

**Historic Resource Report
And CEQA Findings
December 2, 2011**

**Oakville Grocery Site
Durant-Giugni House
Oakville, CA**

Description, significance and evaluation:

Documents reviewed for this report include schematic documents prepared by Backen and Gillam and construction documents prepared by Avila Design. Previous review has been conducted on proposed alterations and rehabilitation of the Oakville Grocery (October 19, 2011). From that report the following historical information is included:

The Oakville Grocery in Oakville, CA is a National Register listed false-front commercial building originally built in the 1880's and heavily modified during the 20th century. The property was entered into the National Register on July 22, 1993. Attached is a copy of the National Register nomination for the property that describes the building in great detail. According to the nomination, "The Oakville Grocery demonstrates the architectural evolution of a building. Even though the store's exterior maintains only a moderate degree of integrity, the interior possesses a high degree of integrity. The Oakville Grocery still conveys a strong sense of feeling, time, and place."

The exterior of the building was extensively altered in 1921 when it received a stucco "makeover" primarily to the west (front) and south elevations. The US Post office alterations of the 1970's are not historic.

Throughout the life of the building, the interior has maintained the feeling, design, workmanship, materials and associations of the 1880's general store.

Documents reviewed for this report include the Oakville Grocery National Register nomination and proposed exterior rehabilitation plans prepared by Avila Design. Scope of work includes removing and replacing the non-historic post office entry features, relocation of a service door on the north, removal of a non-historic metal gate, replacement of the gate with wood siding, seismic rehabilitation, installation of new HVAC equipment behind an existing parapet, and additional light fixtures on the porch.

This review was conducted at the request of Dusan Motolick of Avila Design. The Owners will be applying for a building permit for construction of the project. This reviewer has reviewed previous and current drawings for conformance with the Secretary of the Interior Standards.

In a previous review of seismic rehabilitation plans for the Durant Giugni House (October 24, 2008), the following historical information is included:

The existing Durant/Giugni House in Oakville, CA is a circa 1885 two-story Italianate residence associated with the National Register Oakville Grocery. The house has wide horizontal dropped wood siding, a shallow one-story porch with chamfered columns and

delicate band-sawn flat balusters. A shallow flat double bay window flanks the entry porch, which wraps the east side of the asymmetrical front (south facing) elevation. Original first floor windows have hooded casings, while heads of the second floor windows butt into the paneled frieze encircling the house at the juncture with the enclosed soffit. There is a shallow hipped roof above the regularly spaced corbels along the frieze. The house has a very low crawl space, and occupancy of the site for over 120 years has created new soil adjacent to the original foundation. The house is in its original location and remains largely unaltered.

Alterations include a new entry porch and door on the east, some alteration to the east windows, several door and window alterations to the north elevation, and virtually no changes to the west and south elevations. The west and south elevations are the principle views of the residence from the public right of way (CA State Highway 29).

This review is for additional changes to the site in the final master plan for the property and the impact of those changes on the National Register Oakville Grocery and associated historical resources such as the Durant/Giugni House. In this proposed master plan, a non-historic storage yard and fence attached to the rear of the Oakville Grocery building will be removed and replaced with a new bathroom and storage structure. The post office currently located in the Oakville Grocery building will be re-located to a new accessible structure at the rear of the property.

The Durant/Giugni House, currently used for office and storage will be used as display/sales and wine bar. A non-historic porch addition and door will be removed from the east (side) elevation and siding patched to match the original material. Two non-historic windows will be removed from the rear of the building and openings also patched. One window on the east (side) of the house will be removed and replaced with a pair of French doors. Interior alterations do not affect the exterior integrity of the building. No alterations are proposed to the primary west and south elevations noted in the previous report from October 24, 2008.

Schematic plans for all alterations to the buildings and site were reviewed and commented upon during this past year. Changes recommended by this reviewer to the plans - in order to comply with the Secretary of the Interior Standards - have been incorporated into the final plans.

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.

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).

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.

Secretary of the Interior Review:

The County of Napa generally references compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects containing historic resources. Compliance with these guidelines avoids any negative impacts on the existing building.

According to the introduction of these standards:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The introduction further states:

... As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

And the final introductory statement:

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Analysis:

Work described in the drawings 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.*

US Post office use in the Oakville Grocery will be ended. Minor alterations of the building are proposed in order to return the Post Office portion of the building to commercial use. These alterations were reviewed in a previous report. Non-historic additions to the rear of the Oakville Grocery will be removed and a new storage/bathroom facility added in the same location.

Use of the Durant/Giugni House will be changed from storage/office to wine bar. Minor exterior changes noted below will be made.

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.*

Alterations to the Oakville Grocery were reviewed in the report dated October 19, 2011. Removal of the non-historic storage yard, fence and building do not affect the building.

Removal of one historic window on the east side of the Durant/Giugni House is proposed. The east (side) and north (rear) of the house are minor elevations and the historic window removal is a reversible alteration.

This reviewer recommended that a pair of French Doors be used to replace the window in lieu of a tripartite door with flanking windows assembly.

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. New construction is differentiated in scale and siding material.

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 buildings 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.*

No replacement of historic materials is proposed.

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.*

County of Napa 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.*

The proposed window to door alteration in the Durant/Giugni House is differentiated from the original by using contemporary doors that are compatible in style with the historic materials. According to the Guidelines, "...additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource." The Guidelines further recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.
- In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

New construction of the storage/bathroom addition at the rear of the Oakville Grocery does not create a false sense of historical development. New construction is differentiated in scale and siding material. The new post office is small, differentiated in massing and scale, and located at the rear of the property.

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 substantial alterations to the historic buildings are proposed other than the window and door alterations described in the Standard 1 and 9 discussions. Other alterations to the site do not affect historic resources.

Conclusions:

Work in the proposed project meets the Secretary of the Interior's Standards; and as a result, findings can be made that impacts on the historical resource are mitigated to less than a significant level.

Sources:

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

Report by:

A handwritten signature in cursive script, appearing to read 'Juliana Inman', written in dark ink.

Juliana Inman Architect
California Architect, license #C14760

Attachments:

1992 National Register Nomination form

Juliana Inman
ARCHITECT

23 January 2012

Linda St. Claire
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Oakville Grocery Store Rehabilitation
Oakville, CA

Dear Ms. St. Claire:

During development of documents during the Use Permit process for the above referenced project, three additional changes to the plans were made since my report of December 2, 2011. The project architects have requested that I review these changes for compliance with the Secretary of the Interior's Standards. The changes include 1) a new ridge-line skylight in the utility addition to the Oakville Grocery Store; 2) metal siding in lieu of wood siding on the utility addition; and 3) removal of one non-historic window on the rear of the Durant-Giugni House and replacement of the window with siding to match the original.

The changes to the Oakville Grocery addition do not affect the historic fabric of the National Register building. The siding change is contemporary in style and further differentiates the new from the historic, while using a utilitarian agricultural material and matching the roof material. No other alteration to the massing, scale or form of the addition is proposed. The skylight is minimally visible since the addition is to the rear of the building.

The window removal on the Durant-Giugni House does not affect historic fabric of the building. **Care should be taken to match the original siding.**

All changes (**as conditioned**) meet the Secretary of the Interior Standards and thus have *de minimus* impact under the California Environmental Quality Act.

Please let me know if you need any additional information.

Regards,



Juliana Inman Architect