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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

August 2, 2011

Ms. Lauren Watters, Marketing Manager
Huneus Vintners
1601 Silverado Trail
Rutherford, California 94573

Re: *Historical Evaluation: Faust (formerly Antonio Carbone) Winery,
2031 Coombsville Road, Napa, California*

Dear Ms. Watters:

PAST Consultants, LLC (PAST) presents the following Historical Evaluation, which supplements our Task 1 letter dated April 20, 2011. PAST reviewed all historical research and background information provided by your project representative, Jeffrey Redding, AICP. We also reviewed the existing Faust House site plan, Faust House elevations and photographs from Paul Kelley, AIA, project architect.

The following Historical Evaluation begins with a project description, followed by a survey of historic resources on the subject property. A historical summary of the Antonio Carbone Winery appears next, followed by an evaluation of the Antonio Carbone Winery's historic significance based on Federal, State, and Local (Napa County) guidelines. This section also presents the proposed Faust Winery's status as a pre-Prohibition winery under Napa County Zoning Ordinance Section 18.104.235 ("Exceptions to winery setback requirements for historical buildings and sites") and Napa County Zoning Ordinance Section 18.104.245 ("Exceptions to winery setback and minimum parcel size for pre-prohibition wineries"). Lastly, the proposed project is evaluated according to the California Environmental Quality Act's (CEQA) requirements relevant to historic resources.

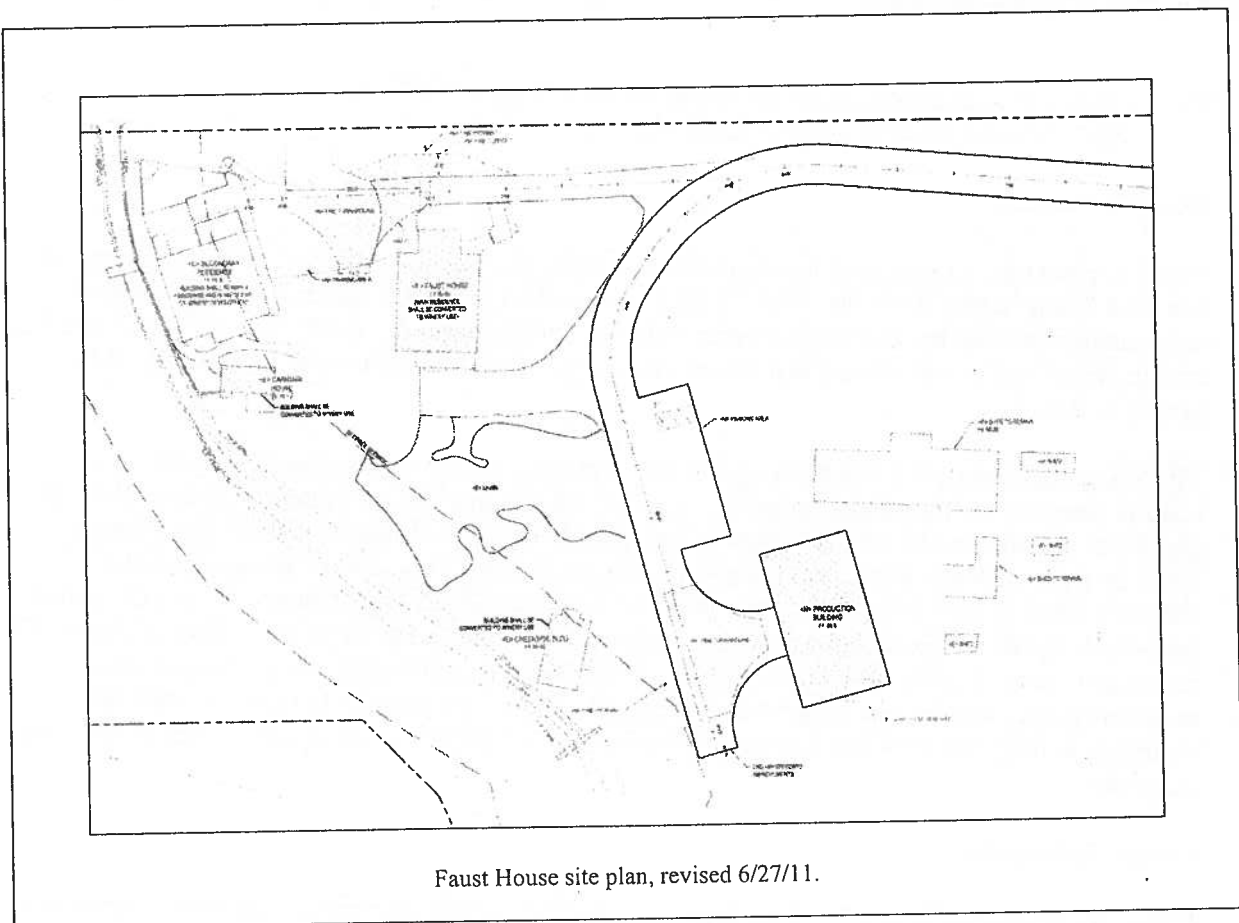
Project Description

In the following description, building names in parentheses indicate their names on the current site plan. The historic property, located at 2031 Coombsville Road in Napa, California (APN 045-250-030), occupies a single parcel of approximately 6.36 acres. The site contains the historic Antonio Carbone residence and winery building (Faust House), a residence (Secondary Residence) south of

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the Faust House (not part of proposed project), a small outbuilding (Carriage House) immediately east of the secondary residence, an additional residence (Creekside Bldg.) east of the Faust House and five agricultural outbuildings in a cluster northeast of the Faust House: a multiple-use shed, a chicken coop, a greenhouse, and two sheds (note: all labeled as "sheds" on the site plan).

The proposed project would establish a "Ghost Winery" on the site, including: a 10,000 gallons/year winery; a new 2,990 sq. ft. covered crush pad area (Production Building); convert the Creekside Bldg. to a barrel storage and tasting room; convert the Carriage House to a winery accessory building with restrooms, janitorial supplies and a staging kitchen, maintain the existing residential duplex (Secondary Residence); and provide appropriate site improvements such as new parking and roadside access improvements.



Survey of Historic Resources

The following presents descriptions and photographs of the historic buildings and site features of the Antonio Carbone Winery. Dates of construction are approximate and based on comparison of the historical record with the material evidence found on the buildings.

Carbone Residence (1889). Constructed in a vernacular Italianate style, the residence features a hipped roof with decorative brackets, a stone first floor where the original wine was stored, clapboard siding and a replaced asphalt shingle roof. The original Carbone Winery stone tablet remains on the building. Since this building is the historic Carbone residence and winery, this building is the most significant historic resource on the site.



Figure 1. Southwest corner and west elevation of the Antonio Carbone residence (*PAST* photo).



Figure 2. Original stone tablet on the west facade (*PAST* photo).

Secondary Residence (circa 1930s). Constructed out of the site's period of significance, the existing secondary residence is a duplex constructed sometime around 1930 in a vernacular bungalow style. It features multiple-paned sash, overhanging roof with exposed rafter tails, clapboard siding and a newer asphalt shingle roof.



Figure 3. View of the secondary residence (*PAST* photo).

Carriage House (circa 1930s). Constructed out of the site's period of significance, and with the same construction materials and window treatments as the secondary residence, this small structure was constructed sometime around 1930. It features multiple-paned sash and doors, overhanging roof with exposed rafters, clapboard siding and a newer asphalt roof.

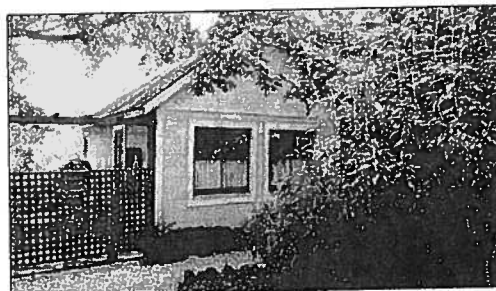


Figure 4. View of the carriage house (PAST photo).

Creekside Building (circa 1930s). Constructed outside the site's period of significance, this building last functioned as a residence. Additions and alterations have stripped the structure of its historic integrity. Its primary features are a shed roof, board-and-batten siding and new entrances and pergola installed on the north elevation. A small addition has been constructed on the west elevation.

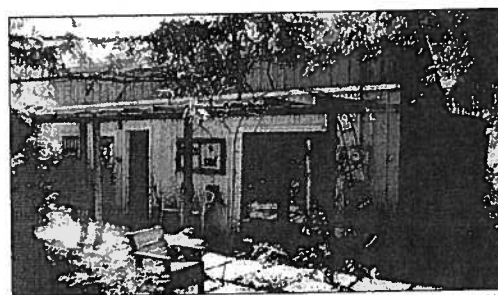


Figure 5. View of the Creekside Building (PAST photo).

Entrance Pylons (circa 1910s). A pair of stone entrance pylons marks the entrance to the Carbone Winery site on Coombsville Rd. Constructed of mortared river rock with a concrete cornice that supports a concrete urn, the style and construction method indicate that these pylons were installed around circa 1910 and within the site's period of significance.



Figure 6. One of a pair of entrance pylons constructed at the driveway end on Coombsville Rd. (PAST photo).

Tulocay Creek Bridge (1902). Although not part of the site, the Tulocay Creek Bridge was constructed during the site's period of significance and is potentially eligible for Napa County designation as a historic resource. The stone railings feature the construction date, "1902," set within the middle of the railing on each side of Coombsville Road. The bridge is visible and adjacent to the entrance pylons marking the Carbone Winery driveway.



Figure 7. Tulocay Creek Bridge adjacent to and west of the Carbone Winery driveway (PAST photo).

Multiple-use Shed (date undetermined).

Possibly constructed to serve as a produce or walnut processing/drying shed, this structure has been constructed over several building campaigns. The historic materials indicate that at least one section of the building may have been constructed in the 1920s. The shed features two gable-roofed sections set perpendicular to each other, both with board-and-batten siding and corrugated roofs.



Figure 8. West elevation of the multiple-use shed. (*PAST photo*).

Chicken Coop (shed – circa 1930s). The easternmost structure labeled as “shed” on the current site plan, this building appears to have been a chicken coop. Constructed outside the site’s period of significance, this structure has a shed roof, plywood siding, a covered window opening on its short elevation and a large opening for animals to enter the structure. In poor condition, this is the only structure that the proposed project intends to demolish.

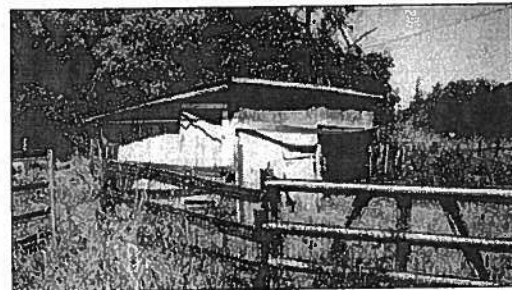


Figure 9. View of chicken coop (*PAST photo*).

Greenhouse and Sheds (circa 1930s). A greenhouse and two sheds were constructed to the north side of the agricultural building cluster, east of the larger, multiple-use shed. They are in poor condition and were constructed outside the site’s period of significance.



Figure 10. View of the greenhouse located adjacent to and east of the larger multiple-use shed (*PAST photo*).

Historical Summary of the Carbone Winery

The Carbone Family, consisting of brothers Lorenzo, Nicola and Antonio are considered the first Italians to settle in Napa County. Brothers Lorenzo and older brother Nicola arrived from Genoa, Italy in 1863.¹ Nicola returned to Italy and married Catarina Tornari, presumably in her hometown of Corbesassi, Province of Pavia, Italy in the late 1860s. The couple settled in Contra Costa County, where Nicola and Catarina operated the first vegetable garden business in Contra Costa County.

