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## Historic Study

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Napa County Planning Building  
& Environmental Services

JAMES JEFFERY ARCHITECTS, AIA

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June 15, 2016

Wyntress Balcher, Planner II  
Department of Planning, Building & Environmental Services  
County of Napa  
1195 third Street, Suite 210  
Napa, California 94559

Re: Beau Vigne Winery Permit #P15-00200. 4057 Silverado Trail, Napa APN 039-390-016

Dear Ms. Balcher:

I am the architect of record for the Beau Vigne Winery at 4057 Silverado Trail, Napa. I am licensed architect in the State of California (#C-25450). It is my understanding that you requested a letter attesting to the physical condition of the buildings that we propose to demolish as part of our project to redevelop the former Van der Hayden Winery.

I visited the project site during the design development phase in 2015 and again the week of June 6, 2016. Pictures taken at the time of the site visits are included with this letter. The June 2016 site inspection was at the request of the owner to evaluate the conditions of the three buildings proposed for demolition:

- The winery production building (winery)
- Tasting room and storage building
- Main residence

These buildings are previously used as part of the operation of the Van der Hayden Winery, the former occupants of the property. The location of each building is shown on page A1.0 of the architectural plans on file with your office. Pictures taken during the site visits are enclosed with this letter.

Below are my conclusions and recommendations.



### **Winery Building**

The building is a single story, wood framed building with plywood siding and gabled composition roof. It measures 996 s.f. in size. Assessor records estimate that the building was constructed circa 1930.

### **Tasting Room and Storage Building**

The former tasting room and storage building, shown on page A1.0 measures approximately 881 s.f. The former tasting room is single story wood frame building, with plywood siding and shed roof with composition singles. Assessor records indicate that it was built at the same time as the winery building and main residence, circa 1930.

### **Main Residence**

The main residence measures 1,544. It is single story with gable roof and 1x 8 siding. Assessor's records estimate that the building was built circa 1930. The building first appears on the Napa County assessor's records in 1970. The notes of an inspection conducted by the assessor's office in April 1975 indicated "much deferred maintenance , dry rot, etc.". The remaining age of the structure per the 1975 inspection was put at 17 years.

### **Conclusions and Recommendations**

#### **General Findings**

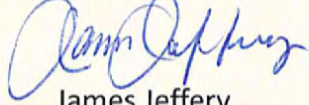
- The conditions of all buildings reflect both age, and deferred maintenance.
- All buildings are in significant disrepair in both the interior and the exterior and largely of substandard construction.
- All buildings have been added to and modified periodically, without building permits or inspections since original construction. These alterations deprive each building of any potential historical integrity.
- Foundations, where they exist are cracked from settling potentially affecting structural stability in a seismic event.
- All buildings lack distinctive characteristics of a distinctive architectural style, or period, or exemplify a distinctive method of construction
- Workmanship in each building is unremarkable as are materials used in construction
  
- Based upon the physical condition of the former winery and tasting room buildings, neither has structural value and is recommended for demolition

### Main Dwelling

- The main dwelling is in significant disrepair, with substandard construction. Based upon its substandard condition, the cost of repair and retrofit will likely exceed the costs to convert it to public use as the replacement hospitality building is intended.
- It's architectural style and vocabulary is not distinctive, nor did an architect of local, state or national prominence design the building.
- There are no evidence that a person of local or statewide prominence occupied the residence.

Please let me know if you have questions or require additional information.

