



July 31<sup>th</sup>, 2014

Mr. Sean Trippi  
Mr. John McDowell  
Napa County Planning and Conservation  
1195 Third St., Second Floor  
Napa, CA 94559

RE: Hall Winery – Distillery Building Demolition – DEIR Alternatives Feasibility discussion

Dear Sirs,

I have reviewed the Draft Focused Environmental Impact Report ('DEIR'), published in June 2014. In the DEIR, four alternatives were selected and analyzed by the Napa County. They were:

- Alternative 1 – No Project.
- Alternative 2 - Relocate Distillery Building
- Alternative 3 – Leave the Distillery Building As – Is
- Alternative 4 – Minimal or Partial Restoration

I will discuss and respond to each alternative separately.

Alternative 1 – “No Project”

Under the No Project alternative, the Distillery Building would be renovated and restored in a manner consistent with the Secretary of Interior Standards, in accordance with Use Permit Modification PO5-0140-MOD. In that instance, it would require substantial rehabilitation and expense to reuse the building. Based on feedback from structural engineers, historic preservation architects, and contractors, I believe that this alternative is not feasible based on the information below.

A letter dated April 30<sup>th</sup>, 2013 from Derrick Roorda of Buro Happold, a registered structural engineer familiar with this unreinforced masonry building, suggests that renovation would include vertical steel support columns, horizontal beams to tie the walls together, and the addition of a new slab-on grade foundation to tie the walls together at the base. Mr. Roorda's letter concludes as follows:

*“While the Distillery Building could be modified as described above to prevent collapse, the resulting retrofitted UMB (unreinforced masonry building) structure may still sustain some damage in a large earthquake. Also, for the Distillery Building in particular, due to the large ratio of wall area to interior floor area, this procedure may prove to be prohibitively expensive when evaluated on a cost per square foot basis.”*

Historic Preservation Architect Bruce Judd has studied the building, site, and states in a report to Napa County on the building the following:

*“To retrofit the existing structural system to resist seismic forces, will require extensive work and expense. Because the concrete wall system is very heavy, a heavy system of reinforcing will be required to stabilize the structure. With the second floor removed, the unreinforced height of the perimeter walls in the two story section is now very tall relative to the thickness of these walls. This will require substantial reinforcing to brace the walls from seismic forces.*

*Generally speaking there are two ways to brace a masonry building such as this one. The first is to install a lattice of steel reinforcing tied into the concrete blocks on the inside of each wall. This is then covered with sprayed on concrete that becomes part of the wall. In this case, it is a very good way to brace a masonry building as the new reinforcing concrete and masonry blocks will move together and work together to resist an earthquake.*

*The second method is to use a strong steel frame within the perimeter walls that relieves them of carrying any vertical or horizontal loads. This frame is tied into the roofing system and supports it as well. This is generally not considered as good a solution as the previous one as the steel frame will bend under loading and the concrete blocks will move differently potentially resulting in damaged blocks, or blocks that fail.*

*The previous method is quite expensive and changes the look of the interior of the building. The second one will be difficult to implement and to install large enough steel members to resist the bending forces.”*

Mr. Judd concludes by stating the following:

*“The condition of the remaining structure and the effort required to brace and then make the building habitable will require an extraordinary effort and the result will be a building that reflects little of its historic character. The building has lost its integrity for historic preservation purposes and would not be eligible for listing on the National Register today.”*

In April 2007, General Contractor Hathaway Dinwiddie was asked to provide an estimate for the rehabilitation of the Distillery Building. At that time, the cost to rehabilitate the structure (without extensive interior finishes) was estimated at \$818,147 or \$467/sq. ft. Troy McKinley of Hathaway Dinwiddie has provided a letter dated July 29<sup>th</sup>, 2014 which suggests that construction costs have escalated by 11% since the estimate was provided, making the current estimated cost of rehabilitation \$908,143 or \$518/sq. ft.

As a result of the extraordinary effort and expense required to rehabilitate the building, the fact that the building will still be subject to damage and possible collapse during a seismic event even after rehabilitation. It is infeasible to pursue this Alternative. It is simply too great of a safety risk and unreasonably costly. The building would also reflect little of its historic character even after such an effort. ‘Alternative 1 – No Project’ is not a feasible solution and it also does not meet Hall Winery’s Project Objective.

### Alternative 2 – “Relocate Distillery Building”

Alternative 2 assumes that the existing Distillery Building would be made available for relocation off-site. A specific site was not identified by the County or the applicant for purposes of this alternative.

To accomplish this alternative, the unreinforced masonry building would need to be disassembled, block-by-block, and relocated and reassembled in another location. In this scenario, all of the structural, safety, and financial feasibility issues described above related to Alternative 1 would again apply.

In addition, there are concerns that the building may not survive the relocation. Derrick Roorda of Buro Happold (structural engineer) was asked to consider relocation as a possibility and the feasibility of this alternative. Mr. Roorda’s letter of July 29<sup>th</sup>, 2014 states the following:

*“Further to the letter I wrote to Larry Levey on April 30<sup>th</sup> 2013, I understand that there have been more recent developments in plans for the Distillery Building, which is an unreinforced masonry building (UMB) structure. Specifically, it has been proposed that it may be possible to deconstruct the building, transport masonry bricks to a new location, and then reconstruct them in the same configuration. While this may be possible, in my 20 years as a structural engineer I have never heard of deconstructing a UMB structure and rebuilding it in another location. Doing so is contrary to intent of the Code and to the efforts of those in my profession charged with protecting public safety.*

*The current California Building Code prohibits the construction of new UMB structures. The continued use of existing UMB structures is allowed, after proper retrofit, only due to financial considerations. That is to say that the alternative, to condemn all existing UMB structures outright, would put a large financial burden on most owners of such structures. However, if the owner of a UMB structure has enough money to build a less expensive structure and erect it in a new location, then they certainly have enough money to build a less expensive and much safer structure as the replacement.*

*Also, deconstructing masonry is difficult to do carefully and would certainly result in breaking many bricks which would then have to be replaced with non-historic ones, thereby detracting from the historic character. Additionally after the structure was reconstructed it would still need to be retrofit as described in our previous letter, which is already an expensive proposition.”*

As a result of the extraordinary effort, time, and expense required to relocate and rehabilitate the building, the fact that the building will still be subject to damage and safety risk during a seismic event, and that the relocated building will reflect little of its historic character. ‘Alternative 2 – ‘Relocate Distillery Building’ is not a feasible solution and it also does not meet Hall Winery’s Project Objective.

### Alternative 3 – “Leave the Distillery as-is”

Alternative 3 assumes that the existing Distillery Building would remain in its current condition. It would not be renovated or restored for reuse. In his November 2013 report to the county on the Distillery Building, Bruce Judd discussed the safety of the existing structure:

“Because the Distillery building is an unreinforced building constructed of large concrete blocks with concrete window lintels and sills, there is little structurally to brace the building from earthquakes and wind loading”.... “As it exists today, the building is susceptible to collapse if there should be an earthquake.”

Alternative 3 is not feasible due to the safety risks and because the building would continue to decay over time. It also would not meet HALL Winery’s Project Objective or the objectives of the county.

#### Alternative 4 – Minimal Restoration

This alternative assumes that part of the existing Distillery Building would be retained. Hall Winery proposes to keep a low wall, approximately 8’ – 10’ long and 3’ high as part of a sitting area or bench in the location of the existing North wall of the building. We would develop a display adjacent to the wall that describes the building, its location, and its importance in the history of Napa Valley winemaking.

We believe that Alternative 4 meets most of Napa County’s Project Objectives as well as Hall Winery’s Project Objective and is feasible. It would also preserve the history of the building for others to appreciate in the future.

Please let me know if you have any questions.

Regards,



Mike Reynolds  
President

#### Attachments:

Letter from Troy McKinley - Hathaway Dinwiddie – July 29<sup>th</sup>, 2014

Distillery Construction Estimate – 8-1-2007

Letter from Derrick Roorda – Buro Happold Engineering – April 30<sup>th</sup>, 2013

Letter from Derrick Roorda – Buro Happold Engineering – July 30<sup>th</sup>, 2014

Derrick Roorda Biography

Hall Winery Summary of Approvals and Status Report – Bruce Judd – November 2013



July 29, 2014

Mike Reynolds  
HALL  
401 St. Helena Hwy. South  
St. Helena, CA 94574

RE: Distillery Building Retrofit Estimate Review

Dear Mr. Reynolds,

It was nice speaking to you the other day regarding our Phase 2 and Phase 3 work. As a General Contractor, our company has continued to perform hospitality work throughout California and specifically in the Napa Valley area. Last year was a positive year for us, as we successfully completed nearly \$715 million of work throughout California. As the on-site Project Manager for both the 2007-2008 work and the 2012-2013 work, it has been great to see all the progress made at the winery.

As requested, we have revisited our August 2007 estimate for the seismic retrofit of the Distillery Building and have compared it to the current market conditions in the San Francisco Bay Area and Napa Valley area. While the construction industry saw a major cost drop in 2009 and 2010, the industry has seen a significant rise in work in recent years throughout the Greater Bay Area. In reviewing the unit prices that we provided in our August 2007 estimate as well as the seismic retrofit drawings we priced, we figure there is an 11% escalation from Quarter 3, 2007 to Quarter 3, 2014.

