although it was once much larger, the Carriger Estate today incorporates 23.3 acres at the base of the foothills of the Sonoma Mountains and is at the southern end of the Valley of the Moon. The property includes the main vernacular Greek Revival style house with a detached stone root cellar, a former winery, a smaller uninhabited residence referred to as the "little Carriger" house, a small residential building referred to as the "cottage," a fountain, and other utilitarian buildings and structures related to the property's water system, horses, and vehicles. One enters the property from Carriger Road through contemporary gates from a long partially paved driveway. Once on the property, the drive turns and passes the "little Carriger" house and proceeds up an incline. One then sees the winery behind which is the cottage. Up the hill again on a circular driveway, with the fountain at its center, one proceeds to the main house which overlooks the valley. Northwest of the house, the property rises steeply sloping down to the area northeast of the house. South of the house, there is a low lying area with contemporary horse paddocks, a stable, and a barn bounded in by a small creek forming the property's southern boundary. From the circular driveway, there is an additional road that leads to the back of the house around its south side, and there is another road leading to the stable. The property's five most prominent buildings, plus the fountain, make up the resources that are contributing elements to its National Register eligibility. There are additionally three buildings and four structures located on the property that are considered non-contributing elements.

The most prominent of the contributing buildings is the main house. Shown in **Photograph 1**, the house is a two story redwood constructed building with a stone foundation, clapboard, flush, and drop wooden siding, and a two story full façade colonnaded porch facing east under the front portion's side gable roof. To the rear of the house there is a two story west facing gable extension, added in the 1890s. The main part of the house, built ca. 1849, is divided into five sections with two six over six double hung wood windows facing east on either side of doors on both floors. As shown in **Photograph 2**, both wooden panel doors open to the porch. They each have a decorated screen door, four pane sidelights, and full transoms. The first floor door, approached up the porch via wooden

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stairs, is flanked by fluted Doric-style pilasters, and the second floor door has a fluted enframing without capitals. The house has flush wood siding at the porches which are enclosed by simple wooden balustrades between baseless square unfluted columns. The columns have Doric-style square capitals that support the decorated spandrels of arches running along top of the porch beneath a dentiled cornice. Under the north and south facing gables, as shown in **Photograph 3**, the house is divided in thirds with the open porch at the east end and two six over six double hung wood windows on each floor. Under the gable, with its cornice returns at the eaves, are small louvers near the ridge. On the north side, there is an entrance to the basement accessed by steep stone steps situated under the porch, and the brick chimney is located on the west side of the roof's ridge. The house's western extension, shown in **Photograph 4**, has drop wooden siding, one over one double hung wood windows, and a west facing gable with cornice returns and a small louver near the ridge. There is also a small flat-roofed two story section at the intersection of the main house and the extension. The house's back door faces east under a shed roof shingled hood with decorative brackets. The nine pane (contemporary) paneled wood door has a decorated screen door and is flanked by two double hung wood windows. North of the door there is a shed roofed bay window with three pairs of vertical windows. On the second floor, there are two west facing double hung wood windows on either side of a single horizontal fixed pane wood window. On the extension's north side there are ten pane (contemporary) French doors with wide side lights opening to the side patio above which are a double hung window and a small fixed pane window, as shown in **Photograph 5**. On the extension's south side, there are two south facing double hung wood windows on the first floor and one on the second. In addition, there are single smaller west facing double hung vinyl windows with inserted muntins on each floor. In the garden near the house's southwest corner, there is a round brick well constructed in a dome shape with a iron plate lid, shown in **Photograph 6**. The interior of the house has been modified and upgraded, but retains many older and historic features. For example, the first floor retains its parlors set on either side of the central corridor, and the south parlor retains its fireplace. Most of the building's rear 1890s addition remains as well.

The house has been well maintained and only somewhat altered over the years. These changes include the building's asphalt shingle roof, the contemporary (unobtrusive) gutter and downspout system, a picket fence enclosure around HVAC system on the east side of the house, the north facing patio door, the west facing second story divided window, and contemporary landscape features such as a lightpost, two pergolas, and a white picket

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fence designed to emulate the fences visible in 19th century photographs of the property. There are also screen hooks on the window surrounds on the east side second story windows, small dome light fixtures at the center of the porch ceilings on both floors, and the porch floor is currently under repair. There is also an in-ground pool, shown in **Photograph 7**, situated directly south of the house. It is surrounded by concrete patio, a low (county-required) fence, and a wood fence equipment enclosure.

Adjacent the house's northwest corner, set into the hillside, sits a front gable rough cut random ashlar stone building constructed in irregular courses and a wood frame roof. Shown in **Photograph 8**, the building was used as a root or cold cellar and was likely built along with the original house ca. 1849. It has recessed nine pane wood panel door facing east that is approached by wood steps with railings. The door is flanked by small recessed single pane wood framed windows. Above the door is a small diamond shaped wood-frame screen opening near the ridge. The building's west side has a similar diamond shaped opening above a four pane wood frame window with a thin wooden lintel. The building's roof has contemporary asphalt shingles.

After the main house and its root cellar, the second most important building on the Carriger Estate is the winery constructed in 1875. The building is currently being rehabilitated following the Secretary of the Interior's Standards for Rehabilitation. The building is being returned to its original use as a winery and is being modified to incorporate modern facilities while its historic integrity is maintained. The gable roof building, 75 feet long by 42 feet wide, has a rough cut random ashlar stone foundation and a two story redwood wood frame structure with drop siding above it. Set into the hillside, only the foundation's south (and principal) side is fully visible, as shown in **Photograph 9**. It has a central segmental arched opening, ten feet wide, and two slit ventilator openings set equidistantly along the wall on either side of the arch. There are also rectangular openings near the top of the east and west walls towards the south side of the building. The foundation, set with a lime based mortar and rubble filled interior, is roughly 24 inches thick. The arched opening's keystone is engraved with the building's construction date "1875" and Nicholas Carriger's initials. The foundation encloses the ground floor area that has a concrete floor and is punctuated by two rows of four large posts with round cornered bolsters. These beams support uninterrupted massive sixteen by sixteen by seventy foot summer beams. The summer beams, in turn, support braced floor joists which hold up the above flooring. The second floor wood structure also features similar

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posts with round cornered bolsters. Both the second and third floors are currently being upgraded for operation as a modern winery. With new enclosed areas in the corners, for example, the second floor retains its open central area. The third floor is gaining offices along the north and south wall, but retains open area at the west end and its central corridor is open to the roof rafters. On the exterior, the upper stories include a combination of historic and new openings as discussed below. The new windows and doors do not diminish the building's overall historic integrity. The historic windows, and those windows similar to the historic windows, are fixed sashes with multiple panes. They have wood lintels and window surrounds and are recessed in wooden frames. Some of the new windows and doors are set flush with adjacent siding and have darkened glass in them. The building's drop siding is mostly made up of one foot by eight feet boards, and there are corner boards at each of the building's four corners. Both the siding and corner boards are painted dark brown and both are riddled with woodpecker holes. The building has a new green asphalt shingle roof with gutters along the eaves, and there are downspouts at the corners.

On the building's south side there are five horizontally set six pane recessed windows. Two on the second floor are situated above the foundation's slit opening, and there are three on the third floor. The most easterly of the third floor windows is situated over the second floor's eastern window. The central window is situated over the ground floor's arched opening (and has a vintage style light fixture adjacent to it), and the third top floor window is located near the building's western corner. The two second floor windows and the central third floor window retain their old glazing. During the current rehabilitation, glass and muntins were returned to the existing window openings at either end of the south side's third floor. In addition, the south side also has a new large pane window with a thin window surround situated at the center of the second floor. This window is flush with the siding, has a dark anodized frame, and inserted muntins.

The winery's west and north faces are the next most important sides of the building, as they are the sides that face the main house. They are shown in **Photograph 10**. Above the foundation visible on the south end, the west side of the building has three windows and there are doors on both floors. There are also new sets of exterior stairs with decks at both levels. The only original window on this side of the building is a twelve-pane fixed sash wood frame window located on the southern half of the second floor. There are new west facing single swing doors with

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sidelights and transoms at the center of each floor. Both are set flush with the siding and framed in anodized metal. The third floor door is flanked by new horizontally set six pane windows like those found on the south side of the building. The new exterior stairs and decks are simply built in wood with plain balustrades. The deck includes a wheel chair ramp for handicap access to the second floor. The north side of the building has two braced barn doors on the second floor that hang from sliding tracks. The north side's third floor has two vertically set six pane recessed windows, all with old or original glazing, on either side of a central opening with a braced swing door. Both the third floor's central opening and westerly opening on the second floor have been infilled with new windows similar in character to the south side's new window. They are set flush with the adjacent siding, have thin window surrounds, and are built with anodized black metal frames with inserted muntins.

The winery's tertiary side faces east and is shown in **Photograph 11**. The east side is similar to the west side. It has similar new doors at the center of both the second and third floors with exterior wooden stairs and decks from each floor. The third floor horizontally set six pane recessed windows on either side of the door are new and built to look like those on the south side. There is also a new wood frame louver located just below the building's ridge. The east side decks are larger than those found on the west side, and there is also a wheel chair ramp for access to the second floor.

In modifying the winery for modern use, including construction of office space on the third floor and a wine tasting room on the second floor, the current owners Geoffrey and Donna Barton are upgrading the building's facilities while maintaining the building's essential physical features in order to retain its historic integrity. It is unclear whether all of the older windows and doors date from the Nicholas Carriger Estate's period of significance (1849-1885), but many of them have been treated as having historic value and as contributing elements to the building's historic character. Historic drawings and photographs of the winery ca. 1875 do not definitively show where all of the openings were on the building. Those records do show a large redwood raised barn on a stone foundation with drop siding and various door and window openings. The drawings and photographs show a building in a rural setting with main house near-by and trees and agricultural fields in close proximity. A contemporary description of

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the property made soon after it was built noted the large beams used in its construction.¹ So while it is unclear exactly which windows and doors date from the property's period of significance, the current rehabilitation of the building does maintain those essential physical features recognizable as dating from the period of significance. Those essential physical features include the overall raised barn gable roof form with a stone foundation and redwood drop siding structure above. Those features include the ground floor arch, the open interior spaces with the visible redwood structure, and a rural setting with the main house near-by and agricultural fields in close proximity. Thus, the building still conveys its significance, and it retains sufficient historic integrity. Of the seven aspects of historic integrity, the building's design has been modified the most. The exterior stairs and decks were required by code to permit habitation of the third floor. They, along with the building's additional windows, were built to be differentiated from the old but to also be compatible with the historic materials, features, scale, and proportions. One is still able to comprehend the building's original form, plan, structure, and style. The property's setting is temporarily disturbed because of construction. With some additional paving, the building's setting should return. Both old oak trees situated adjacent to the winery, for example, will remain and no new buildings will be constructed in the area around the building.

To the southeast of the winery, there is a small single story residential building. Called the "Carriger cottage," the building is a long side-gable wood frame building with board and batten siding, two doors, an assortment of windows, and a corrugated metal roof over wooden shingles. The roof has a gutter on the north side and has a stove pipe near its northwest corner. Visually dividing the building in half, the doors are centered on each half of the north side, as shown in **Photograph 12**. On the west end the wood panel and glass door is flanked by six pane wood windows with wide window surrounds and wooden window boxes. On the east end there is a single six pane wood frame window with a wide window surround to the west of the door and a shed roof enclosure to the east of the door. The east end of the building has a single one over one double hung wood frame window near the south corner and a central opening recessed opening closed by a paneled door. On the west end there is a central six pane wood frame window with a large window surround and two smaller four pane windows near the roof ridge. On the south side, the siding's paint has deteriorated and one of the three windows is boarded from the interior.

¹ Line drawing published in Thompson's Historical Atlas of Sonoma County, 1877; Ca.1875 photographs of the Nicholas Carriger Estate in Carriger family files at the Sonoma Valley Historical Society Depot Park Museum; and J.P. Munro-Fraser, *History of Sonoma County*. (San Francisco: Alley,

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There is a six pane wood frame window near the center of the side and a one over one double hung window near the east end. This cottage appears to have been constructed around 1875. It is unclear what changes have been to the building over time, but it retains the character of a 19th century building with few modern additions. One such change, however, is the interior plumbing that appears to have been installed in the 1970s or 1980s.

Across the driveway to the north of the winery sits the "little Carriger" house, originally built ca. 1870 and moved from its original location around 1894. The "little Carriger" house was moved back to its original location in July 2000. Nicholas Carriger's daughter Levisa Lewis and her husband had the building moved to another location on what was then their much larger property. Until moved back, the building sat adjacent to the southwest corner of the current owner Geoffrey and Donna Barton's property line. The owners of the property southwest of Barton's property asked if the Bartons would like to have the building because otherwise it was to be demolished. The Bartons agreed to move it. To place the building in its accurate location, the Bartons used photographic and other documentation, plus they located the stone corners of the building's original foundation. The building awaits rehabilitation. Despite the building's poor condition, the house retains its important character defining features. Constructed as a diminutive version of the main house, the building is two stories and, most importantly, has a two story full façade colonnaded porch facing east under the front portion's side gable roof, as shown in **Photograph 13**. While the house was originally a simple gable roof structure, it has a saltbox shape with a shed roof extension on the west side. It is unclear when the building took this form. The wood frame house now rests on a new poured concrete foundation and has a wood frame crawl space basement. Its exterior walls have vertical wood siding that have now lost their battens. The east side porches are enclosed with simple wood balustrades between baseless wood square columns with Doric-style square capitals. There are intermediate vertical supports between the columns on the second floor. There are no frieze arches like on the main house, and the cornice is formed by a simple molding at the eave's edge. Although the columns divide the façade into five sections, the house itself is divided into thirds. The first floor has an off-center glass panel door with a screen door. Next to the door, to the north, is a six pane fixed pane window vertically set with some siding missing beneath it. Flanking the door on either side are six over six wood frame double hung windows that are repeated on the second floor on either side of a central door. The north end of the second floor porch is enclosed by a twenty-five pane fixed pane window with

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projecting wooden outrigger adjacent to it. Three of the other north facing windows are six over six wood double hung windows. There is one located off-center on each floor and one located near the northwest corner. In addition, there is a wood panel door between the two first floor windows, a small one over one double hung wood window at the west end on the second floor, and a wooden louver near the roof ridge. The south side of the house has three pairs of six over six double hung windows. Two are located off center on each floor and the third pair is situated at the building's southeast corner. Additionally, there is a single eight pane wood frame fixed window at the southeast corner on the second floor and a wooden louver near the roof's ridge. The rear and west side of the building is largely gone exposing the building's interior with the new foundation extending west of the building. Various supports are visible and there is a plywood clad section with a window and door opening near the southeast corner. The north and west sides of the building are shown in **Photograph 14**. It is unclear when many of the changes to the building occurred. Most of the changes to the building were likely made to the building during the 20th century, after it had been moved. An extension placed on the building after it had been originally moved, for example, was not moved back because that part of the building was too deteriorated. During this transition back to its original location, the Bartons took steps to remove some of the features added to the building since the 19th century attempting to return it closer to its original appears. Asphalt shingles, for example, had been added over the building's wood siding. These shingles were removed. They also did not move the rear extension of the building. The interior of the building was altered over time, but retains its overall original layout. Some of the rooms currently have drywall or wood paneling, and the bathrooms have some relatively contemporary fixtures.

The final contributing element of the Nicholas Carriger Estate is the fountain located down the hill from the front of the main house. Shown in **Photograph 15**, the cast iron fountain is situated in the center of a small pond with its lower dish resting on a concrete base. The lower dish is decorated with three ornate carp and has a central urn topped with female figures and a support for the upper dish. The fountain is topped with a wide mouthed swan with its wings extended and its neck arched up to the sky. It is unclear when this fountain was constructed, but it is believed to have been a gift from General M.G. Vallejo to Nicholas Carriger. It appears to pre-date ca. 1875, as it is shown a photograph from that date.

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There are additionally three buildings and four structures located on the Carriger Estate property that are considered non-contributing to its historic character. These buildings and structures were constructed after the property's period of significance (1849-1885) and do not possess sufficient historic or architectural significance to appear to meet the criteria for listing in the National Register. Adjacent to the back side of the main house, to the west, is a wood frame shed roof three car garage. Shown in **Photograph 16**, it has board and batten siding and east facing paneled roll-up garage doors with a small pergola adjacent to the doors. This building appears to have been constructed in the second half of the 20th century. On the southwest quarter of the property there is a gable roof metal frame stable on a concrete foundation. Shown in **Photograph 17**, it has metal siding, large sliding doors on its north and south ends, a central corridor on either side of horse enclosures. There is also a wood frame front gable barn, shown in **Photograph 18**. It has a concrete foundation, vertical wood siding, an asphalt shingle roof, a sliding door on its north side adjacent to small six pane windows. On the south side there is a hay loft door and a six pane window on the upper portion of the building. These buildings were added to the property in the 1990s. In addition to the swimming pool described above, the property has three structures associated with water. First, at the top of the hill along the property's western edge, is a concrete reservoir with a stucco exterior finish and a wood framed roof clad in corrugated metal. This structure, likely built after the original reservoir collapsed in the 1910s, is shown in **Photograph 19**. Secondly, there is a small wood frame pump house on a concrete foundation with a corrugated metal roof near the northeast corner of the house, shown in **Photograph 20**. It has hinged doors on its west side. Thirdly, there is an additional reservoir structure, shown in **Photograph 21**, located in the trees to the north of the house approached via a stone sided footpath. The stone and concrete spring reservoir is set into the hillside and has a slight wood framed enclosure with screening and a corrugated metal clad roof. This structure houses the Yulupa Spring from which the property received its name after Nicholas Carriger died. They were thus likely built during the 20th century. In addition, there are three concrete pads located on this property. The longest is approximately three hundred feet long and is situated to the east of the "little Carriger" house. The second is located just west of the winery, and the third is located to the south of the new gable roof barn at the south end of the property. These pads are also 20th century elements. The pad adjacent to the "little Carriger" house, for example, was the foundation for a poultry building constructed sometime between 1930 and 1970. It is unclear when that building was torn down.

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Nicholas Carriger Estate
Sonoma, California

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary Paragraph

The Nicholas Carriger Estate property at 18880 Carriger Road, Sonoma, California appears to be eligible for listing in the National Register of Historic Places under Criteria B and C. The estate includes a vernacular Greek Revival style house, a winery building, and other contributing elements. Under Criterion B, the property is associated with Nicholas Carriger who had the house and other prominent buildings constructed on the property. This association is in two areas of significance. The first area of significance is exploration / settlement because Carriger was one of Sonoma's prominent pioneer citizens. The second area of significance is commerce because Carriger was one of Sonoma's early important winemakers during the period the county's fledgling wine industry first gained notoriety. The property is architecturally significant, under Criterion C, for its type, period, and method of construction. The architectural style of the main house and the "little Carriger" house illustrate the distinctive characteristics of the vernacular Greek Revival style and are important in the variation, evolution, and transition of architecture during American settlement in Sonoma. The property is important for its significance to the local community, and its period of significance is from the main house's construction ca.1849 until Carriger's death in 1885.

History of the Nicholas Carriger Estate

After arriving in Sonoma in 1846, Nicholas Carriger purchased 1,000 acres from General Mariano Guadalupe Vallejo in 1847. The land was located on Vallejo's Petaluma Rancho which he had been granted in 1843 and 1844 by the Mexican government. Vallejo had originally been sent to Sonoma by the Mexican governor to take charge of the secularization of the Mission San Francisco Solano de Sonoma in 1834. He not only established the Pueblo of Sonoma, but also built an adobe house near what is now Petaluma soon after his arrival. Once American settlers began arriving in Sonoma, and the Mexican government decreased its presence in Northern California, Vallejo

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generally embraced the United State's acquisition of the state. Carriger was among the first settlers to purchase land from Vallejo. The two were apparently life-time friends.²

When the gold rush struck in 1848, Carriger went to the Sierra Nevada foothills. He returned in 1849 and proceeded (or continued) to construct a house and other buildings on his property.³ The other extant contributing elements of the property include the "little Carriger" house built ca. 1870, the winery built in 1875, and the worker's cottage built ca. 1875. An 1877 drawing of the property, shown below, reveals the presence and form of several of these buildings. Historic photographs of the property, dated ca. 1875, clearly show the house, winery, and cottage. There is also a fountain currently located in front of the main house that may date to the early 1870s or before. It appears in both a ca.1875 photo and the line drawing of the property from 1877. The fountain may have been a gift from M.G. Vallejo to Carriger. The *Napa County Recorder* described the property on March 29, 1873 and depicted a fountain that had five different water "jets." The existing fountain is similar to those found at other historic houses in the area including M.G. Vallejo's home Lachryma Montis, built in 1852, and Temelec Hall, built for Captain Granville Perry Swift in 1858. When the Carriger Estate was designated a Sonoma County Landmark, background material for the designation stated that the property's historic swan piece fountain was in the barn awaiting restoration to its place in the yard. It was restored to its original location and made fully operable by the current owner.⁴

² Unlike other American settlers of the period who squatted on rancho land, Nicholas Carriger paid Vallejo for the 1,000 acres. He is said to have paid between \$0.75 per acre to \$4.00 per acre. Either amount represents what was likely a fair price for the property at that time. See Sue Baker and Audrey B. Forrest. *Secrets of El Verano in the Valley of the Moon*, (El Verano, CA: Chicken Express Publishing Co., 1994), pp.78; and Jackie Kramer, "Great-granddaughter of Valley Pioneer Finds Memories Here." *Sonoma Index-Tribune*, October 19, 1983 in which Hazel Burns recalls stories she heard about her great-grandfather Nicholas Carriger.

³ Various sources provide a range of dates for the construction of the main house. Some date the house as early as July 1848. Other sources say the house was not completed until 1850 after Carriger returned from the gold mines with money to complete the building. Still other sources list the house as built in 1849. The *Napa County Recorder* visited the Carriger estate and published a description of the property on March 29, 1873. In this description, the author noted that Carriger finished his house in 1849 and moved into it in July of that year. The California State Historic Resources Inventory lists the property's date of construction as 1854. This date is from a historic resources inventory form prepared by Johanna M. Patri of the Sonoma League for Historic Preservation on December 28, 1978. From all other sources, the date on the HRI form appears to be wrong.

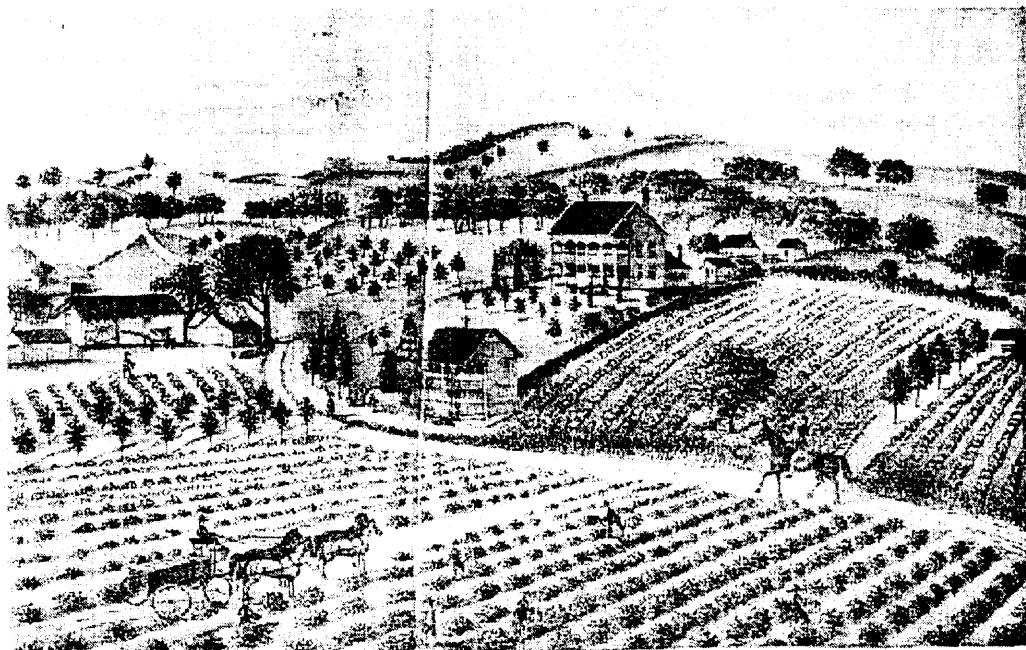
⁴ The Nicholas Carriger Estate is clearly depicted in a line drawing published in Thompson's Historical Atlas of Sonoma County, published in 1877. This image not only shows the fountain, but reveals the forms of the "little Carriger" house, the main house, and the winery. Still other buildings and structures are shown on the property that no longer stand. The image is published online at <http://history.sonoma.lib.ca.us/images/p452856.jpg> (accessed February 2001). The ca.1875 photographs of the Nicholas Carriger Estate are in the Carriger family files at the Sonoma Valley Historical Society Depot Park Museum. In addition, both Lachryma Montis and Temelec Hall are California State Landmarks. Temelec Hall's fountain is shown in *California Historic American Building, California Volume II*, (New York: Garland Publishing, 1980), p.61.

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Nicholas Carriger Estate
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Line Drawing of the residence of Nicholas Carriger of Sonoma

(Thompson's Historical Atlas of Sonoma County, 1877.

Courtesy of the Sonoma County Library)

Following Nicholas Carriger's death in 1885, his widow and other members of the family lived on the property until the 1890s. In 1894, Levisa Carriger and her husband L.L. Lewis moved into the house, using it as a summer home to escape the heat of Sacramento. Some sources refer to a "recent tragedy" having occurred in the house just before the Lewises purchased the property. This tragedy appears to have been a murder in the house of one Carriger son killing another. After the Lewis family moved in to the house they sold parcels of the large property retaining 100 acres that included the house, winery, the spring, and various barns. Other parts of the property were parceled out to a diary farmer and a turkey raiser, for example. It is at this time, ca. 1894, the Lewis had the "little Carriger" house moved elsewhere on their property approximately one mile southwest of the main house. The Lewises remodeled the main house around 1898 installing plumbing, repairing the foundation, and adding the house's western extension that includes the kitchen and dining room. L.L. Lewis took advantage of the natural spring on the property and drew on it to create a marketable water supply. With his brother A.T. Lewis managing the property, L.L. Lewis formed

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the Yulupa Land and Water Company taking its name from the Petaluma Rancho label for the area. "Yulupa" also became a secondary name for the Nicholas Carriger property. The Lewises built a reservoir and pumped water to El Verano and Sonoma. The original reservoir collapsed around 1918. L.L. Lewis died in 1913. His family sold off additional parcels on the property and eventually sold the house property to two brothers from San Francisco named Pohm. The Pohm brothers sold the property to Nathan Thompson, William H. Warner, and Max Poehlmann in 1936. Collecting some of the Carriger estate from other property owners, they converted the property to a poultry operation, as Poehlmann Hatchery, Inc., using the winery to raise turkeys. The Poehlman Hatchery operated until 1970. Nathan Thompson's son Clay and his wife Lois purchased the property in 1973 and performed some restoration-type work on the main house. The Carriger Estate's current owners, Geoffrey and Donna Barton, purchased the now 23.3 acre property in 1997.⁵

Evaluation of the Nicholas Carriger Estate

The Nicholas Carriger Estate appears to be eligible for listing in the National Register of Historic Places under Criteria B and C. As discussed above, the "little Carriger" house was moved off the property, but it was recently moved back to its original location. It has been returned to its original setting and has regained its original relationship to other elements of this property that contribute to its historic significance. Therefore, the "little Carriger" house does not need to be evaluated as a moved property as defined under Criteria Consideration B. In addition, the Nicholas Carriger Estate is designated as Sonoma County Landmarks Commission's Historic Landmark number 48, an honor bestowed on the property February 26, 1980.⁶

⁵ Sue Baker and Audrey B. Forrest. *Secrets of El Verano in the Valley of the Moon*. (El Verano, CA: Chicken Express Publishing Co., 1994). pp.77-78; Sonoma County Landmarks Commission. "Background on Carriger House Made Historical Landmark #48." February 26, 1980; Written recollections of the property by Lois Lee Thompson. June 28, 1976; Florence Murphy, "The Nicholas Carriger Place." *Saga of Sonoma in the Valley of the Moon*. (Sonoma: Sonoma Valley Historical Society, 1976); and Department of Parks and Recreation. Historic Resources Inventory form for the Nicholas Carriger Estate. prepared by Johanna M. Patri of the Sonoma League for Historic Preservation. December 28, 1978. Florence Murphy and her family lived on the Carriger estate between 1894 and 1896.

⁶ The Sonoma County Historical Resources Commission and the Sonoma County Board of Supervisors enthusiastically endorsed the relocation of the "little Carriger" house when they approved the additional residential building being placed on the property. The Bartons have a lot of local support for their efforts on the Carriger property.

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Nicholas Carriger Estate
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Significance Under Criterion B

Under Criterion B, the property at 18880 Carriger Road in Sonoma, California appears to be eligible for listing in the National Register of Historic Places because of its association with Nicholas Carriger who was a significant pioneer settler in Sonoma and who made significant contributions to the early development of wine-making in Sonoma. Both the pioneer settlement of Sonoma and the development of the wine industry in Sonoma can be considered defined and important areas of California history. As its original owner and the person responsible for the property's prominent buildings, Nicholas Carriger is directly associated with this property. The property is associated with Carriger's productive life as both a pioneer settler and early viticulturalist. Carriger's contributions are comparatively important in relation to other individuals who were active and successful within these historic contexts and his estate is representative of those contributions.⁷

Born on the Walnut Grove farm in Carter County, Tennessee to German and English parents in 1816, Nicholas Carriger was educated in Elizabethtown, Tennessee. At an early age, he worked in a flour mill and distillery. Carriger served in the Army between 1835 and 1836 under General J.E. Wool, and after his service he moved to Missouri in 1840 where he married Mary Ann Wardlow in 1842. Carriger moved several times within Missouri and eventually had a farm in Andrew County. In addition to tobacco and other crops, he also had a distillery on his Missouri property. Following the birth of two children in 1843 and 1845, Carriger, his immediate family, his father, and his brothers and their families (and others) set out overland for the west coast in April 1846. Carriger's autobiography, written for the Bancroft library in 1874, provides a detailed account of his overland trip and important information as one of the first settlers to travel along what later became the "Old Fort Kearny" road. Carriger and his group were also among the first to make their way through the Sierra Nevada mountains via Roller Pass. Carriger also claimed in his autobiography to have assisted the famed Donner party who were only a few months behind them.⁸

⁷ Carriger Road was named for Nicholas Carriger. This honor is one indication of Carriger's local importance.

⁸ See Nicholas Carriger, "Autobiography," (manuscript, May 3, 1874) and "Journal of an Orrigon (sic) trip and related materials." (collection, 1846-1847), Bancroft Library, University of California, Berkley. Much of these manuscripts are reprinted, as well as discussed, in Dale Morgan, ed. *Overland in 1846*. (Lincoln, NE: University of Nebraska Press, 1963), pp.143-158. Carriger's passage through the Sierra Nevada's is recounted in Charles K. Graydon, *Trail of the First Wagons Over the Sierra Nevada*. (St. Louis, Patrice Press, 1986), pp.10-12.