Sincerely,



James Jeffery  
Architects AIA

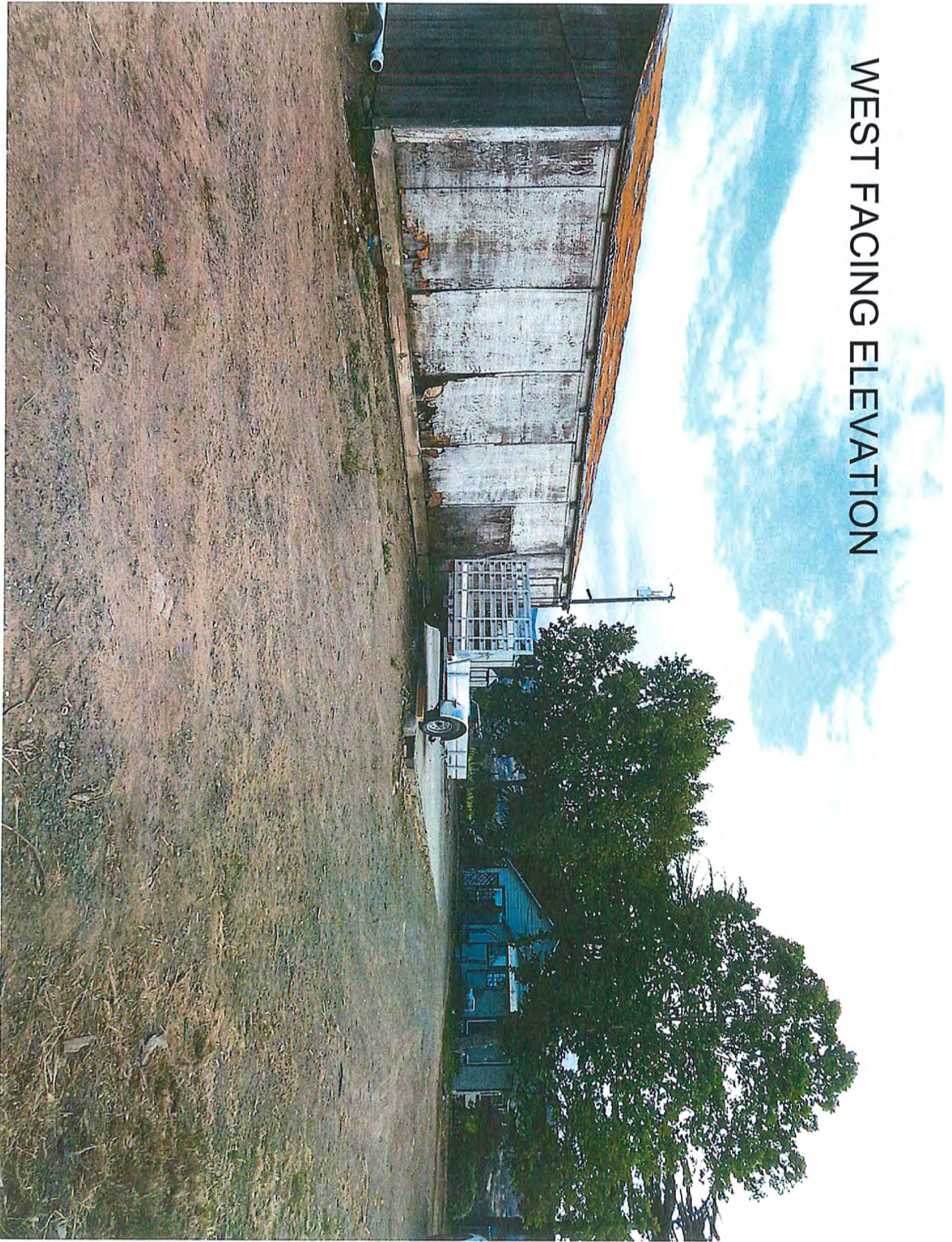
CC: Ed Snider, Beau Vigne  
Richard Lang, Beau Vigne