If you have any other questions regarding our estimate review, please don't hesitate to give me a call.

Sincerely,

Troy McKinley  
Senior Project Manager  
Hathaway Dinwiddie Construction Company



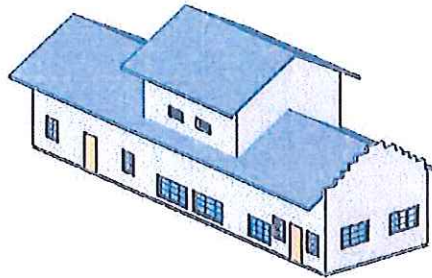
PHASE II GMP Revision # 4  
HALL WINERY  
DISTILLERY  
8/1/2007

SYSTEMS DESCRIPTION

QUANTITY UNIT

PETERSON BERGFELD BUILDING  
DISTILLERY BUILDING

5,210 GSF  
1,752 GSF



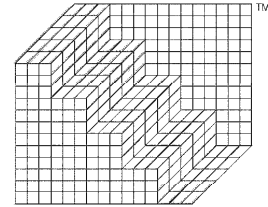
SYSTEMS SUMMARY

	Cost/SF	Total
<b>DISTILLERY</b>	<b>435.81</b>	<b>763,547</b>
<b>SUB-TOTAL</b>	<b>109.67</b>	<b>763,547</b>
<b>CONTINGENCY</b>	3.00%	22,906
<b>FEE</b>	3.00%	23,594
<b>EXCESS LIABILITY INSURANCE</b>	1.00%	8,100
<b>DISTILLERY Total</b>	<b>117.52</b>	<b><u>818,147</u></b>



**PHASE II GMP Revision # 4  
HALL WINERY  
DISTILLERY  
8/1/2007**

<b>DISTILLERY</b>						
<b>COST</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>PRICE</b>	<b>EXTENSION</b>	<b>COMMENTS</b>
	<b><u>DEMOLITION</u></b>					
02070	Demo existing footings			Excl	Excl	
02070	Remove existing roof	1,752	SF	5.00	8,760	
02070	Remove existing siding	1	LS	20,000.00	20,000	
02070	Demo slab on grade			EXCL	EXCL	
02070	Remove stair	1	LS	5,000.00	5,000	
02070	Selective demo at Interior	1,752	SF	8.00	14,016	
	<b><u>TEMP SHORING AND UNDERPINNING</u></b>					
02150	Underpinning @ existing Building	-	SF	EXCL	EXCL	Not required with Current Design
02150	Settlement monitoring			EXCL	EXCL	
02150	Shoring design		LS	EXCL	EXCL	Not required with Current Design
05500	Temporary bracing	1,752	SF	EXCL	EXCL	Not required with Current Design
02150	Tie new bracing into existing walls			EXCL	EXCL	Not required with Current Design
01000	A.o. misc temp construction allowance	1,752	SF	25.00	43,800	
	<b><u>STRUCTURAL UPGRADES</u></b>					
03200	Dowling at existing stone walls			EXCL	EXCL	Not required
01000	Scaffold at (E) perimeter walls	4,350	SF	2.50	10,875	
06100	Cut out existing floor joists for access	20	EA	500.00	10,000	
06100	New subflooring	1,752	SF	5.00	8,760	
03300	Infil Concrete Walls	32	CY	350.00	11,200	Form/Place and Finish
06100	Replace existing framing	1	LS	50,000.00	50,000	
05500	Structural Steel retrofit	1	LS	211,000.00	211,000	
05510	New interior stair			Excl	Excl	
05500	Tube steel at Exterior doors	1	EA	5,000.00	5,000	
	<b><u>INTERIOR RENOVATIONS</u></b>					
09500	New wood flooring at Interior	-	SF	Excl	EXCL	
09250	New drywall at exterior walls	-	LF	Excl	EXCL	
09250	Misc. Drywall details	1	LS	10,000.00	10,000	
08100	New doors	2	EA	4,500.00	9,000	
08100	Wood Jambs	4	EA	4,250.00	17,000	
09500	Restore existing ceiling	-	SF	Excl	EXCL	
09900	Paint Interior	2,605	SF	3.50	9,118	
	<b><u>EXTERIOR RESTORATION</u></b>					
02070	Restore exterior	4,350	SF	5.00	21,750	Patch and repair Allowance
03300	Replace existing openings with Conc	6	EA	7,500.00	45,000	
05500	New vents to match existing	6	EA	5,500.00	33,000	
02070	Stain existing exterior	4,350	SF	2.50	10,875	
08100	New pair exterior doors	2	PR	1,000.00	2,000	
07500	New roofing	1	LS	98000.00	98,000	
	<b><u>FIRE PROTECTION</u></b>					
15300	Fire Protection	1,755	SF	4.15	7,283	.1gpm/2000sf
	<b><u>PLUMBING</u></b>					
15400	Plumbing drains for sprinkler	1	LS	2,500.00	2,500	
	<b><u>HVAC</u></b>					
15500	Install Heat Pumps	4	EA	6,500.00	26,000	
15500	Install Fan Coil Unit	4	EA	4,000.00	16,000	
15500	BAS System	1,755	SF			
	<b><u>ELECTRICAL</u></b>					
16050	Distribution	1	LS	2,000.00	2,000	
16050	Branch Power	1,755	SF	8.00	14,040	
16050	HVAC/ Equipment	8	EA	2,000.00	16,000	
16050	Lighting- General/Office	1,755	SF	12.00	21,060	
16050	Lighting- Exterior	1	LS	1,000.00	1,000	
16050	Fire Alarm	1,755	SF	2.00	3,510	
16050	Communications	1	LS	Excl	Excl	
16050	A/V	1	LS	Excl	Excl	
16050	Security	1	LS	Excl	Excl	
	<b>SUBTOTAL</b>				<b>763,547</b>	



Buro Happold

30 April 2013

Hall Highway 29, LLC  
6801 Gaylord Parkway #100  
Frisco, TX 75034

For the attention of Larry E. Levey, Executive Vice President

**RE: Hall Winery – Distillery Building  
Structural Assessment**

Dear Larry,

We are pleased to offer this letter summarizing our professional opinions regarding the existing Distillery Building on the Hall Winery property in St. Helena, CA.

The Distillery Building is an unreinforced masonry building (UMB), meaning it is comprised of perimeter masonry bearing walls that support the roof. Structures of this type are considered very likely to sustain substantial damage in the event of a large earthquake. The masonry walls lack reinforcing, which can lead to partial collapse of the walls if they move in or out during the ground shaking. Because the walls support the roof, even a partial collapse of the walls can lead to total collapse of the structure. Most building departments in California have passed ordinances requiring UMB structures to be retrofitted to prevent such collapse. In most jurisdictions any change of use of the structure would trigger a retrofit.

The retrofit procedure we propose for the Distillery Building would involve three key components. The first is the installation of new vertical, steel columns spaced around the perimeter of the building on the interior. These columns would provide direct support for the roof, thereby relieving the walls of their load bearing action, and would also serve as wall reinforcing, which should prevent any partial collapse of the walls. The second component would be the installation of horizontal steel beams around the perimeter of the walls just below the roof, which would tie the top of the walls together and insure they can move laterally in a uniform manner. The third component would be new foundations below the columns, as well as a new slab-on-grade to tie the walls together at the base.

While the Distillery Building could be modified as described above in order to prevent collapse, the resulting retrofitted UMB structure may still sustain some damage in a large earthquake. Also for the Distillery Building in particular, due to the large ratio of wall area to interior floor area, this procedure may prove to be prohibitively expensive when evaluated on a cost per square foot basis.

Please contact us at your convenience if you have additional questions or seek elaboration on the above.

Yours sincerely  
on behalf of Buro Happold Consulting Engineers, Inc.

Derrick D. Roorda, SE, LEED AP  
Associate Principal  
[Derrick.Roorda@BuroHappold.com](mailto:Derrick.Roorda@BuroHappold.com)



# BUROHAPPOLD ENGINEERING

30 July 2014

HALL  
Napa Valley Wines  
401 St. Helena Hwy. South  
St. Helena, CA 94574

For the attention of Mike Reynolds, President

**RE: Hall Winery – Distillery Building  
Structural Assessment**

Dear Mike,

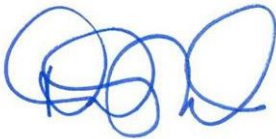
Further to the letter I wrote to Larry Levey on April 30, 2013, I understand there have been more recent developments in plans for the Distillery Building, which is an unreinforced masonry building (UMB) structure. Specifically, it has been proposed that it may be possible to deconstruct the building, transport the masonry bricks to a new location, and then reconstruct them in the same configuration. While this may be possible, in my 20 years as a structural engineer I have never heard of deconstructing a UMB structure and rebuilding it in another location. Doing so is contrary to intent of the Code and to the efforts of those in my profession charged with protecting public safety.