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Carriger and his brothers came to Sonoma and settled on various properties. Nicholas Carriger quickly became one of the prominent early settlers that arrived in the area around the City of Sonoma after the Bear Flag Revolt and before the gold rush and California statehood. Carriger served as a mail carrier between Sonoma and San Rafael for the US Navy during the Mexican War. He is also noted as having built the first redwood frame house and sunken well in Sonoma. Located on First Street East, he received a lot of attention for this construction. In 1847, Carriger purchased his 1,000 acre estate on the Petaluma Rancho from M.G. Vallejo. He began to cultivate his new property, but was drawn to the Sierra Nevada foothills when the gold rush struck in 1848. Although he moved around hunting for gold, he is noted as having co-found the successful North Kelsey and Auburn mines. He likely had success in the goldfields because when he returned in 1849 he began (or returned to) construction of his two story house, that stands today, and to other improvements on his property. He lived on his Sonoma estate until his death in 1885. Besides the two children he and his wife had in Missouri and the one on their way to California, the Carrigers had eight other children. Only six of his children survived to adulthood. Carriger is noted as the first American settler to plant a vineyard in Sonoma. He also raised cattle, produced dairy products, grew wheat, and had fruit orchards on his property. In addition to his ranch and vineyard, Carriger also owned and operated a livery stable and freight stage coach with Otto Schetter who married Carriger's oldest daughter. Their operation was located on the Sonoma city plaza.⁹

Within the context of pre-gold rush and early statehood settlers in Sonoma, and the general area of significance of exploration / settlement, Nicholas Carriger was among the most prominent local citizens of that time period. Not only was he known for his vineyard, winery, and cattle farm, he was also the founder and long-time president of the Pioneer Association chapter in Sonoma, a member of the first Sonoma school board, and contributed to some of the more peaceful aspects of settlement in Sonoma. Carriger's house and estate represent a model of how pioneers successfully established their families in Sonoma and could effectively generate agricultural product and manufacture wine and brandy. Less obvious in the extant buildings, Carriger is also noted for his efforts to peacefully and respectfully settle the area at a time when Americans overran Mexican-era rancho properties and

⁹ Sue Baker and Audrey B. Forrest. *Secrets of El Verano in the Valley of the Moon*. pp.15-18: "Nicholas Carriger." *An Illustrated History of Sonoma County, California*. (Chicago: Lewis Publishing, 1889), pp.609-612. Nicholas Carriger is listed as the first American settler to plant a vineyard in *Handbook and Directory of Napa, Lake, Sonoma, and Mendocino Counties*. (San Francisco: L.L. Paulson, 1874), p.88.

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subjugated the local Native American population. Carriger's estate represents his respect for General M.G. Vallejo. He not only paid him relatively well for the land, but also became a life-long friend of the important historical figure. Carriger also permitted the local Native American population to use portions of his property on which they had traditionally lived. He is know to have left his family under the protection of a Native American, Carillo, when he traveled to the gold field in 1848.¹⁰

Within the context of early Sonoma viticulture, Nicholas Carriger is among Sonoma's early wine producers during the transition period from the pioneer era to the wine industry's emergence as one of California's most important economic and sociological assets. Carriger and his estate are representative of this transition. While Carriger does not hold the statewide importance of Colonel Agoston Haraszthy who, as discussed below, helped transform the California wine industry, Carriger was not only among the first American settlers to plant a vineyard in Sonoma County, but also became a successful medium-sized grape grower, wine maker, and brandy distiller as the industry moved towards large scale production and division of the various production areas in the late 19th century.

Wine production in Sonoma began with the fathers of Mission San Francisco Solano de Sonoma who established the Spanish mission in 1823. Among their agricultural pursuits, the missionaries grew grapevines for producing wine similar to other missions across the state, particularly in the Los Angeles area. The missions are known to have grown one variety of grapes, later referred to as "Mission" grapes. After the Mexican government secularized the missions in the 1830s, General M.G. Vallejo arrived in Sonoma to supervise dispossession of the mission. Vallejo established the pueblo of Sonoma and continued to cultivate the mission's vineyard for producing locally consumed wine. Prior to the Bear Flag Revolt in 1846, there were several small vineyards in Sonoma County including one established by Vallejo's brother Salvador two miles east of Sonoma and another established along Sonoma Creek by Vallejo's brother-in-law Jacob Leese. After Americans began to flood into the area and California achieved statehood, Vallejo continued successful vineyards on his property, Lachryma Montis, in Sonoma selling grapes and wine in San Francisco. Sonoma, however, was not a wine producing area, except for local consumption, prior to the

¹⁰ On March 2 1902, the *Sonoma Index-Tribune* remarked on Nicholas Carriger's treatment of the local Native American population and his relationship with Carillo. This reference was recently republished in the *Index-Tribune* March 30, 2001, p.20.

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1850s. Initially, California wine production was centered around Los Angeles. This was a legacy of the Spanish missions and was due to the efforts of early settlers Jean Louis Vignes and William Wolfskill.¹¹

Jacob Leese provided Nicholas Carriger cuttings to start his vineyard. Carriger's first vineyard was destroyed by grazing cattle while he was in the gold fields, but in 1849 he returned and began his vineyard in earnest. While his distinction as the first American settler to plant a vineyard in Sonoma may be true, more importantly he quickly increased his vineyard to 150 acres and was at the forefront of an industry that soon blossomed around Sonoma and throughout Northern California. Gold rush immigration brought increased demand for wine in Northern California and subsequently – due to several factors – the center of the California wine industry shifted north from Los Angeles to not only include Sonoma and Napa counties, but also the Sierra Nevada foothills, and the Central Valley. Carriger's initial vineyard was likely Mission grapes. By the early 1850s, he and San Francisco broker William McPherson Hill, who established a vineyard along Sonoma Creek, imported a several new grape varieties from the eastern states and South America. These included Rose of Peru, Italia, Chasselas, Black Hamburg, Catawba, Isabella, and Muscat, the last three of which are attributed as Carriger's contribution. During Carriger's first decade in the area, Sonoma County only had a handful of established vineyards including Carriger's, although there were likely scattered plantings throughout the county.¹² The wine industry's shift north from Los Angeles was not complete until after Colonel Agoston Haraszthy began growing grapes and producing wine two miles east of Sonoma, on land originally owned by Salvador Vallejo, in the late 1850s. Agoston Haraszthy was a Hungarian immigrant, who is referred to as the "father of the California wine industry" and is credited with bringing a scientific approach to California wine production and introducing numerous European grape varieties to the state. Not only introducing non-irrigation viticulture, foreign vines, and the use of steamed redwood storage tanks, Haraszthy and his Buena Vista Vinicultural Society introduced hillside excavated wine cellar buildings to Sonoma and Northern California. In 1858, Haraszthy wrote a treatise on wine and wine making, followed in 1862 by one of the most influential books on the subject in 19th century America. By 1863, Sonoma County had nearly the same number of vines as grown in Los Angeles County. Although sizably smaller than Haraszthy and Vallejo, Carriger contributed

¹¹ The early period of California wine is discussed in: Frona Eunice Wait. *Wines and Vines of California*. (San Francisco: Bancroft and Co, 1889), reprint (Berkeley: Howell-North Book, 1973); Vincent P. Carosso. *The California Wine Industry 1830-1895: A Study of the Formative Years*. (Berkeley: University of California Press, 1951); and Ernest P. Peninou. *History of the Sonoma Viticultural District*, (Santa Rosa, CA: Nomis Press, 1998).

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18,000 vines to the county's 1,100,000 vines that year. By 1867, Nicholas Carriger had 180 acres with 150,000 vines, and in 1876, he produced 35,000 gallons of wine and 1,500 gallons of brandy. Along with Vallejo and Haraszthy, Carriger received recognition for his wines winning three premiums, for example, at the Sonoma County fair in 1872. In 1875, Sonoma County produced over 41 percent of the State's wine, more than double what was then made in Los Angeles.¹³

Two momentous crises impeded the young wine industry in California during the 1870s and 1880s. First, the Panic of 1873 set into motion an economic downturn that affected the wine industry between 1876 to 1878. While the economic depression decreased the demand for wine in the state and in eastern states, the situation was made worse by both the decreased quality of California wines and the supplement of product relative to demand for it. Inexperienced persons, inspired by Haraszthy, had entered the business resulting in decrease quality in the product. There were high taxes, unscrupulous business practices by eastern competitors, and a lack of tariff protection that also helped drive California wine and brandy prices down. Demand for California wines grew as the economy improved in the late 1870s assisted by decreased French wine supply because of the Franco-Prussian war and diseased vineyards. After the transcontinental railroad began, new methods of shipment emerged to eastern states. The disease that devastated French vineyards around 1879, phylloxera, had already appeared in Sonoma County by 1873 and began threatening California vineyards by 1876. As the second momentous crisis in the California wine industry during this period, phylloxera wiped out many vineyards throughout Sonoma and across the state. Particularly hard hit were those vineyards growing European varieties, although Mission grapes did not escape damage. By the early 1880s, Californians began to get a grip on the situation and, as their French counterparts had done, increased use of resistant vines to combat the problem.¹⁴

From the statistics discussed above, Nicholas Carriger's vineyard appears to have weathered both the economic downturn and phylloxera's initial threat. As dated by the keystone on the basement arched entrance of Carriger's winery, Carriger built what the 19th century historian J.P. Munro-Fraser called a "magnificent" building in 1875 to

¹² Irving McKee, "Historic Sonoma County Winegrowers," *Magazine of the Pacific*, (September, 1955), p.2-3.