Younger brother Antonio Carbone arrived in Napa County in 1870. He was 18 years old. During the same year his older brother Nicola Carbone and his wife Catarina purchased the Carbone Winery property, 125 acres in the Coombsville area of Napa County, from Cayetano Juarez. This property would develop into the Antonio Carbone Winery and is the present site of the proposed Faust Winery.

Nicola Carbone died of typhoid in 1876. Catarina then married younger brother Antonio Carbone shortly thereafter; the couple would operate the Antonio Carbone Winery on the land purchased in 1870 by Nicola and deeded to Catarina following Nicola's death in 1876.² The property was known as the "Antonio Carbone Wine Cellar and Italian Garden."³

Antonio built two houses on the property. The first residence, purportedly valued at \$1500 - \$2000, was destroyed by fire in 1888.⁴ The present residence, now called the Faust House, was completed in 1889. A brief in the *Napa Valley Register* states, "The new residence of A. Carbone in Coombsville is about finished. The painters are putting on the finishing touches."⁵ The property produced wine and grew a variety of fruits and vegetables. An 1895 article from the *Napa Valley Register* states:

Mr. C. owns 82 ½ acres, of which 60 acres are in hay, 10 in young vines, 20 in corn, and some in fruit trees. Mr. Carbone at one time had 40 acres of vineyard, but the phylloxera got in its deadly work and the vines were pulled up. Resistant vines were planted. Mr. Carbone has two wine cellars, a fine dwelling, large barn, etc. He is shipping his wine (some of it east) at the rate of 3 or 4 carloads a month.⁶

¹ *Napa Valley Register*, January 31, 1908. The article states, "As far as known Mr. Lorenzo Carbone was the first Italian to settle in this city."

² *The Tornari Sisters in Napa*, a packet of historical articles and family history provided by project representative Jeffrey Redding.

³ "Discovering Italian Roots in Wine Country," *Napa Valley Register*, September 4, 1995.

⁴ "House Burned," *Napa Valley Register*, October 26, 1888.

⁵ "Local Briefs," *Napa Valley Register*, August 23, 1889.

⁶ "Out in Coombsville," *Napa Valley Register*, June 7, 1895.

The site originally featured a wine-producing facility constructed sometime in the 1890s. It was a simple, gable-roofed structure, with clapboard siding and was where the wine was processed. A historic image of this structure appears to the right. The building was destroyed by fire at an unknown date.



Historic photograph of the Carbone Winery production building.
(Courtesy Huneus Vintners)

Carbone reportedly produced casks of wine in the basement of his house and may even have bootlegged his product during Prohibition (1920 - 1933). However, his operation was shut down during the Prohibition years and the winery ceased production during this time.⁷ Based on this historical review, it can be concluded that the Carbone Winery was established during the years prior to Prohibition and was subsequently shut down sometime in the 1920s due to Prohibition.

Historic Significance of the Carbone Winery

1. *National Register of Historic Places (NR)*

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.⁸ Eligible resources are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

⁷ "Discovering Italian Roots in Wine Country," *Napa Valley Register*, September 4, 1995. At this time, an exact year that the winery was shutdown during Prohibition is unclear.

⁸ 16 U.S.C. 470, *et seq.*, as amended. 36 C.F.R. § 60.1(a).

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.⁹

Based on the above criteria, the Antonio Carbone Winery is eligible for the National Register of Historic Places under Criterion A, for its association with early wine-making in Napa County. In addition, the Winery is eligible under Criterion B for its association with Antonio Carbone and the Carbone Family, a prominent Napa County family, reportedly the first Italians to live in Napa County.

2. *California Register of Historical Resources (CR)*

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.¹⁰

Based on the above criteria, the Antonio Carbone Winery is eligible for the California Register of Historical Resources under Criterion 1, for its association with early wine-making in Napa County. In addition, the Winery is eligible under Criterion 2 for its association with Antonio Carbone and the Carbone Family, a prominent Napa County family, reportedly the first Italians to live in Napa County.