The current California Building Code prohibits the construction of new UMB structures. The continued use of existing UMB structures is allowed, after proper retrofit, only due to financial considerations. That is to say that the alternative, to condemn all existing UMB structures outright, would put a large financial burden on most owners of such structures. However, if the owner of a UMB structure has enough money to deconstruct a UMB structure and erect it in a new location, then they certainly have enough money to build a less expensive and much safer structure as the replacement.

Also, deconstructing masonry is difficult to do carefully and would certainly result in breaking of many bricks which would then have to be replaced with non-historic ones, thereby detracting from the historic character. Additionally, after the structure was reconstructed it would still need to be retrofit as described in our previous letter, which is already an expensive proposition.

Yours sincerely

on behalf of BuroHappold Engineering,



Derrick D. Roorda, SE, LEED AP  
Principal

[Derrick.Roorda@BuroHappold.com](mailto:Derrick.Roorda@BuroHappold.com)

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CA 90017, USA. Company Reg: C2886180

# BUROHAPPOLD ENGINEERING



## DERRICK ROORDA

PE SE LEED AP

## POSITION

Principal

## SPECIALISM

Structural and Facades  
Engineering

## QUALIFICATIONS

MS Structural Engineering  
Mechanics and Materials,  
University of California, Berkeley;  
BS Civil and Construction  
Engineering, Minor in  
Architecture (Hons), Iowa State  
University.

## MEMBERSHIPS:

Member, Structural Engineers  
Association of Northern California  
(SEAONC); Chair, SEAONC  
Seismology Subcommittee on  
Performance-Based Design of  
Tall Buildings; Past Chair, SEAONC  
Public Affairs and Membership  
Committee; Member, American  
Concrete Institute (ACI); Member,  
American Institute of Steel  
Construction (AISC); Member,  
Deep Foundations Institute (DFI);  
Member, American Institute of  
Architects, San Francisco (AIA).

## BUROHAPPOLD

2011 – present

Derrick Roorda is a Principal in BuroHappold Engineering's San Francisco office and leads the Structural Engineering team. He is an expert in the topic of seismic engineering and performance based design having written and participated on a number of expert committees charged with the advancement of seismic design regulations. Derrick came to BuroHappold with a strong resume of commercial, entertainment and cultural projects. He holds a reputation for maintaining balance between design ambition and construction practicality. Having worked with some of the most famous architects, Frank Gehry being the most notable of them, Derrick has shown a prowess to advance creative solutions within the confines of restrictive technical regulation.

## KEY PROJECT INFORMATION

Hall Winery  
*Napa, CA*

Teucer Winery  
*St. Helena, CA*

Tropicana Hotel Casino and Resort\*  
*Las Vegas, NV*

Pauma Hotel & Casino\*  
*Pauma, CA*

Pala Hotel & Casino\*  
*Pala, CA*

Sands Casino Hotel & Resort\*  
*Bethlehem, PA*

South End Rowing Club  
*San Francisco, CA*

2134 Broadway  
*Oakland, CA*

Salesforce.com Mission Bay Global Headquarters  
*San Francisco, CA*

Azure at Mission Bay  
*San Francisco, CA*

1945 Hyde Street Residential Development  
*San Francisco, CA*

Metreon\*  
*San Francisco, CA*

Millennium Residential Tower\*  
*San Francisco, CA*

10th and Market Street Residential Development\*  
*San Francisco, CA*

Four Seasons Mixed-Use Tower\*  
*San Francisco, CA*

706 Mission Street Residences\*  
*San Francisco, CA*

\*experience prior to joining Buro Happold



November 8, 2013

Mr. John McDowell  
Napa County Planning Department  
1195 Third St.  
Napa, CA 94559

Dear Mr. McDowell,

I have attached a copy of a study titled, "Hall Winery Summary of Approvals and Status Report", by Bruce Judd on the status of the historic resources at the Hall Winery site. The document contains the overview of the project the historic resources on the site as mutually agreed upon in our prior meetings.

This study was requested by Napa County such that the county can prepare a focused EIR assessing the impacts (if any) of the proposed demolition of the Distillery building located at 401 St. Helena Highway South, St. Helena, CA, 94574.

Feel free to call me if you have any questions after reviewing the document.

Regards,

A handwritten signature in blue ink, appearing to read 'Mike Reynolds', with a stylized flourish at the end.

Mike Reynolds  
President

## Hall Winery Summary of Approvals and Status Report



Bruce Judd Consulting Group  
P. O. Box 4867  
Seaside, FL 32457

Prepared by Bruce D. Judd, FAIA  
November 6, 2013

## **Hall Winery Summary of Approvals and Status Report**

### **Introduction**

The following report is in response to the Napa County Planning Department's request to prepare a summary of the approvals and current status of the Hall Winery projects. This report also describes what is planned for the future.

### **Table of Contents**

- I. Executive Summary
  - A. Value of the Historic Resources on the Property
  - B. Current Condition of the Distillery Building and Eligibility for Historic Listing
  - C. Alternative Treatment for the Distillery Building
  - D. (If the analysis concludes that the Distillery has lost its integrity) Discuss Eligibility of Remaining Historic Resources as determined by LDG in 2005
    - 1. Alternative Treatments for the Forni-Williamson Building Trusses
    - 2. Eligibility of Alternatives to Approved Forni-Williamson Building Reconstruction
  - E. Summary Table of Buildings, Findings and Affect of Alterations
- II. Detailed Project Description/Project Objectives
  - A. Description of Project Approved in 2005
  - B. Summary of Other Building Entitlements from Prior (post-2005) Approvals
  - C. Changes Proposed for the Distillery Building
- III. Review of Previous Historic Resource Assessments of Historic Elements on the Site
  - A. Summary of Lail Design Group (LDG) Report
  - B. Summary of the Architectural Resources Group (ARG) Peer Review
  - C. Comparison of the Two Reports—Differences
    - 1. Distillery
    - 2. Forni-Williams Building
    - 3. Eligibility for Historic District Designation
  - D. ARG Conclusions
- IV. Updated Analysis of the Historic Elements on the Property Since Preparation of the LDG and ARG reports, and their Eligibility in their Current or Approved Condition, or Lack of Eligibility for District Designation, for the National Register of Historic Places, the California State Register, or as a Napa County Landmark.
  - A. Discussion of criteria for historic district designation
    - 1. Does the project as constructed and approved qualify for district designation—why or why not?

## Hall Winery Approvals Summary and Status Report.

- B. Eligibility for Listing in the National Register of Historic Places
  - C. Eligibility for Listing in the California Register of Historic Places
  - D. Eligibility for Listing as a Napa County Landmark
- V. Current Conditions Contributing to the Loss of Historic Integrity for those Cultural Resources (deemed to be historic resources in 2005 pursuant to CEQA Section 21084.1)
- A. Distillery Building Historic Features Documented (Identified in the LDG report)
  - B. Discussion of Approved Changes in the Forni-Williams Dismantled Elements
- VI. Feasibility of Demolition, Renovation or Restoration of the Distillery Building including the following factors:
- A. Deterioration Exposed After Removal of Noncontributing Features
  - B. Safety Issues
  - C. Structural Issues (including required seismic retrofit)
  - D. Rehabilitation Costs
- VII. Appendix
- A. Photographs
  - B. Bibliography
  - C. Bruce D. Judd, FAIA Resume



## **I. Executive Summary**

Photographs of the historic resources discussed are shown in Appendix, A.

### *A. Value of the Historic Resources on the Property*

The individual buildings on the property convey much of the history and architectural character of the winery beginning with the Peterson-Bergfeld building constructed in 1885 continuing to today's new buildings. The Peterson-Bergfeld building and the Valley oak tree convey a sense of the history of both the project site and the surrounding area. If an historic district is present, then the Peterson-Bergfeld building and the Valley oak tree are both contributors to the historic district identified on the site.

### *B. Current Condition of the Distillery Building and Eligibility for Historic Listing*

As described below, the Distillery building has lost its integrity and is no longer eligible for listing as an historic resource in the National Register, the California Register, or as a local Napa County Landmark. If an historic district is present, the Distillery building does not contribute to the historic district.

### *C. Alternative Treatment for the Distillery Building*

The Distillery building in its current condition could be brought up to current codes and used for a new purpose. The extent of renovation needed will require considerable expense and the result would not correct the integrity issues.

If the Distillery building was to be demolished there would be no adverse affect to historic resources on the site because the building no longer is a potential historic resource.

### *D. Eligibility of Remaining Historic Resources as Determined by LDG in 2005*

The Peterson-Bergfeld building has been restored per the *Secretary of the Interior's Standards* and is now eligible for listing in the National Register.

The Valley Oak tree is still on the site. Although it is not considered an individual historic resource, the tree still contributes to the feeling and sense of history at the site, and if an historic district is present, the tree is a contributing resource.

The Forni-Williamson building is not eligible as an historic resource because it has been dismantled. It might become eligible if it were reconstructed as it was before deconstruction.

## Hall Winery Approvals Summary and Status Report.

The Forni-Williamson Building trusses could become part of an exhibit or elements in another building with an explanatory plaque. The trusses also could be used as part of a new building incorporated into the structural system. If an historic district is present, then re-use of the trusses in another building or as part of an exhibit would contribute to the historic district.

