

**ROGERS WINERY, CONN VALLEY
(HISTORIC MOUNTAIN COVE RANCH WINERY)
ST. HELENA, CALIFORNIA**

RECEIVED

DEC 20 2010

**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

**Historical Findings
By Juliana Inman, Architect**

29 November 2010

Description, significance and evaluation:

The historic Mountain Cove Ranch winery, built in 1887 by Abran Alsip is a Napa County "Ghost Winery" documented in "Ghost Wineries of the Napa Valley" (1980) by Irene W. Haynes. The proposed Rogers Winery will return this significant gravity flow stone winery to winery use after conversion to a residence in the 1950's by Francis Wayne McVeagh.

The building is a gable front two-story stone and wood gravity flow winery with the rear (northeast) gable end of the building set into a gentle slope, allowing access to the second floor from an earth-filled ramp. The front gable end has unusual paired and arched entry doors flanking a small arched window with a matching arched window above lighting the second floor. Carved keystones accent each opening, with "ABA/VC" carved in the west keystone, and "1887" carved in the east keystone. The rear gable elevation is covered with board and batten siding with a centered door with transom.

Plans reviewed for this report show minimal additional alterations to the existing building, which was altered in the 1950's to become a residence. Alterations to be removed are discussed in the Secretary of the Interior Standards Review of this report. Extensive structural renovations have been made to the building over time including seismic bracing, structural steel floor framing and removal of a portion of the second floor for a two story vaulted space on the first floor. These changes will remain.

The winery retains a high degree of integrity.

California Environmental Quality Act (CEQA) analysis:

According to California Environmental Quality Act (CEQA) regulation, historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places or the California Historic Landmarks program. Historic resources included in historic resource inventories prepared according to the California State Office of Historic Preservation (SHPO) guidelines (and included in the State Inventory of Historic Resources) or designated under county or city historic landmark ordinances are presumed eligible if the designation occurred during the previous five years. Designations and surveys over five years old must be updated before their eligibility can be considered.

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

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

The site retains integrity. The winery on the property retains integrity of location, design, setting, materials, workmanship, feeling and association.

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

According to current CEQA regulation:

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

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

Secretary of the Interior Review:

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

According to the introduction of these standards:

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

The introduction further states:

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

And the final introductory statement:

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

Analysis:

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

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

Minimal changes are proposed to the exterior of the winery building.

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

No removal of historic material is proposed. Glass storefront added on the interior of the front entry doors will be removed.

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

No features from other buildings will be added. No conjectural features are proposed.

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

Changes to the historic fabric of the building are not proposed.

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

Distinctive features and finishes will not be removed.

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

Existing historic features will be retained and repaired. No missing features are to be replaced except for the missing entry doors.

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

No sand blasting or chemical treatments are proposed.

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

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

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

New wood trellises are planned as cover at the tasting room entry door and to cover the crush pad area. These structures are small in scale, subordinate to the existing building and do not affect the historic building. Historic entry doors were removed and replaced with glass storefront. Simple new wood doors and transoms will be replaced in the original door openings.

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

Proposed new trellises can be removed without any damage to the existing building or site.

Conclusions:

The proposed project meets the Secretary of the Interior's Standards.

Report by:



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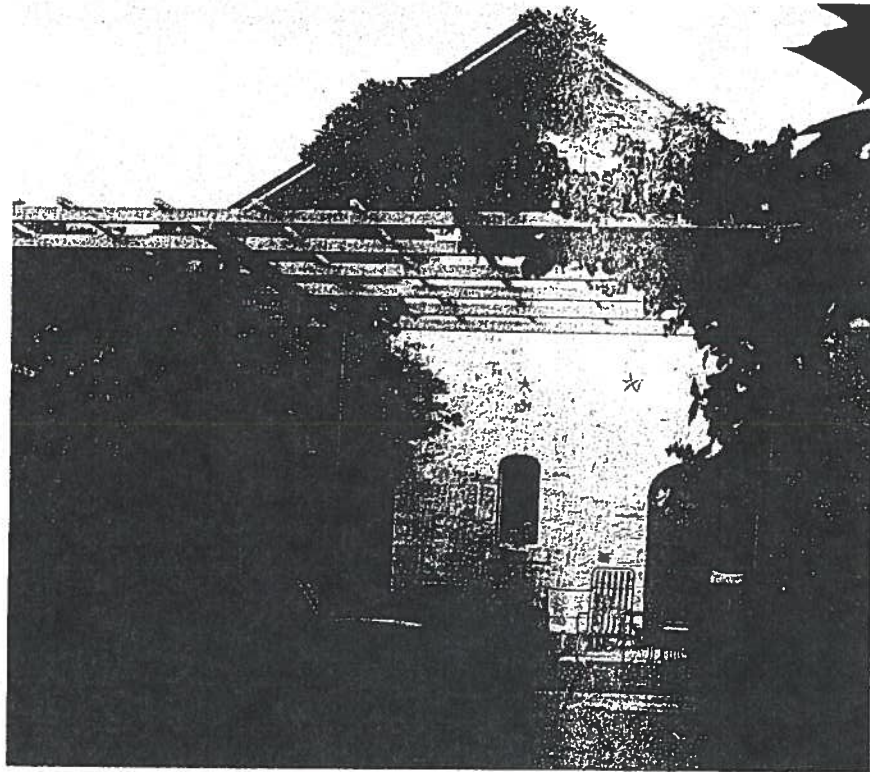
Attachments:

Exhibit A: Current photographs

Exhibit B: Page 45, Ghost Wineries of the Napa Valley, Irene W. Haynes, 1980.

Sources:

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. Ghost Wineries of the Napa Valley, Irene W. Haynes, 1980.
6. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
7. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
8. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.



Mountain Cove

Conn Valley Road, which extends southeast from lower Howell Mountain Road, leads to three ghost wineries. A private road a mile and a half from the intersection leads across a creek to a lovely stone residence that, starting in the 1880s, was the Mountain Cove Ranch winery of Abran Alsip. A former Marylander who crossed the plains by oxcart in 1853, Alsip made fine wines, but grieved because wine merchants in the 1880s sold them under counterfeit names. "When our wines can hold under home labels the high reputation they now enjoy under foreign labels," he wrote, "the difficulties of the wine business will have been solved." His vineyard was destroyed by the phylloxera vine louse around the turn of the century, and the winery was closed. During the 1950s retired Harvard professor Francis Wayne MacVeagh and his wife converted the winery into their home.

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: Hennessy)

Front (south) elevation:



Side (east) elevation:



Side (west) elevation:



Rear (north) elevation:



Detail at quoin:



Detail at west front arch keystone:



Detail at east front arch keystone:



Interior – glass storefront to be removed:

