

Juliana Inman AIA
A R C H I T E C T

29 June 2009

John McDowell
Napa County Conservation Development and Planning Department
1195 Third Street, Room 210
Napa, California 94559

Re: Mansfield Winery
1291 Conn Valley Rd
St. Helena, CA 94576

Dear Mr. McDowell;

Thank you for meeting with us to discuss the submittal of the Use Permit and *zoning text amendment request* for the Mansfield Winery on Conn Valley Road. The building and site fall within the intent of the Historic Winery (Ghost Winery) Ordinance except for the size of the parcel. The winery building is a significant Napa County historic resource and is in fragile structural condition. The only economically feasible use for the building is its historic use, which would be prohibited without *a change in the historic winery zoning ordinance*. *This winery is the last unrestored ghost winery permit that the County will process. Research by historian and ghost winery expert Meg Scantlebury verifying this is attached.*

We have attached a zoning ordinance text amendment application and a Winery Use Permit application.

The main winery building is a two and three story stone "ghost winery" no longer used for wine production, but a significant wine facility in its heyday. An evaluation of the site for listing in the National Register accompanies this application, *as well as transcribed newspaper articles from the 19th century documenting the use, wine production capacity, and building sequence for the main winery building.*

California Environmental Quality Act (CEQA) analysis:

According to California Environmental Quality Act (CEQA) regulation, historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places or the California Historic Landmarks program. Historic resources included in historic resource inventories prepared according to the California State Office of

Historic Preservation (SHPO) guidelines (and included in the State Inventory of Historic Resources) or designated under county or city historic landmark ordinances are presumed eligible if the designation occurred during the previous five years. Designations and surveys over five years old must be updated before their eligibility can be considered.

Resources which do not fall into any of the above categories must satisfy **all of the following three criteria to be eligible for the California Register:**

1. Meet one or more of the following four criteria of significance:
 - a. *The resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local and regional history;*
 - b. *The resource is associated with the lives of persons important to the nation or to California's past;*
 - c. *The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and*
 - d. *The resource has the potential to yield information important to the prehistory or history of the state or nation (this criteria applies primarily to archeological sites);*
2. The resource retains historic integrity;
3. And it is 50 years old or older

The California Register regulations define "integrity" as "the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance" (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways: **location, design, setting, materials, workmanship, feeling and association**. A property must retain **most** of these qualities to possess integrity.

The criteria for eligibility for listing in the National Register are virtually the same as for the California Register. To meet the National Register standards, a property must meet these same criteria, be associated with an important historic context, and retain the historic integrity of features that convey significance (National Park Service, 1991).

In the opinion of Naomi Miroglio, Architectural Resources Group, the building and site is eligible for listing on the National Register under Criterion A and C.

Historical and project information:

The building is a two and three story double bay stone winery building, originally built for gravity flow wine production. The building has cut stone quoins and a rubble stone finish, suitable for exterior stucco. Remnants of exterior stucco are still visible on the south side of the building in the vicinity of the unusual wall-mounted sundial.

The building was altered in the 1950's and 1960's into a perlite production plant. Interior floor joists were cut and removed in order to allow installation of large hoppers, crushers and conveyors for perlite production. A large wood shed addition was added to the east side of the building for covered storage.

The project proposes to restore the second floor framing and diaphragm and removal of the large shed addition. The exterior walls have become very fragile, and substantial restoration of the stone work is required. In addition, the building requires a major seismic retrofit in order to prevent complete collapse. Other interior alterations include adding a new elevator/stair core to the building, as well as accessible bathrooms for visitors and employees.

Overall the building is in poor condition and retains integrity. This stone building retains integrity of **location, setting, material, feeling, design, workmanship and association.**

Analysis:

Work described in the drawings substantially conforms to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved, and specific **recommendations by this reviewer in bold face type** for compliance with the standards:

1. ***Standard 1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

The building is proposed to be used as a winery, the historic purpose and use of the building.

2. ***Standard 2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

No removal or alteration of historic buildings is proposed. **Removal of non-historic features is proposed.** The large shed addition on the east side of the building - from the years of use as a perlite plant - will be removed.

3. ***Standard 3** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No features from other buildings will be added. No conjectural features are proposed. New construction does not create a false sense of historical development.

4. ***Standard 4** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The existing building will remain.

5. ***Standard 5** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Distinctive features and finishes will be not be removed.

6. ***Standard 6** Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Replacement and/or repair of some historic materials are proposed. Second floor joists removed for perlite plant equipment will be replaced with like kind of material. Stone work that has collapsed (portions of south and west walls) will be restored using existing material on site.

7. ***Standard 7** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No sand blasting or chemical treatments are proposed.

8. ***Standard 8** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures must be taken.*

Napa County standard archeological mitigation measures should apply to all ground disturbing activities on the site.

9. ***Standard 9** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment.*

Exterior alterations are not proposed.

10. ***Standard 10** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

No new substantial alterations to the historic building are proposed.

Secretary of the Interior Standards and California Environmental Quality Act (CEQA) analysis:

According to current CEQA regulation:

Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

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In my opinion, the alterations meet the Secretary of the Interior Standards.

If I can be of any further assistance, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Juliana Inman', with a stylized, flowing script.

Juliana Inman Architect
2133 First Street
Napa, California 94559
(707) 226-5304
California Architect License #14760

Sources:

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. A Field Guide to American Houses, Virginia and Lee McAlester, 1984.
3. California CEQA Guidelines, amended 1 February 2001.
4. California CEQA Statute, amended 1 January 2002.
5. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
6. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
7. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.