### *D. Summary Table of Buildings, Findings and Affect of Alterations*

<b>Building Feature</b>	<b>Findings of 2005 LDG Report</b>	<b>Findings of 2005 ARG Peer Review Report</b>
Forni-Williamson Building	Individually eligible and contributor to district	Not individually eligible
Peterson-Bergfeld Building	Individually eligible and contributor to district	Individually eligible when restored
Distillery Building	Individually eligible and contributor to district	Individually eligible
Valley Oak Tree	Contributor to historic district	Not a contributor since there was no historic district
Historic District (above three buildings, plus Valley Oak)	There was an historic district	There was no historic district

<b>Building Feature</b>	<b>Alterations to Building/Feature since 2005</b>	<b>Effect of Alterations on Historic Character of Resource</b>
Forni-Williamson Building	Building has been dismantled and only the trusses and columns stored on site	Not eligible as it is dismantled
Peterson-Bergfeld Building	Restored to The Secretary of the Interior's Standards	Building is eligible for the CA and National Registers after restoration
Distillery Building	Non-historic elements removed, only blocks remain	No longer individually eligible
Valley Oak Tree	No changes	No changes
Historic District (above three buildings, plus Valley Oak)	No historic district	No historic district

## **II. Detailed Project Description/Project Objectives**

### **A. Description of Project Approved in 2005**

The following is from the “Notice of Intent to Adopt a Subsequent Negative Declaration or Mitigated Negative Declaration Project Description, Draft 12/1/05 with annotations regarding the status of each item.

“Approval to modify Use Permits #U-697475, #U-638384, and #U-118586 and Use Permit Modifications #96539-MOD and #97365-MOD to:

- (a) decrease production capacity from 2,805,000 gallons per year to 1,260,000 gallons per year – completed;
- (b) restore and reconstruct the two-story 5,228 sq. ft. circa 1885 Peterson-Bergfeld winery building and the 1,752 sq. ft. circa 1933 distillery building for use as viticultural, historical, and enological display - 1885 Peterson Bergfeld restoration completed, Distillery building not completed;
- (c) demolish subsequent additions to the Peterson-Bergfeld winery building that enclosed it within the existing warehouse structure, subsequent additions to the distillery building, other small structures, and the outdoor tank farm - completed;
- (d) relocate the circa 1935 Forni-Williamson building and add a partial second floor, for a total of 19,361 sq. ft., for use as bottling and administrative center (production building #1) to another location on-site - The building has been dismantled and the trusses and support columns are have been saved;
- (e) construct a new 51,214 sq. ft. fermentation building including a mezzanine level to access the fermentation tanks (production building #2) - This building is complete with a temporary certificate of occupancy as of 9/10/13, although the building that was constructed was less that 51,214 sq. ft;
- (f) construct a new 53,531 sq. ft. tank and barrel building (production building #3 – approximately 20,000 sq. ft during Phase 1) - 20,000 sq. ft were constructed in 2007-2008;
- (g) construct a new two-story 10,160 sq. ft. hospitality building, with 3,367 sq. ft. of exterior terraces, that includes administrative offices, a 944 sq. ft. commercial kitchen, private marketing events areas, and 3,068 sq. ft. for public wine tasting and retail sales (including a 990 sq. ft. exterior terrace) to replace the existing 3,080 sq. ft. visitor’s center - This building has not been built at this time;
- (h) convert the existing 3,080 sq. ft. visitor’s center to meeting rooms and storage – This is scheduled to occur beginning on January 1, 2014;
- (i) construct a new 2,576 sq. ft. reception building with public restrooms and a viticulture control room - Not built yet;

## Hall Winery Approvals Summary and Status Report.

- (j) construct a new 31,904 sq. ft. underground barrel storage building including a wine library and private marketing area partially below the hospitality building - Completed in 2008;
- (k) increase on-site parking from 88 to 150 spaces - Completed in 2008;
- (l) decrease the number of full-time employees from 51 to 33. Part-time/seasonal employees would remain at five (5) - Nothing for Hall Winery to do;
- (m) add 12 marketing events per year (average of one per month) with 100 persons maximum per event - Nothing for Hall Winery to do;
- (n) decrease the number of driveways off State Highway 29 from three (3) to two (2) - Completed in 2008;
- (o) add acceleration and deceleration lanes at the two driveways off Highway 29 - Completed in 2008;
- (p) add a three (3) foot high wall along the highway frontage - Completed in 2008;
- (q) construct new entry gates at the two driveways off the highway and the vineyard driveway off Inglewood Avenue - Completed in 2008;
- (r) revise internal site access roads - Completed in 2008 and 2013;
- (s) preserve an existing ±150-year old 42-inch Valley Oak tree – Preserved.;
- (t) provide new site landscaping, vineyards, courtyards and reflection pools - Completed in 2008 and 2013;
- (u) decrease the size and capacity of the existing process waste water pond from 6.534 million gallons to 2.584 million gallons - Completed 2007;
- (v) install a new domestic waste water system - Completed in 2008; and
- (w) reduce annual water allotment from the City of St. Helena from 12 million gallons per year to 8 million gallons per year – Completed.

The project was proposed to be developed in four phases. The majority of the new construction and site improvements were to be constructed in the first two phases. Phases 3 and 4 will consist of additions to the tank and barrel building (production building #3 - up to a total of 54,933 sq. ft. as noted above), as needed.

Restoration of the Peterson-Bergfeld, Forni-Williamson, and Distillery buildings was proposed in compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings.”

*B. Summary of Other Building Entitlements from Prior (post-2005) Approvals, and changes to the site during this interim period (e.g., restoration of the Bergfeld building, demolition and preservation of historic elements of Forni-Williamson building)*

## Hall Winery Approvals Summary and Status Report.

On April 18, 2012 the Planning Commission approved modifications to the Use Permit P11-00452, adopted on January 18, 2006.

- 1) restoration of the historic Peterson-Bergfeld building including use of the first floor for barrel storage and previously approved marketing events and use of the second floor for previously approved marketing events instead of the display of viticultural, enological and historic items – Completed September 2013;
- 2) reducing the floor area of Production Building 2.2 from 30,249 sq. ft. to 19,347 sq. ft. (a loss of 10,902 sq. ft.) – Will be completed November 2013;
- 3) construction of a new 9,965 sq. ft two-story hospitality building attached to the north side of Production Building 2.2 (a gain of 9965 sq. ft.) - Will be completed November 2013;
- 4) construction of a new 5,500 sq. ft. two-story office building attached to the east side of Production Buildings 2.1 and 2.2, replacing the previously approved 3,902 sq. ft. reception/viticulture control building ( a gain of 1,598 sq. ft.) – Completed June 2013;
- 5) 25 new parking spaces on a pervious surface located north of the existing parking lot – Completed September 2013;
- 6) construction of a new 990 sq. ft. unenclosed outdoor terrace west the Peterson-Bergfeld building – Completed September 2013;
- 7) construction of a new 500 sq. ft. outdoor barbecue/restroom pavilion with approximately 460 sq. ft. of enclosed floor area northwest of the Peterson-Bergfeld building – Not completed at this time.

The following improvements will occur as part of Phase 4 and have not been completed at this time:

- 8) construction of the previously approved 10,902 sq. ft. hospitality building west of the Peterson-Bergfeld building;
- 9) construction/relocation of the previously approved 19,361 sq. ft. Production Building 1 northwest of the Peterson-Bergfeld building which will require the removal of the 500 sq. ft. outdoor barbecue/restroom building;
- 10) construction of the previously approved 29,093 sq. ft. Production Buildings 3.2 and 3.3 between existing Production Building 3.1 and the pond;
- 11) conversion of the existing 1,752 sq. ft. distillery building to display viticultural, enological and historic items; and
- 12) conversion of the existing 3,080 sq. ft. public tasting area to office use.

## Hall Winery Approvals Summary and Status Report.

The proposed project would result in a net gain of 661 sq. ft. of floor area.

No changes to production, tours and tasting, marketing, number of employees, hours of operation, or general building locations/setbacks are proposed.

### C. *Changes Proposed for the Distillery Building*

The 2005 approvals included:

“(b) restore and reconstruct the two-story 5,228 sq. ft. circa 1885 Peterson-Bergfeld winery building and the 1,752 sq. ft. circa 1933 distillery building for use as viticultural, historical, and enological display;...”

The Peterson-Bergfeld winery building has been renovated in compliance with the *Secretary of the Interiors Standards* and the additions that surrounded it have been removed.

The Distillery building was to be renovated. After removing the damaged finishes and non-historic materials, it has been found to lack historic integrity and will not be renovated. Additional information on the status of the Distillery building is provided below.



### **III. Review of Previous Historic Resource Assessments of Historic Elements on the Site**

#### **A. Summary of Lail Design Group (LDG) Report**

In 2005 the Lail Design Group prepared the “Hall Winery Historical Resources Report”. The latest version was dated March 15, 2005 and was referred to as a “Revised Draft”. It was prepared by Rebecca Yerger, Historian for LDG and consisted of twelve chapters that described the history of the Hall Winery and the resources that remained on the site. An additional section contained a bibliography and three appendices contained DPR (Department of Parks and Recreation) forms, graphics and illustrations and the professional credentials of the preparers.

The LDG report concluded that three buildings including the Peterson-Bergfeld Winery, the Forni - Williamson building, the Distillery Building were individually eligible for listing in the National Register of Historic Places as an historic district under Criterion A, B and C.

The 1824 Valley Oak tree is a unique case. Under both the National and California Register guidelines, natural landscape features such as the Hall Winery Valley Oak tree can only be classified as contributing features to an historic district. Both Registers consider that these features may be important components of an historic district. They add to the sense of time, place, setting, feeling and association of the district and as such, the LDG report concluded that the circa 1824 Hall Winery Valley Oak tree was an historically significant contributor to a potential district.

#### **B. Summary of the Architectural Resources Group (ARG) Peer Review**

ARG was hired in 2005 to review the LDG report and comment of the conclusions reached in the report. On May 10, 2005 ARG submitted a summary letter titled: “Hall Winery Revitalization Project Review”.

The purpose of the letter was to provide a determination of:

- Whether the existing structures at the Hall Winery property appeared eligible for inclusion on the California Register of Historical Resources,
- Whether any structures on the property meet the definition of an historical resource under §15064.5 of the California Environmental Quality Act (CEQA) guidelines,
- If the proposed project would have a significant adverse effect on an historical resource and the environment under CEQA,
- If any potential project impacts could be mitigated to a less than significant level, and
- If the proposed project was compliant with §18.104.25 of the Napa County Code.

## Hall Winery Approvals Summary and Status Report.

A brief analysis of the LDG report findings was also included at the end of the letter.

ARG's report concluded that two of the structures at the Hall Winery property were eligible for inclusion on the California Register of Historic Resources (California Register). They were the Peterson-Bergfeld Winery Building (c.1885), and the Distillery Building (1936).

The Peterson-Bergfeld Winery appeared to be individually eligible for inclusion under Criterion C: Design/Construction, for its utilization as and representation of an early winery in the Napa Valley. The period of significance identified for this Criterion was 1885, the date of construction completion. As of 2005, it did not appear to be eligible for listing due to the number of structures that surrounded and were connected to it. The ARG report concluded that if the surrounding structures were removed, and the building restored, the building would be eligible for the listing in the National Register.

The Distillery Building appeared to be individually eligible for inclusion in the California Register under Criteria A. "events that have contributed to the broad patterns of our history" and Criteria 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".

ARG's report also stated that, in its opinion, the historic resources that remained at the winery site did not comprise an historic district.

### C. *Comparison of the Two Reports - Agreements and Differences*

ARG and LDG both agreed that two buildings were eligible for the California Register, the Distillery Building (1936), and the Peterson-Bergfeld Winery Building (c.1885). The Peterson-Bergfeld Building was not eligible in its current state, because it had lost its integrity being completely surrounded by other buildings and impacted by the structural elements of these buildings.

#### 1. The Distillery

Both reports agreed that the Distillery Building was eligible for listing on the California Register.

The LDG report determined that the 1936 Distillery was an historical resource and eligible for listing in the California and National Registers. The report stated that the Distillery should be rehabilitated as prescribed by the *Secretary of Interior Standards*. The ARG report also determined that the Distillery was an historic resource.

#### 2. The Forni-Williamson Building

The LDG Report determined that the Forni-Williamson building qualified for listing in the National Register of Historic Places under Criterion A, B and C.

The ARG report did not find that the Forni-Williamson building qualified for listing on either the California or National Registers.

3. The Peterson-Bergfeld Building

The LDG report determined that the Peterson-Bergfeld winery building was an historical resource and eligible for listing in the California and National Registers. As the building existed in 2005, it lacked integrity due to the loss of its original roof and the number of newer structures surrounding it, including the Forni-Williamson Building. The LDG report assumed that the building would be restored, per the *Secretary of the Interior's Standards*, to its historic condition and that the other buildings that surrounded it would be removed.

The ARG report agreed with this statement.

4. Eligibility for Historic District Designation

Establishing an historic district requires a unified geographic area, and a thematic context that ties resources to a common theme so that they have the ability to convey a sense of time, place, feeling and association. The historic district is made up of a number of historic resources that “contribute” to this thematic context and are geographically near to each other. Buildings within an historic district that do not meet the criteria for the district are considered to be “non-contributors”.

The LDG report concluded that the contributing buildings of the potential Hall Winery Historical District were all individually Register eligible. These buildings included the Peterson-Bergfeld Winery, the Forni - Williamson building, and the Distillery Building.

The LDG report stated that each building connected the property and the other contributors to particular eras, uses, events and to people who significantly impacted the historical development of the property during a significant period of time. Based on their premise, this commonality united these individual historical resources into one historical district under Criterion A, B and C. The LDG report also stated the Valley Oak tree contributed to the district.

The ARG report concluded that no historic district was formed by the remaining structures and the historic Valley Oak tree. At the time of the 2005 report, the Peterson-Bergfeld Building was not eligible for either the California Register or the National Register because of a lack of integrity. The building had lost its imposing large gabled roof and supporting structure and was completely enclosed by larger structures. As a result, it was impossible to understand the essential physical features that enabled it to convey its historic identity. ARG concluded that even with two remaining buildings and the Valley Oak tree, not enough remained to establish an historic district.

**IV. Updated Analysis of the Historic Elements on the Property Since Preparation of the LDG and ARG reports, and their Eligibility in their Current or Approved Condition, or Lack of Eligibility for District Designation, for the National Register of Historic Places, the California State Register, or as a Napa County Landmark.**

*A. Discussion of Criteria for Historic District Designation*

The criteria for historic designation for individual listing on the National Register, the California Register, or as a Napa County Landmark are essentially the same and are described below.

*B. Eligibility for Listing in the National Register of Historic Places*

To qualify for individual listing in the National Register of Historic Places, a property must be significant in:

“American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (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 significance 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.”

[National Register Bulletin 15 – How to Apply the National Register Criteria for Evaluation]

A National Register Historic District must:

“possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”

*“Concentration, Linkage, & Continuity of Features* A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch...”

*“Significance* A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural

## Hall Winery Approvals Summary and Status Report.

values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.”

” *Types of Features* A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, ***even if they are individually undistinguished, must possess integrity, as must the district as a whole.***” Bold Italics added for emphasis.

“In addition, historic districts consist of contributing and non-contributing properties. Historic districts possess a concentration, linkage or continuity of the other four types of properties. Objects, structures, buildings and sites within a historic district are usually thematically linked by architectural style or designer, date of development, distinctive urban plan, and/or historic associations.”

“A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity...”

*Geographical Boundaries* A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

[How to Apply the National Register Criteria for Evaluation - How to Define Categories of Historic Properties]

At the time of the 2005 report, the Peterson-Bergfeld building did not possess integrity due to the surrounding buildings and its unrestored condition. Therefore the building was not eligible in its present state to be listed in the National Register or to contribute to an historic district.

At that time only the Distillery and the Valley Oak tree would have been contributors to a potential historic district. There is not enough of a concentration of resources or linkage here to create an historic district.

### *C. Eligibility for Listing in the California Register of Historic Places*

The California Register may include: a) historic resources contributing to the significance of an historic district under criteria adopted by the California State Historic Resources Commission, b) historic resources identified as significant in historic resources surveys, if the survey meets state criteria, c) historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or

## Hall Winery Approvals Summary and Status Report.

county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission. In addition:

“A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

- (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 possess high artistic values
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.” [California PRC §5024.1 (c)]

California Register criteria are essentially the same as the National Register criteria. There is no mention of integrity in the legislation that established the California Register but this was resolved when the California Register regulations were established to address integrity.

“Integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resources’ period of significance. (California CCR §4852(b))

Language between the law and the regulations is different. The language in California PRC §5024.1 is closer to the National Register language.

Because the Peterson-Bergfeld building did not possess integrity due to the surrounding buildings in its unrestored condition, the same conclusion holds true for listing in the California Register

### *D. Eligibility for Listing as a Napa County Landmark*

The Napa County Code, Title 18 (Zoning) Chapter 15.52.030, establishes procedures for Napa County Landmark designations. The County may designate existing historical resources as Napa County Landmarks if they meet one or more of the criteria established below.

The property must be more than fifty years old, and retain its historic integrity. Designation can only be made after a public hearing.

The County criteria follow the criteria established for the California Register.

“An Historical Resource may be designated as a Napa County Landmark if it:

1. Is associated with events that have made a significant contribution to the broad patterns of Napa County’s or California’s history and cultural heritage; or



## Hall Winery Approvals Summary and Status Report.

2. Is associated with the lives of persons important in our past; or
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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Resources with historic integrity are those that retain the essential physical features which enable them to convey their historic identity or their importance to Napa County's or California's history and cultural heritage." [Napa County Code, Title 18 (Zoning) Chapter 15.52.030]

Essential physical features are those characteristics that define why a property is significant and can include its location, design, setting, materials, workmanship, feeling, and association.

Existing buildings or structures that have been formally listed on the National Register or the California Register by the California Historic Resources Commission are also considered Napa County Landmarks due to their acknowledged historical, cultural or architectural significance.

The Peterson-Bergfeld building in its pre-restoration 2005 condition was determined to be ineligible for listing as a Napa County Landmark.