¹³ Irving McKee, "Historic Sonoma County Winegrowers," *Magazine of the Pacific*, (September, 1955), p.3 and 6. Haraszthy's 1862 book *Grape Culture, Wines, and Wine-Making* is republished in Theodore Schoenman, ed. *Father of California Wine: Agoston Haraszthy*, (Santa Barbara: Capra Press, 1979).

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house a capacity of 180,000 gallons of wine and brandy. This coincides with the start of the 1870s depression. Although phylloxera would eventually destroy most of Carriger's vineyard after his death in 1885, the early infestations in Sonoma did not dramatically decrease his output of wine. According to the 1880 US Census, Carriger made 28,000 gallons of wine and had 145 acres of vineyards, and in 1884, Carriger is listed as one of only fourteen producers, among 119 grape growers, who made both wine and brandy in the Sonoma area of Sonoma County. Historian Celeste G. Murphy later listed Carriger among some of the best know early Sonoma viticulture figures including Major John Snyder, Colonel Agoston Haraszthy, Jacob Gundlach, Charles Bundshu, Emil and Gustav Dresel and Carl Dresel.¹⁵

Carriger's contributions are thus comparatively important in relation to other individuals who were active and successful within Sonoma's early viticulture and his estate is representative of those contributions. Not only is his 1875 winery building extant, but the continuity of the entire property including the main house, the "little Carriger" house, the cottage, and the fountain, form a cohesive unit to represent Nicholas Carriger's successful contributions to the growth of the wine industry in Sonoma. These elements are not only significant for their association with Carriger, but each retains sufficient historic integrity to convey the significance of the property. (See Section 7 for discussion of historic integrity of contributing elements.)

¹⁴ See Frona Eunice Wait. *Wine and Vines of California*. pp.36 and 134 ; and Vincent P. Carosso. *The California Wine Industry*, pp.87-99 and 109-118.

¹⁵ J.P. Munro-Fraser. *History of Sonoma County*. (San Francisco: Alley, Bowen & Co.. 1880), pp.460-461. The various records listing Sonoma grape growers and wine makers from this period do not indicate what percentage of grapes a wine maker uses from his own vineyard versus what he might have purchased from non-wine producing vineyards. The implication of period census, county atlas, and wine directory sources is that most wine makers with vineyards used their own crops in their product. C.A. Menefee. *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*. (Napa City: Reporter Publishing House, 1873), p.298 mentions that Carriger manufacture his own grapes into wine. There, however, are wine makers that likely purchased grapes to produce their vintage. While Carriger made 28,000 gallons of wine with 145 acres of vineyards, John H. Drummond, for example, is listed as having made 114,000 gallons of wine with 40 acres of vineyards. The 1880 census information on this topic, listed in Peninou. *History of the Sonoma Viticultural District*. pp.293-313, shows most wine makers with proportionally sized vineyards. Secondary sources recounting the history of the wine industry in Sonoma do not appear to address this issue. Even if Carriger was producing wine with grapes from other vineyards it is still important the he remained productive throughout this tumultuous period. Information regarding Carriger in 1884 is from the "Directory of the Grape Growers of California - Sonoma Viticultural District, 1884 published as a supplement to the *San Francisco Merchant*, November 21, 1884 republished in Peninou, *History of the Sonoma Viticultural District*. p.315. Also see, Celeste G. Murphy, *The People of the Pueblo*, (Sonoma: W.L. and C.G. Murphy, 1937), p.233.

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Significance Under Criterion C

Under Criterion C, the Nicholas Carriger Estate appears eligible for listing in the National Register of Historic Places because it embodies distinctive characteristics of type, period, and method of construction. The estate's main house and "little Carriger" house represent important examples of vernacular Greek Revival style architecture in Sonoma; important in the variation, evolution, and transition of the area's architecture during the period of American settlement.

As explained in the narrative description, the ca. 1849 main house is divided into two sections. The front side-gable component has a full façade two story porch facing east and a later built rear western section that is two stories with a gable roof which replaced a single story shed roof kitchen in the 1890s. The front, Greek Revival, section is easily defined from the western extension and is what gives the house most of its architectural character. This section is essentially a five-bay frame block house, similar to East Coast English colonial-era houses, modified to include the two-story colonnaded porch under roof. The house has a low pitch side gable roof, simplified Doric-style square columns, a classically-inspired entablature at the top of the porch with cornice returns at the side pediments, and is constructed in redwood with a stone foundation made of locally quarried stones. It is not example of high style Greek Revival architecture, but rather is a vernacular example of the style incorporating regional forms and materials. A cursory examination of Tennessee architecture indicates that Carriger was likely familiar with the basic form of the five-bay frame block house with classically-inspired decorative elements. Although Carter County, where Carriger grew up, was located in the remote mountainous area of east Tennessee, examples of such architecture were plentiful during his early years and are still evident. The Carriger-Cowan house in Siam, Carter County, Tennessee, for example, was constructed by Nicholas Carriger's uncle and first cousin, Godfrey and Michael Carriger in 1790. This house is a basic five-bay brick house. Contemporary photographs of the property show that it had a small one story porch attached to the center of its front. In Elizabethtown, where Nicholas Carriger was educated, the Alfred Moore Carter house is another example of such a house. Rather than a full façade porch like Nicholas Carriger's Sonoma home, this 1819 house has a full-height front entry pedimented porch with square Doric-style columns of the late Federal style. While it is unclear whether Carriger was familiar with the

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Carter house or with what architectural knowledge he arrived in California, the basic form of his house does represent pioneer importation to the state of familiar house types from eastern states. Sonoma residents and local historians clearly saw Carriger's home-state influence in his house referring to it as being in the "Southern style." By this, they likely referred to the Greek Revival elements of the building. Although seen throughout the country, Greek Revival was the most pervasive style in southern residential architecture during the first half of 19th century.¹⁶

Nicholas Carriger's Sonoma house has the basic five-bay frame block house form, but includes the two story porch with balustrades under the roof, rather than having an attached porch situated at the front of the house as often seen on Greek Revival houses throughout the country. This modification indicates the influence of the Monterey style which is closely associated with Greek Revival in California from the 1840s through the 1860s. Although the Monterey style typically includes cantilevered second story balconies, some examples have two story porches supported on thin square posts as seen on M.G. Vallejo's adobe house near Petaluma. As explained above, Carriger became a friend of Vallejo soon after arriving in Sonoma and may have been aware of the Vallejo residence. Again, there is no clear evidence that Carriger visited Vallejo's Petaluma adobe before building his house and was thus swayed by its design, but similar style buildings were located on or near Sonoma's main plaza during the late 1840s such as Salvador Vallejo's adobe and the Blue Wing Inn. Carriger was likely influenced by this California building form when considering construction of his house.¹⁷

Greek Revival was popular in California, as across the country, until around 1860 and remained one of the well-used domestic styles, particularly in rural areas of the state, until the transcontinental railroad was completed in 1869. American settlers arriving in California brought with them not only recollections of houses and buildings from eastern states, but also drawings and pattern books that expounded classically-inspired designs. With limited

¹⁶ "Carriger-Cowan House." National Register of Historic Places Nomination Form. Tennessee Historical Commission; and James Patrick. *Architecture in Tennessee: 1768-1897*. (Knoxville: University of Tennessee, 1981), p.86-87. The Sonoma Valley Historical Society Depot Park Museum has a photo of the Carriger-Cowan House in their Carriger family files. The house is referred to as built in the "southern style," for example, in the *Napa County Recorder*, March 29, 1873.