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics (known as character-defining features) that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. The Antonio Winery site contains a high level of historic integrity. The historic Carbone residence (Faust House) and historic site features such as the entrance pylons remain in their original location and setting. These two aspects of integrity also give the site integrity of feeling and association, as enough of the historic fabric dating to the Carbone Winery's period of use remains intact and in its historic location and setting.

⁹ 36 C.F.R. § 60.4.

¹⁰ California Public Resources Code § 5024.1(c).

The period of significance is the "span of time in which a property attained the significance for which it meets" the relevant local, California Register or National Register criteria.¹¹ For the Antonio Carbone Winery, the period of significance is determined to be 1889 to 1925. The beginning date represents the year the present Carbone residence was completed. The end date of 1925 is approximate. Although it is known that Prohibition closed the Carbone Winery, it is unclear exactly what year this occurred. Thus, a date of 1925, in the approximate middle of the Prohibition period of 1920 – 1933, is assumed for purposes of this evaluation. Additional historic research may uncover an exact closure date for the Carbone Winery; however, this is not necessary for establishing significance under the National or California registers.

3. *Napa County Code of Ordinances, Chapter 15.52: Landmark Preservation (Napa County)*

Section 15.52.030 - Landmark designation criteria and procedures, states the following eligibility criteria:

A. The commission may, at the request of the property owner, designate existing buildings or structures and related landscaping as landmarks if they meet the criteria established in subsection (B) of this section. Designations shall be made only after the commission has conducted a public hearing, duly noticed, pursuant to Section 18.124.040 of the county's zoning provisions.

B. The commission shall consider the following factors in making a finding that the proposed landmark has special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature:

1. Its character, interest or value as a part of the local, regional, state or national history, heritage or culture:
 - a. Its location as a site of a significant historical event,
 - b. Its identification with a person or persons who significantly contributed to the local, regional, state or national history and culture;
 - c. Its exemplification of the cultural, economic, social or historical heritage of the county;
2. Its architectural significance at the local, state or national level:
 - a. Its embodiment of distinctive architectural characteristics of a style, type or period,
 - b. Its identification as the work of an architect, builder or designer whose work has influenced the development of the county,
 - c. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant innovation or which are unique;

¹¹ U.S. Department of the Interior, National Park Service, *National Register Bulletin Number 16A: How to Complete the National Register Registration Form*, Appendix IV, 3. This appendix provides a useful glossary of National Register terms.

3. Its relationship to any other landmark, if its preservation is essential to the integrity of that landmark;

4. Its potential for yielding archaeological information.

C. Existing building(s) or structure(s) may also be eligible for designation as landmarks if it (they) are designated by the appropriate state or Federal agency as being of historical, cultural or architectural significance.

D. In addition to satisfying one or more of the criteria established in subsections (B) or (C) of this section, the structure(s) or building(s) shall be at least fifty years old.

E. When several buildings are of equal architectural interest, the one with the most known history should be designated as the landmark.¹²

Based on the above criteria, the Antonio Carbone Winery is eligible for Napa County designation under Criteria 1a and 1c, for its association with pre-Prohibition wine-making in Napa County and its association with the Carbone family.

4. Napa County Zoning Ordinance Sections 18.104.235 and 18.104.245

The proposed Faust Winery satisfies Article A of Napa County Zoning Ordinance Section 18.104.235 ("Exceptions to winery setback requirements for historical buildings and sites"), because the winery site is eligible for listing on the National and California registers.

In addition, the historical record demonstrates that the Antonio Carbone Winery qualifies as a pre-Prohibition winery under Napa County Zoning Ordinance Section 18.104.245 ("Exceptions to winery setback and minimum parcel size for pre-prohibition wineries").

California Environmental Quality Act (CEQA) Evaluation

The California Environmental Quality Act (CEQA) and the CEQA Guidelines define a "historical resource" as:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
- (2) A resource included in a local register of historical resources (defined in Public Resources Code § 5020.1(k)) or identified as significant in an historical resource survey (defined in Public Resources Code § 5024.1(g)), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

¹² Napa County Code of Ordinances, Chapter 15.52: Landmark Preservation, Section 15.52.030.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code, § 5024.1, Title 14 California Code of Regulations, Section 4852) including the following:

(A) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) It is associated with the lives of persons important in our past;

(C) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) It has yielded, or may be likely to yield, information important in prehistory or history.

- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (defined in Public Resources Code § 5020.1(k)), or identified in an historical resources survey (defined in Public Resources Code § 5024.1(g)) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.¹³

Since it has been determined that the Antonio Carbone Winery is eligible for the California Register of Historical Resources, the residence must be evaluated under CEQA § 15064.5. According to this section, the proposed changes to the Carbone Winery site need to be evaluated to determine if they may cause a substantial adverse change in the significance of the historical resource. A substantial adverse change is defined as:

Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC Section 5020.1(q)). While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its

¹³ California Code of Regulations, Title 14, Division 6, Chapter 3 [California Environmental Quality Act Guidelines], § 15064.5(a)(2).

character-defining features) can be considered to materially impair the resource's significance.¹⁴

Historic buildings located on the site are rated according to their significance. Most significant buildings and site features are those owned, used or occupied by the inhabitants for whom the site are considered to be significant. These buildings are constructed during the period of significance for which the historic resource conveys its historic significance. For the Carbone Winery, these buildings include the Carbone Residence and original winery and the entry pylons. These features were constructed within the site's period of significance, 1889 – 1925.

Buildings constructed outside the period of significance, although they may be over 50 years old and considered historic, carry a lower rating of significance. For the Carbone Winery, these buildings include the Secondary Residence, Carriage House, Creekside Bldg, and the cluster of Sheds to the northeast of the Carbone residence.

Proposed changes to the historic buildings include the following:

- Carbone residence (Faust House): Interior changes that do not change or impact the exterior elevations of the building.
- The construction of a new Production Building in a disturbed area and proportionate in size, scale and architectural detail to the historic production building.
- The demolition of one historic building: the chicken coop (identified as a Shed on the site plan), the easternmost structure on the site, for construction of the new Production Building.
- The conversion of the Carriage House to winery use. Changes include the installation of new openings on one façade.
- The conversion of the Creekside Building to winery use. Changes include the installation of new openings on two facades.

In our opinion, the proposed changes to the Antonio Carbone Winery do not constitute a substantial adverse change according to CEQA. First, no changes are proposed to the exterior of the Carbone residence and winery building (Faust House), enabling it to retain its historic integrity and ability to communicate historic significance. The proposed project retains the driveway entrance pylons, another significant site feature as it was constructed during the period of significance.

Changes to the Carriage House and Creekside building do alter the appearance of these structures. However, the changes retain the buildings in their original locations and are on minor elevations. In addition, these two buildings were constructed after closure of the Carbone Winery due to Prohibition and were constructed outside the period of significance. Presently, additions and alterations to the Creekside Building have removed much of the building's historic integrity.

The demolition of the chicken coop (Figure 9) removes a historic building from the site. However, this building has lost much of its historic integrity and was constructed outside the period of

¹⁴ "What is Substantial Adverse Change to a Historical Resource?" http://www.parks.ca.gov/?page_id=21726.

significance. Additional buildings that communicate the site's agricultural use after Prohibition are being retained, such as the multiple-use shed and the other remaining sheds.

The construction of the new Production Building is in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* because it is of a similar size, scale and level of architectural detail as the historic production building, based on photographic evidence.

In summary, the proposed site changes do not constitute a substantial adverse change because they do not remove the site's primary character-defining features that enable it to convey its historic significance as a pre-Prohibition winery and as the residence of a prominent family in Napa County history. The site will still be eligible for the California register because the most significant structures and site features are being retained. It should also be noted that these changes are in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* which prioritizes the retention of a maximum of a resource's historic fabric to give it the ability to convey its historic significance.

Please do not hesitate to ask me any questions regarding our findings on this project.

Sincerely,



Seth A. Bergstein
Principal

Cc: Jeffrey Redding, AICP, Project Representative