In 2005, LDG determined that three resources were individually eligible for listing in the National Register and therefore the California Register. They included the Peterson-Bergfeld building, the Forni-Williamson building, and the Distillery. LDG also determined that the historic Valley Oak was a contributor to the district, as discussed above.

In 2005, the Peterson-Bergfeld building was not eligible for listing as it did not have integrity. Since the building has been restored, and the surrounding buildings removed, including the Forni-Williamson building, the Peterson-Bergfeld building is now eligible for listing.

Since 2005, the Forni-Williamson building has been dismantled. The Forni-Williamson building has been dismantled and most of the structural elements have been salvaged, protected, and are now stored on the winery site. Because the Forni-Williamson building has not been reconstructed at this time, even if an historic district is present, the building does not contribute to that district.

Since 2005, non-historic elements have been removed, from the original Distillery building. Further details regarding work performed on the Distiller building, and on the remaining components of the building, are provided below. Based on the character of the remaining components, the Distillery building no longer has historic integrity. It remains as a concrete block shell with all the interior and exterior finishes missing. There are no historic doors or windows remaining and all of the mechanical and electrical systems have been removed (except for one AC unit on the roof that is disconnected). If an historic district is present, then the Distillery building does not contribute to that district.

## Hall Winery Approvals Summary and Status Report.

As a result, what remains today is the restored Peterson-Bergfeld building and the Valley Oak. These two remaining elements do not create an historic district although they both convey important parts to the winery story.

**V. Current Conditions Contributing to the Loss of Historic Integrity for Those Cultural Resources (deemed to be historic resources in 2005 pursuant to CEQA Section 21084.1)**

*A. Distillery Building Historic Features Documented*

*Identified Features in the LDG Report*

The LDG report described the Distillery building as a “Restrained” style, having only a minimal amount of detailing since the building was intended for industrial and agricultural uses.

The LDG report identified the building’s most notable architectural design elements as:

- 1) the stepped parapet on the north elevation;
- 2) the pre-cast concrete window sills, lintels, and headers;
- 3) the concrete spandrels defining the floor levels and the roof line,
- 4) the concrete block pilasters at the wall junctures, and
- 5) a pair of wood vents with metal bars at the second-story level on the west elevation.

The report also stated that while most of the interior has been substantially altered, a remnant of the original concrete block flooring still remained.

The report also found that the exterior of the Distillery maintained: “a considerable percentage of its original design, setting and historic fabric as well as a sense of time, place, feeling and association.” The report concluded that: “As a result of this integrity, the 1936 Distillery building meets the physical requirements set forth by the National Park Service regarding National Register eligibility. This integrity also further supports its CEQA historical resource status. “

*Current Conditions*

Criteria A is associated with events that have made a significant contribution to the broad patterns of our history and Criteria C, in this case, is associated with the distinctive characteristics of a method of construction, and that represent a significant and distinguishable entity whose components may lack individual distinction.

Today, the Distillery still meets Criteria A as the history and importance of what happened over time there has not changed. However, the building has greatly deteriorated, and as a result, no longer meets Criteria C. What remains is in poor condition. After the 1970s additions and alterations were removed in 2007, including non-historic doors, windows and finishes, the only remaining elements are the structural blocks. Thus, little remains to convey the historic character or integrity of the building.

At the time of the LDG report, the interior did not retain enough of its original fabric to convey the importance of the Distillery. Today, all of the interior and exterior finishes are gone as are most of the doors and windows. None of the remaining doors or windows are historic. The second floor is entirely missing and what remains of the structure is in poor condition. Should the building be retained, a major structural and seismic bracing system would need to be installed on the interior.

## Hall Winery Approvals Summary and Status Report.

Most of the historic features identified in the LDG report still remain but they have no historic elements connecting them. The concrete lintels and sills remain but all of the doors and windows have been replaced with modern doors and windows. An historic building is not just made up of historic features and when a building such as this one has nothing remaining except for the concrete elements of the building, there is not enough to convey the character and history of the building. As a result of the loss of the other elements of the building, the building no longer retains “a considerable percentage of its original design, setting and historic fabric as well as a sense of time, place, feeling and association.” [LDG Report]

Because of these major changes, the structure today would not be eligible for inclusion in the National Register because of this critical lack of integrity. There must be enough of the essential physical features that gave the property importance, visible enough to convey the significance of why it is important.

The following is a brief description of the Distillery Building as it exists today as a comparison to the condition of the building in 2005.

### *Description of the Building Today*

The Distillery Building is constructed in three sections, with a central two story section flanked on each end by one story wings. The building runs parallel to Highway 29 with gable roofs also running parallel to the highway. When the Hall Winery took over the building it had been altered in the 1970s with sliding glass doors and windows and new finishes that hid most of the character of the building from view.

The roofs are covered with asphalt shingles in poor condition. The roofs extend beyond the walls with the rafters exposed. The north façade has a parapet that steps up above the roof by about a foot. All of the walls are recessed from the corners and are framed by pilasters. At the two-story section, the walls are recessed at each floor level.

Originally the exterior walls were covered in stucco. The stucco has been completely removed exposing the unreinforced concrete blocks beneath. The blocks are damaged in many locations with multiple holes and areas where large pieces are missing. The stucco was removed prior to Hall Winery purchasing the property. The exact date is unknown.

Portions of an air conditioning unit remain on the west side of the northern gable roof and is the only indication of any existing mechanical equipment.

All of the openings in the building have been altered, with many of them widened substantially. There are no remaining exterior historic doors or windows. The exterior openings currently have a variety of modern windows ranging from jalousies to sliding aluminum.

The interior has been completely stripped of all finishes, wiring, light fixtures, and electrical outlets. There are no doors remaining at any of the interior wall openings and many of these openings have been altered. No historic flooring or any ceilings remain, only the ground level structural slab is intact.

## Hall Winery Approvals Summary and Status Report.

All of the framing and flooring for the second floor level has been removed and no staircase remains. The interior of the central portion of the building is a large space open to the roof framing above.

What remains today is an unreinforced concrete block structural system holding up three roofs. To return the structure to a functioning and safe building will require a great amount of effort and considerable funds. All that will be visible when completed would be completely new finishes and all new construction. Since the concrete block is not reinforced, a completely new seismic bracing system will need to be installed on the interior with steel mesh reinforced Shotcrete or a similar system. A new flooring system will be required at both the ground and second floor levels. The second floor and roof framing will also need to be seismically braced as well. All new doors and windows and mechanical and electrical systems will also be required.

The condition of the remaining structure and the effort required to brace and then make the building habitable will require an extraordinary effort and the result will be a building that reflects little of its historic character. The building has lost its integrity for historic preservation purposes and would not be eligible for listing on the National Register today.

Since the Distillery Building has lost its integrity and no longer conveys its historic characteristics, there would be no new significant adverse impact under the California Environmental Quality Act (CEQA) as a result of demolition. CEQA Guidelines Section 15064.5, subdivision (b) provides that a project with an effect that may cause a “substantial adverse change” in the significance of an historical resource is a project that may have a significant effect on the environment. A “substantial adverse change” includes physical demolition if “the significance of an historical resource would be materially impaired.” (CEQA Guidelines, § 15064.5, subd. (b)(1).) In turn, the significance of an historical resources is deemed “materially impaired” under subsections (b)(2)(A)-(C) when a project:

*(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*

*(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*

*(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.(CEQA Guidelines, § 15064.5, subd. (b)(2)(A)-(C).)*

Under subsection (A), above demolition of the Building would not adversely impact those physical characteristics of the building that once conveyed its historical significance, and justified eligibility for inclusion in the California Register, because those characteristics either were not found to exist, or no longer exist. Similarly, under subsection (B), any physical characteristics that could once account for the Building’s inclusion in a local register, or in a

## Hall Winery Approvals Summary and Status Report.

historical resources survey, either were found not to exist or no longer exist; and, a preponderance of the evidence now supports a conclusion that the Building is not historically or culturally significant. Lastly, under subsection (C), the updated analysis contained herein supports a conclusion that demolition would not adversely affect those physical characteristics of the Building which were once found to convey its historical significance, and justify eligibility for inclusion in the California Register as once determined by the County, because those physical characteristics were either assumed and found not to exist, or no longer exist.

### *Mitigation Measures*

Although the demolition of the Distillery building, as it exists today, would not result in a significant new adverse environmental impact under CEQA, several measures are proposed to be voluntarily undertaken by Hall Winery to offset the effects of demolishing the Distillery building. First, the building is being documented to the Historic American Building Survey (HABS) Standards. These standards include large format archival photographs (4 in. x 5 in. negatives), descriptive text and drawings that record the building prior to demolition. Copies will be retained at the Winery, the County Library and the Library of Congress (a frequent repository for HABS documentation).

Second, an exhibit describing the building and its history could be developed and located somewhere at the winery. This could include historic photographs, memorabilia, and current photographs or a low portion of a wall. In addition, the footprint of the historic part of the building could be developed as a patio with the retained wall incorporated into the design.

These measures when completed would serve to document the uses of the Distillery building and the role that the building played in the early history of winemaking in Napa Valley, including converting wine into brandy.

### *B. Discussion of Approved Changes in the Forni-Williams Dismantled Elements*

The current Project Description: "Approval to modify Use Permits #U-697475, #U-638384, and #U-118586 and Use Permit Modifications #96539-MOD and #97365-MOD"

And includes: "(d) relocate the circa 1935 Forni-Williamson building and add a partial second floor, for a total of 19,361 sq. ft., for use as bottling and administrative center (production building #1) to another location on-site;"

The Forni-Williamson trusses and major timbers including columns, purlins and braces were dismantled wrapped in plastic and stored on site. The other elements, electrical wiring, etc. were removed and destroyed.

The current plan calls for reconstructing the Forni-Williamson building to the north of the Peterson-Bergfeld building.



**VI. Feasibility of Demolition, Renovation or Restoration of the Distillery Building including the following factors:**

*A. Deterioration Exposed After Removal of Noncontributing Features*

Removing the stucco from the exterior and the plaster from the interior walls exposed the concrete blocks that form all of the walls. Many were broken with chips and holes and much of the grout securing the blocks together is missing. When all of the noncontributing features such as new wiring, non-historic doors and windows, etc, were removed, only the concrete block walls and the roof framing remains.

*B. Safety Issues*

Because the Distillery building is an unreinforced building constructed of large concrete blocks with concrete window lintels and sills, there is little structurally to brace the building from earthquakes and wind loading. The building originally had a concrete second floor which has been removed. The floor provided some level of rigidity to the building stabilizing the perimeter concrete blocks from horizontal earthquake and wind loads. The roofs are connected to the perimeter wall system and provide the only horizontal connections for the structure. Modern buildings have steel reinforcing that runs through masonry units and are filled with concrete providing a very rigid structure that resists earthquake loads. As it exists today the building is susceptible to collapse if there should be an earthquake.

*C. Structural Issues (including required seismic retrofit)*

Should the California State Historical Building Code (SHBC) be used in a seismic bracing design, the resulting level of safety would be the same as if it was retrofitted under the current code. The only difference would be that there are several alternative ways at arriving at the same level of safety. The SHBC allows an engineer to use the actual strength of existing materials when calculating design strength. The concrete blocks could be tested and their actual strength used in the structural calculations which might reduce the overall size of the structural system. The actual structural reduction is likely to be slight given the extent of seismic bracing required.

To retrofit the existing structural system to resist seismic forces, will require extensive work and expense. Because the concrete block wall system is very heavy, a heavy system of reinforcing will be required to stabilize the structure. With the second floor removed, the unreinforced height of the perimeter walls in the two story section is now very tall relative to the thickness of these walls. This will require substantial reinforcing to brace the walls from seismic forces.

Generally speaking there are two ways to brace a masonry building such as this one. The first is to install a lattice of steel reinforcing tied into the concrete blocks on the inside of each wall. This is then covered with sprayed-on concrete that becomes part of the wall. In this case, it is a very good way to brace a masonry building as the new reinforcing concrete and the masonry blocks will move together and work together to resist an earthquake.

## Hall Winery Approvals Summary and Status Report.

The second method is to use a strong steel frame within the perimeter walls that relieves them of carrying any vertical or horizontal loads. This frame is tied into the roofing system and supports it as well. This is generally not considered as good a solution as the previous one as the steel frame will bend under loading and the concrete blocks will move differently potentially resulting in damaged blocks, or blocks that fail.

The previous method is quite expensive and changes the look of the interior of the building. The second one will be difficult to implement and to install large enough steel members to resist bending forces.

### D. *Rehabilitation Costs*

The Hall Winery has prepared several construction rehabilitation cost and feasibility studies. In August 2011 Hathaway Dinwiddie completed an estimate for the Distillery building rehabilitation that totaled \$818,147.

**VII. Appendix**

**A. Photographs**

**Winery Site**

Pictures taken August 22, 2013



The Valley Oak Tree, looking north.

## Hall Winery Approvals Summary and Status Report.



New Office and Production Building with Distillery Building on the left.

**Peterson Bergfeld Building**

Pictures taken August 22,2013



Peterson-Bergfeld Building looking to the east with the Office and Production Building to the right.

## Hall Winery Approvals Summary and Status Report.



Peterson-Bergfeld Building looking to the southwest.



### **Forni Williamson Building**

Pictures taken December 4, 2004 prior to dismantling.



View of interior looking towards the Peterson Bergfeld Building.



Detail of Forni-Williamson trusses.



## **Distillery Building Photographs**

Taken January 30, 2013



Site conditions looking northwest showing new building adjacent to the Distillery building.

## Hall Winery Approvals Summary and Status Report.



Exterior View looking northwest. Note that all historic windows and doors are missing as well as stucco finishes and the roofing is in very poor condition.



Exterior Detail of west two-story section. Note damaged block wall and missing exterior stucco finishes.



Interior of central two-story section. Note that only the structural blocks rafters and roof remain. All of the finishes are missing including the balcony, stairs and ceiling as well as mechanical and electrical systems.



## Hall Winery Approvals Summary and Status Report.



Interior view of central two-story section. Note all finishes are missing. Scar trace of stairs to the second floor are visible on the right wall.

## Hall Winery Approvals Summary and Status Report.



Interior view looking up towards the ceiling where all the finishes have been removed exposing the rafters and ceiling joists.

## Hall Winery Approvals Summary and Status Report.

### **B. Bibliography**

Date	Status	Title	Summary
3/11/04	Partial Document		<p>Hall Winery Historical Resources Report by LDG, Rebecca Yerger appears to be a first draft. Report states on Page 5: ...the 1936 Distillery which is individually Register eligible, as stated above, stands the closest to Highway 29. Due to its historical significance, the Distillery should be allowed to stay at its original construction site. As a result of this consideration, the historic setback line of the Hall Estate Winery property would run at a north-south orientation and parallel to the eastern elevations of the 1936 Distillery building. All new construction has been designed to set behind, further west, of this historical setback line. Also, to additionally enhance the retention of a visual delineation and/or demarcation between the historic resources and the modern buildings, all the proposed plans have set the new construction even further back, westward, from the Register eligible resources located on the hall Estate Winery property.</p>
3/11/04	Revised Report	Hall Winery Historical Resources Report	<p>Second revision. Chapter 11 is entitled: Hall Estate Winery Historic District</p>
10/14/04	The Hall Winery Site, Part One: 1849-Prohibition (revised from earlier draft) and Part Two: Prohibition to the Present		<p>Historical report on property not attributed; may be by Rebecca Yerger</p>
11/9/04	Hall Winery 1885 Peterson-Bergfeld Winery Building Historic Assessment and Evaluation Report- DRAFT		

## Hall Winery Approvals Summary and Status Report.

### 1885 Peterson-Bergfeld Winery Building Historic Assessment and Review DRAFT

11/9/04	Hall Winery 1885 Peterson-Bergfeld Winery Building Historic Assessment and Evaluation Report - DRAFT The Hall Winery Complex Historic Assessment and Review DRAFT
11/9/04	Hall Winery 1885 Peterson-Bergfeld Winery Building Historic Assessment and Evaluation Report- DRAFT 1936 Distillery Building Historic Assessment and Review DRAFT
11/9/04	Memo from LDG to Larry Levy Cover for enclosed Hall site plan showing the historical and existing structure to remain after dismantling of the remaining facility.
11/11/04	Memo to Hall Winery from LDG Distillery Floor and Roof plans PDFs
12/1/04	Revised Draft by Whit Manley of the status and eligibility report Report outlines the evaluation of each building or structure "The Hall Winery meets the criteria for an historic district because the winery represents a definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, building, structures or objects united historically or aesthetically by plan or physical development."
12/3/04	Letter from MKM to LDG Structural assessment of Peterson-Bergfeld Winery building
12/9/04	Arborist Report-DRAFT Letter from Joseph Borden, Arborist Gives status of tree
12/10/04	Memo from LDG to Larry Levey  Cover to revised comments from Rebecca Yerger. Summary: We desire to restore the Peterson-Bergfeld Winery. To do so we are allowed to dismantle the Gier additions since they are not Historically Significant and pose a structural threat to the Bergfeld Winery. We must retain the 1940 Bottling Building to avoid a supplemental EIR, but are allowed to relocate on site using National Register and CEQA criteria and still retain this structure as Historically Significant and National Register Eligible while at the same time retaining



## Hall Winery Approvals Summary and Status Report.

the Historic Winery District with its main contributors.