¹⁷ See David Gebhard, Eric Sandweiss, and Robert Winter. *Architecture in San Francisco and Northern California*. (Salt Lake City: Gibbs-Smith Publisher, 2nd edition, 1985), pp.555-556; Janice Marschner. *California 1850: A Snapshot in Time*. (Sacramento: Coleman Ranch Press, 2000), pp.168-169; and James B. Alexander. *Sonoma Valley Legacy*. (Sonoma: Sonoma Valley Historical Society, 1986), pp.28-29; and Virginia and Lee McAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1988), p.179-182. The house is referred to as built in the "southern style" in the *Napa County Recorder*, March 29, 1873.

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expertise, tools, and with limited available materials, settlers shaped their houses in forms that although not accurate to Greek (or Roman) models expressed classical styles. This striving for architectural refinement is seen in the Carriger house in the attention given to the two-story porch on the east side, the cornice returns on the house's four corners, and the main east facing doors with their enframed sidelights and transoms. The slender Doric-style columns support the spandrels of arches that form the base of the porch's entablature. The decoration on the spandrels suggests acanthus, the stylized form of a Mediterranean plant used in Corinthian order, to form additional capital-like elements. Columns on houses such as Carriger's were constructed square because builders could not form round columns with the materials at hand, in this case redwood. The width of the columns also likely reflects the material use. Because redwood is relatively heavy, the builder likely needed to keep the columns thin. This thinness may have also been desired as it reflects the Federal style which may have been shown in pattern books and to which the house's builders may have been more comfortable. The Carriger Estate's main house is representative of the pictorial and sentimental values, rather than rational and architectural correctness, to which Greek Revival was motivated in the mid-19th century.¹⁸

The Carriger house is an important example of vernacular Greek Revival architecture in Sonoma ca. 1849. Its style represents the type of architectural variation occurring as Americans began to settle in the area. Its architecture blends both local and regional influences with established forms and styles of architecture. The house is evidence of what Harold Kirker referred to as the "growing power of Anglo traditions over the materially weak culture of the Hispanic settlers" in California.¹⁹ It represents important architectural evolution and transition seen in buildings of this period throughout California and is a good local example of a traditional eastern form, likely based on buildings Carriger knew in Tennessee, modified to reflect regional California forms using native California materials, and built to imitate high-style architecture popular at the time. The house serves as a transitional example of the Greek Revival style in Sonoma. As discussed, the Carriger house was influenced by the Monterey style seen in many of the buildings constructed around Sonoma's town plaza prior to 1849. Following the Carriger house's construction, Temelec Hall was constructed in 1858 in high-style refined Greek Revival style (with Italianate style components

¹⁸ Gebhard, et al., *Architecture in San Francisco and Northern California*, pp.555-556; and Harold Kirker, *California's Architectural Frontier: Style and Tradition in the 19th Century*. (Santa Barbara: Peregrine Smith, Inc., 1973), pp.21, 41-42, 58-68; and William H. Pierson, Jr., *American Buildings and Their Architects, Vol. 1: The Colonial and Neoclassical Styles*. (New York: Oxford University Press, 1986), p.436.

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added later). Greek Revival was one of several architectural style chosen at the time by influential individuals for homes in the Sonoma area. These imported styles marked a growing American presence in California in the period leading up to statehood. Sonoma still retains excellent examples of other popular mid-19th century architectural styles such as Gothic Revival and Italianate. The Carriger house, although modified and upgraded over the years, retains elements of all seven aspects of historic integrity as outlined in National Register guidelines. The house is not only significant but retains its essential physical features that convey its significance.

The “little Carriger” house similarly contributes to the significance of the vernacular Greek Revival architecture of the property. Built ca. 1870, the house was constructed as the Carriger family grew too large for the main house. Carriger built the additional residential building as a diminutive version of the main house. As explained in the narrative description, the building is two stories and, most importantly, has a two story full façade colonnaded porch facing east under the front portion’s side gable roof. Giving the house its Greek Revival character, the east side two story porch is enclosed with simple wood balustrades between baseless wood square columns with Doric-style square capitals. There are no frieze arches like on the main house, and the capitals support a cornice formed by a simple molding at the eave’s edge. The house is divided into three sections rather than five, despite the column division of the front porch. The building does not hold much architectural value except in relation to the main house. The stylistic choice of the Doric-style colonnade front porch mimicking the main house shows Carriger’s continued desire for a level of architectural refinement as he established himself and his family in Sonoma. Again, this represents an important example of the variation, evolution, and transition within the mid-19th century architecture in Sonoma. As a secondary residential building, it was never intended to overshadow the main house. Nevertheless, the “little Carriger” house fits into the evolution of popular American architectural styles in Sonoma in much the same fashion as the main house does – blending local building materials and architectural styles with established architectural forms and styles and serving as a transitional example between Monterey style buildings and high-style Greek Revival – as the town and county were further settled. Although the house is in disrepair, having been recently moved back to its original location, it has sufficient essential physical features to convey its

¹⁹ Harold Kirker, *Old Forms New Land: California Architecture in Perspective*, (Niwot, CO: Roberts Rinehart Publishers, 1991), p.19.

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architectural significance and thus it retains historic integrity. (See Section 7 for a detailed discussion of the “little Carriger” house’s historic integrity.)

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GEOGRAPHICAL DATA

UTM References (continued)

	Zone	Easting	Northing
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6	<u>10</u>	<u>542843</u>	<u>4238428</u>
7	<u>10</u>	<u>542710</u>	<u>4238437</u>
8	<u>10</u>	<u>542702</u>	<u>4238480</u>
9	<u>10</u>	<u>542610</u>	<u>4238491</u>

Verbal Boundary Description

The Nicholas Carriger Estate property is located at 18880 Carriger Road in Sonoma, California on Assessor Parcel Number 133-05-033. This parcel constitutes the remaining property of the previously larger Carriger Estate. (See sketch map.)

Boundary Justification

The nominated property includes the entire parcel on which the remains of the Nicholas Carriger Estate now sit.

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MAPS

Attached are:

1. Nicholas Carriger Estate marked on a 7.5 series USGS map (Glen Ellen, 1954, revised 1980);
2. Sketch map of the Nicholas Carriger Estate and its proposed National Register boundaries

PHOTOGRAPHS

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Main house and root cellar, camera facing southwest
7. Photograph 1

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Main house, camera facing west
7. Photograph 2

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Main house, camera facing northwest
7. Photograph 3

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Main house, camera facing northeast
7. Photograph 4

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PHOTOGRAPHS (continued)

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Main house, camera facing southwest
7. Photograph 5

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Well, camera facing southwest
7. Photograph 6

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Pool, camera facing southeast
7. Photograph 7

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Root cellar, camera facing west
7. Photograph 8

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Winery, camera facing west
7. Photograph 9

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PHOTOGRAPHS (continued)

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Winery, camera facing southeast
7. Photograph 10

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Winery, camera facing southwest
7. Photograph 11

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Cottage, camera facing south
7. Photograph 12

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Little Carriger House, camera facing northwest
7. Photograph 13

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Little Carriger house, camera facing southeast
7. Photograph 14

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PHOTOGRAPHS (continued)

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Fountain, camera facing south
7. Photograph 15

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Garage, camera facing northwest
7. Photograph 16

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Stable, camera facing southwest
7. Photograph 17

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Barn (new), camera facing southeast
7. Photograph 18

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Hill-top reservoir, camera facing southwest
7. Photograph 19

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Nicholas Carriger Estate
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PHOTOGRAPHS (continued)

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Pump house, camera facing southwest
7. Photograph 20