- 12/20/04      LDG Letter - Draft HRR Hall-Bergfeld Winery Historic Restoration Review and Comment - Draft by Rebecca Yerger The report assumes at this time that the 1940s Bottling Building will be retained on-site. This is important for two reasons. First, the Bottling Building in and of itself is Historically Significant per CEQA language and is also National Register eligible. Second, retaining the Bottling Building on-site preserves the Historic Winery District, also Historically Significant per CEQA language and National Register eligible. Removal of the Bottling Building would need to be address as the loss of the Bottling Building as a Historic Resource as well as the loss of the Historic Winery District as a Historic Resource.
- 1/11/05      Email from Wendy Tinsley to Rich, White and Larry Attached copy of ARG's Hall Winery Project Review Recommendations and Comments memo. Hall Winery Project Review-Recommendations/Comments ARG
- 1/17/05      Memo to Mike Reynolds from Rue Ziegler Chronology of the Hall Winery Site from 1933 to 1936
- 1/20/05      ARG Peer Review Doc Draft Hall Winery Revitalization Project Historical Resource Analysis
- 1/24/05      Conference Call notes: Paul Kelly LDG Issues: 1) Use of the Standards for new construction 2)Structural integrity of historic buildings 3) Submittal format & contents ARG's CEQA analysis needs appendices; Historic and current photos, DPR forms with primary numbers assigned; Mitigation documents: Design Review of Distillery & Winery Plans; Historic exhibit plan outline & related documents. Question: Would this be considered as the "Preservation Plan" for the site in the current format? Answer: I think not - we would need to reformat completely. CEQA analysis is separate from a Preservation Plan, but CEQA analysis be included in Preservation Plan.
- 1/24/05      Email from Wendy Tinsley to Larry Levey ARG's Hall Winery Revitalization project HRRR Emails convey concern about 1)Gehry building meeting standards 2)Structural condition

## Hall Winery Approvals Summary and Status Report.

1/24/05	Email submittal from Wendy Tinsley ARG's Hall Winery Revitalization project HRRRA ARG's Hall Winery Revitalization project HRRRA Working draft submitted to Paul Kelly, LDG
1/30/05	Email from Richard Mendelson to Bruce Judd Setback exception
2/15/05	Draft Letter from Ronald Brookman, S.E. MKM Associates to LDG Structural aspects of the Hall-Bergfeld Winery Historic Restoration 1885 Peterson-Bergfeld Winery Building, 1936 Distillery Building, Forni-Coop Bottling Building
2/22/05	Memo to Paul Kelly from Rebecca Yerger Hall Estate Winery Historical Setback - Findings and Draft Report Document includes a SCOPE LIST and Update that lists all of the site buildings and their significance. There are several references to an historic district; hand-written notes on the document dispute this and state: "Not an Historic District."
3/1/05	Email from Larry Levey to Paul Kelly (LDG) Re: comments to draft report 4 changes to the report
3/3/05	a1_1-01.pdf Plans Site Overview
3/10/05	Email from Paul Kelly to Ass'd Re: preliminary context review References a member from Rebecca Yerger that constitutes a preliminary contextual review of the overall site design and proposes that Gehry Partners can finalize their documents for county application.
3/10/05	Memo from Rebecca Yerger to Paul Kelly Re: Gehry Partners revised elevations and plans Yerger gives a positive review
3/11/05	Memo to Paul Kelly from Rebecca Yerger Hall Estate Winery Historical Setback - Findings and Draft Report – Revised This revision includes all updates of information, a new building added during our last site visit and The Standards.
3/15/05	PDF document Revised Draft Hall Winery Historical Resources Report by Rebecca Yerger Full Report
3/15/05	LDG Revised Draft LDG Revised Report Cover page is missing; Table of Contents is page 1. Chapter 11 includes The Hall Winery Historic District
3/15/05	MKM Partial Document 1936 Distillery Building Structural upgrade plan

## Hall Winery Approvals Summary and Status Report.

4/7/05	Document created by Rue Ziegler and edited by Mike Reynolds	Hall Winery Site Part 1 The Hall Winery Site history, 1849 - Prohibition
4/7/05	Document created by Rue Ziegler and edited by Mike Reynolds	Hall Winery Site Part 2 The Hall Winery Site history, Prohibition - Present
5/4/05	Submission Set	Hall Winery Submission Plans Plans of Winery Project
5/10/05	ARG Letter	Hall Winery Revitalization Project Review "The LDG Report concluded that these two buildings and the Bottling Building comprise an historic district. Although we are not prepared to reach that conclusion based on the information available to us, the fact that the project is preserving and rehabilitating all three structures poses no adverse effect on any historic resources."
11/7/05	Memo from Rebecca Yerger to Paul Kelly	The Hall Winery Historic Significance Assessment and Evaluation Report Cover to the preliminary assessment and evaluation of the historic significance and eligibility of the entire Hall Winery complex and each of its buildings. NOTE: This report is comprised of four sections: the 1936 distillery, the 1885 winery, the Hall Winery complex and a review of the proposed plans for the new construction. The 1936 distillery report was completed on November 1, 2004, and was under a separate cover. The next two reports, the 1885 winery and the Hall complex, are included with this cover. The review of and the report pertaining to the proposed new construction with be completed upon the receipt of a set of the site plans.
11/8/05	Memo from LDG to Larry Levey	Comments about the memo from Rebecca Yerger regarding the Hall Winery historical survey of existing buildings, complex and proposed site design. Noted: 3)Recommendation NOT to nominate the historic structures to the National Register of Historic Places due to the potential historic district that is created by all of the existing building additions that would be demolished. The alternative is to restore to the Secretary of Interior Standards without nomination.
8/15/11	Meeting Agenda	Bruce Judd is re-introduced into the project

## Hall Winery Approvals Summary and Status Report.

4/30/13	Buro Happold Letter	Hall Winery Distillery Building Structural Assessment
8/20/13	Signum Architects Letter	Hall Winery Distillery Building "As the Phase 2 project neared I prepared a letter dated 2/20/2008 that requested the Distillery be removed from the permit set of plans B07-0500. This was due to a programmatic change that occurred. The Distillery remains today in the same condition as it did in 2008 with two exceptions. An elastomeric paint was added to help keep the site formed block wall from further degradation. The roof shingles over the years have begun to show significant aging particularly on the West facing side which has affected the exterior eave condition."
8/23/13	Memo	Hall Winery Distillery Supp EIR Rev Meeting Hillary Gitelman (Director), John McDowell (Deputy Planning Director) – Napa County. Mike Reynolds, Jeff Redding, Whit Manley (by telephone) – Hall Winery; Bruce Judd – Bruce Judd Consulting Group. This memorandum is an effort to ensure agreement on the scope of the historic analysis that will be part of a future environmental document, the next steps and execution of the county review process, and the timeline for that process.
3/7/25	Memo from Paul Kelly to Rebecca Yerger	Re: Gehry Partners revised floor plans Yerger states that the newest set up conceptual floor plans appear to comply with The Standards.
12/1.2005	Draft	County of Napa, Conservation, Development and Planning Department, Notice of Intent to adopt a Subsequent Negative Declaration or Mitigated Negative Declaration The project would not have a significant effect on the environment
Not dated; after 3/25/2005		Draft Letter from Wendy Tinsley to Larry Levey Brief analysis of the LDG report Provides a determination of: 1)Whether the extant structures at the Hall Winery property appear eligible for inclusion on the CLHR 2)Whether any structures on the property meet the definition of an historical resource of CEQA 3)If the proposed project would have a significant adverse effect on an historical resource and the environment under CEQA 4)If any potential project impacts could be mitigated to a less than significant level and, 5)If the proposed project is compliant with the Napa County code.

## Hall Winery Approvals Summary and Status Report.

Noted: While ARG generally concurs with the overall CEQA conclusions, ARG does not concur with determinations of individual eligibility for the Bottling Building under NRHP significance criteria A (Event) B (Persons) and C (Design/Construction). It is ARG's opinion that the Bottling Building is not individually eligible for inclusion on any local, state or national historic sites register and rather the structure appears Cal Register eligible as part of the historic Napa Valley Coop Winery Complex

roughly Dec 2004

Email string from Richard Mendelson To Bruce Judd, Bruce to prepare proposal for peer review

**C. Bruce D. Judd, FAIA Resume**

**Bruce Judd Consulting Group**

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Historic Preservation architecture wasn't an established field of practice when Bruce D. Judd, FAIA, co-founded Architectural Resources Group in San Francisco in 1980. More than thirty years later, Bruce is considered a pioneer in the field and has a national reputation as a thought leader, experienced practitioner and financial pragmatist. Bruce has directed more than 300 planning, rehabilitation, and expansion projects for architecturally significant buildings throughout the country and is a nationally recognized expert in his field. He has led rehabilitation and new construction projects for library, cultural, performing arts and educational facilities including the award-winning (including LEED Platinum certification) rehabilitation of the historic Linde Robinson Laboratory Center for Global Environmental Ecology at Cal Tech in Pasadena, repair and restoration of the San Francisco Conservatory of Flowers in Golden Gate Park, seismic retrofit for the block-square Beaux-Arts style City Hall in Pasadena, and restoration work at the Hotel Del Coronado in San Diego. Recent work has included consulting on restoration work at the Alamo in San Antonio and wineries in Napa.

Bruce brings extensive experience with the application of *The Secretary of the Interior's Standards for Preservation*. For eight years he was a President-appointed Expert Member of the Advisory Council on Historic Preservation (ACHP), the federal agency that oversees and advises on national preservation matters, and participated on the Committee on Preservation and Security for the White House and Capitol. For nine years he was a member of the Board of Trustees of the National Trust for Historic Preservation. Bruce meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in Architecture, Historic Architecture, Architectural History, and History.

In addition to his consulting work, he currently teaches the Introduction to Historic Preservation course in the Masters in Historic Preservation Program at Goucher College in Baltimore, MD.