1. Nicholas Carriger Estate
2. Sonoma, California
3. Christopher McMorris
4. February 2, 2001
5. JRP Historical Consulting Services, Davis, California
6. Spring reservoir, camera facing north
7. Photograph 21

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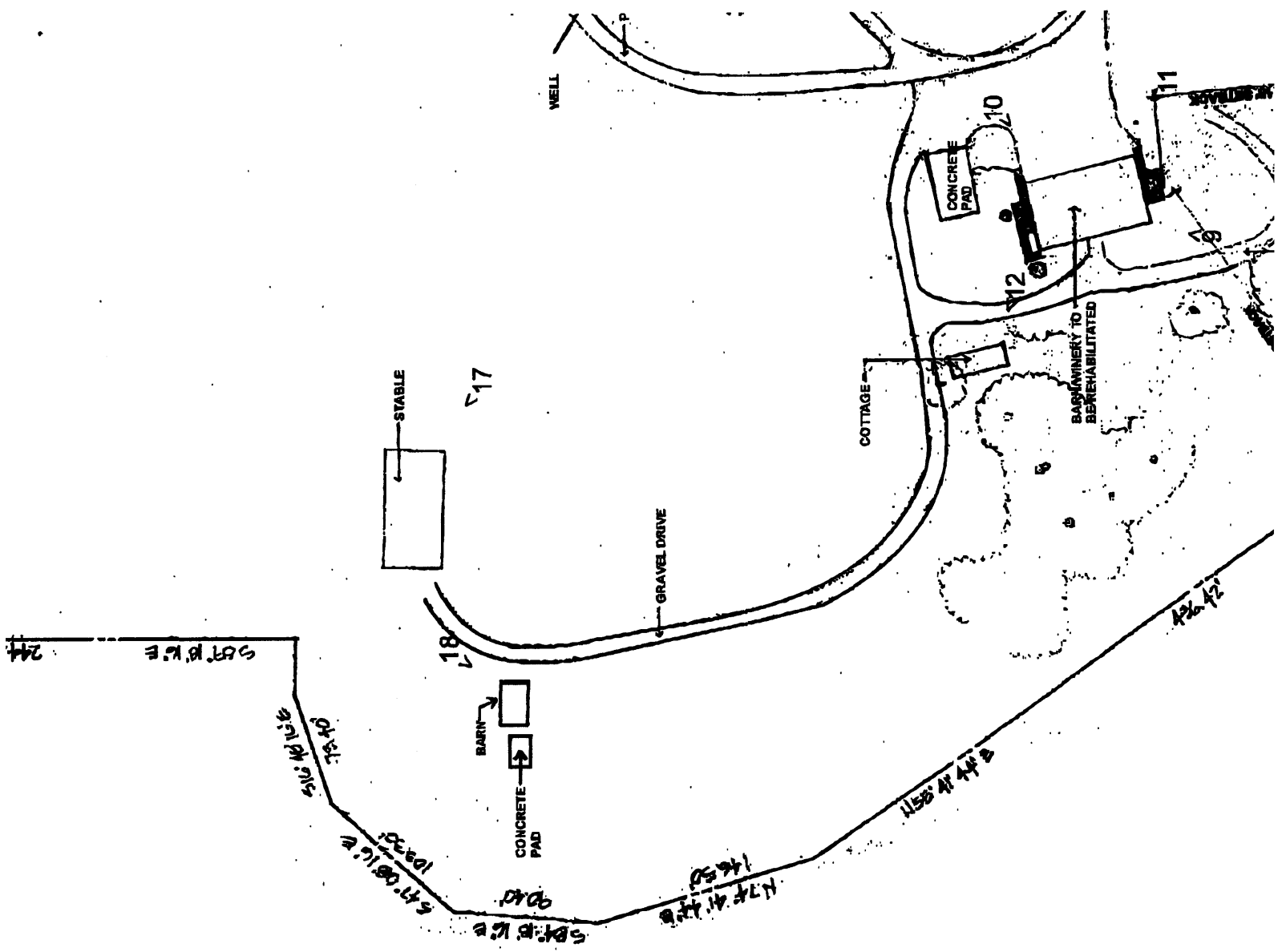
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Page 6

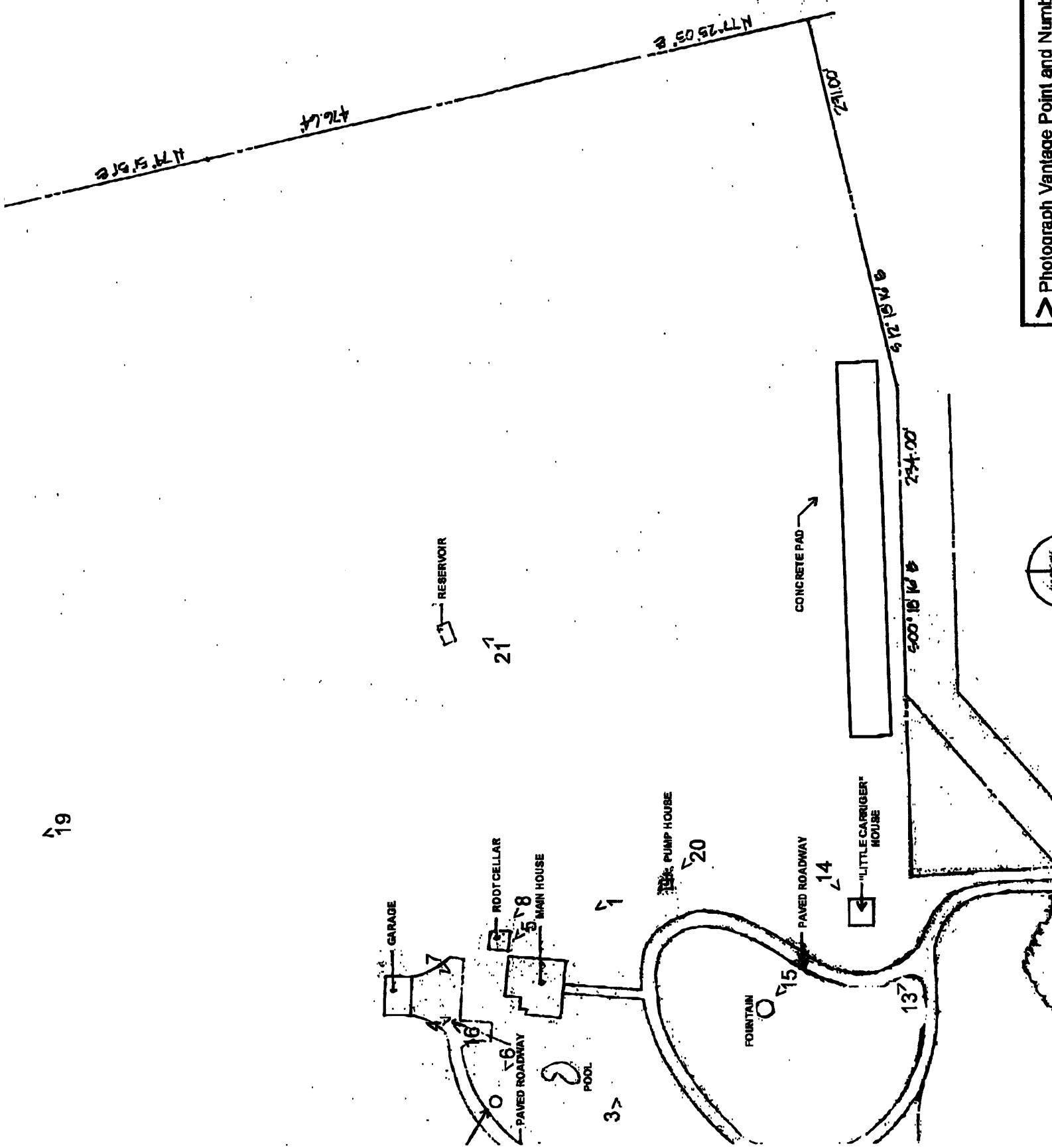
Nicholas Carriger Estate
Sonoma, California

SKETCH MAP

See attached map on folded 11" x 17" (archival quality) paper.



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> Photograph Vantage Point and Number