Enclosures

**WINERY  
PRODUCTION  
BUILDING**

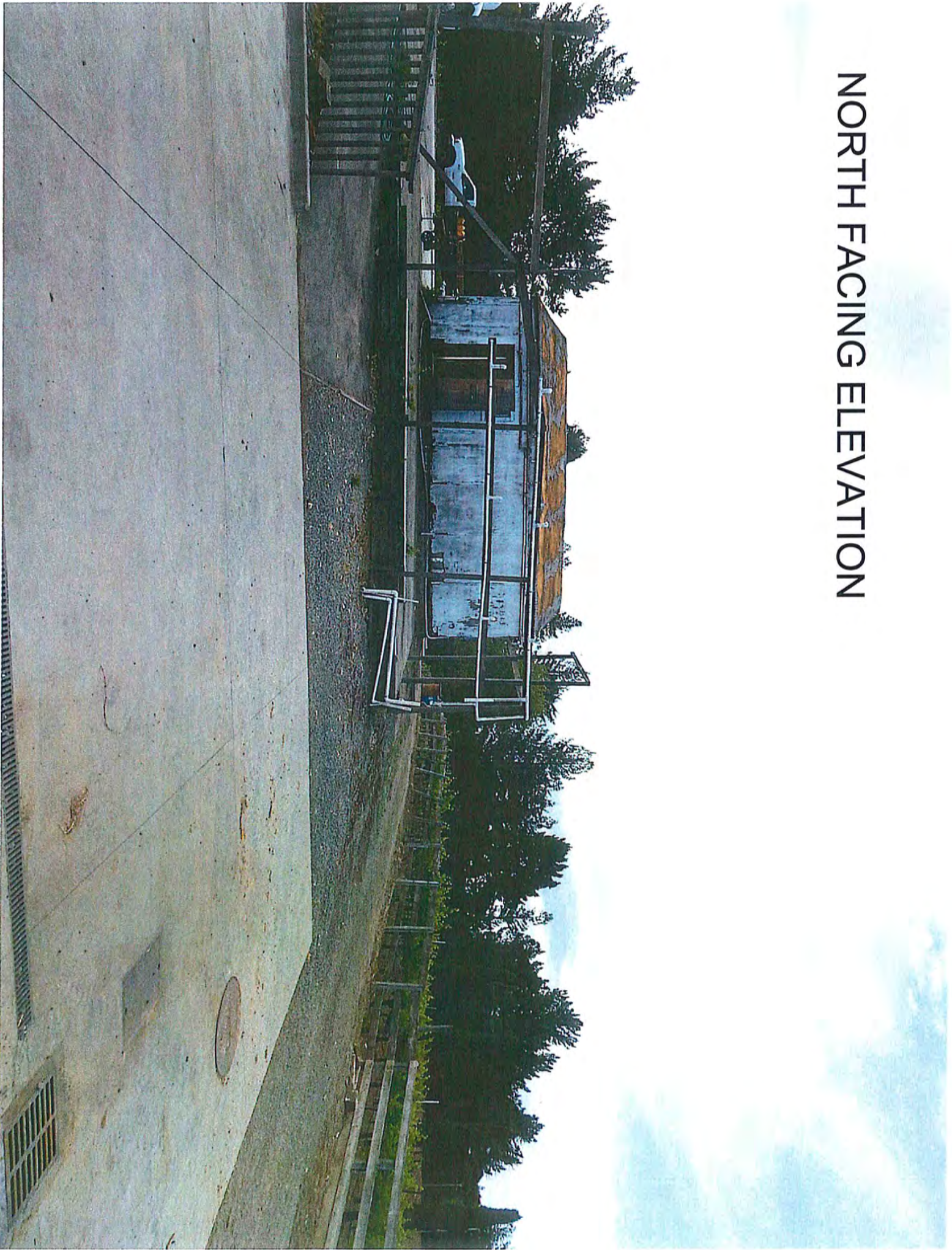


# WEST FACING ELEVATION





# NORTH FACING ELEVATION





# SOUTH FACING ELEVATION



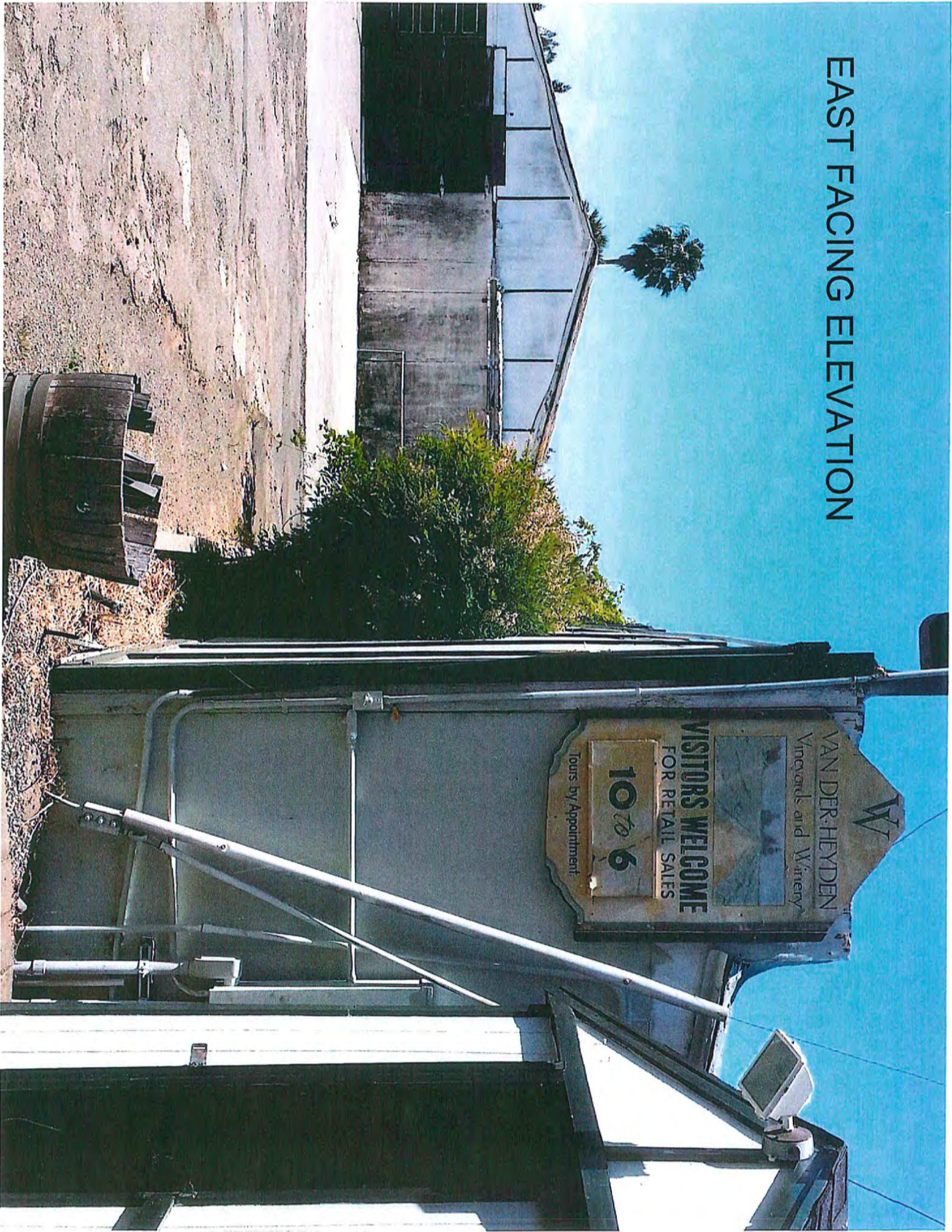


# SOUTH FACING ELEVATION





# EAST FACING ELEVATION





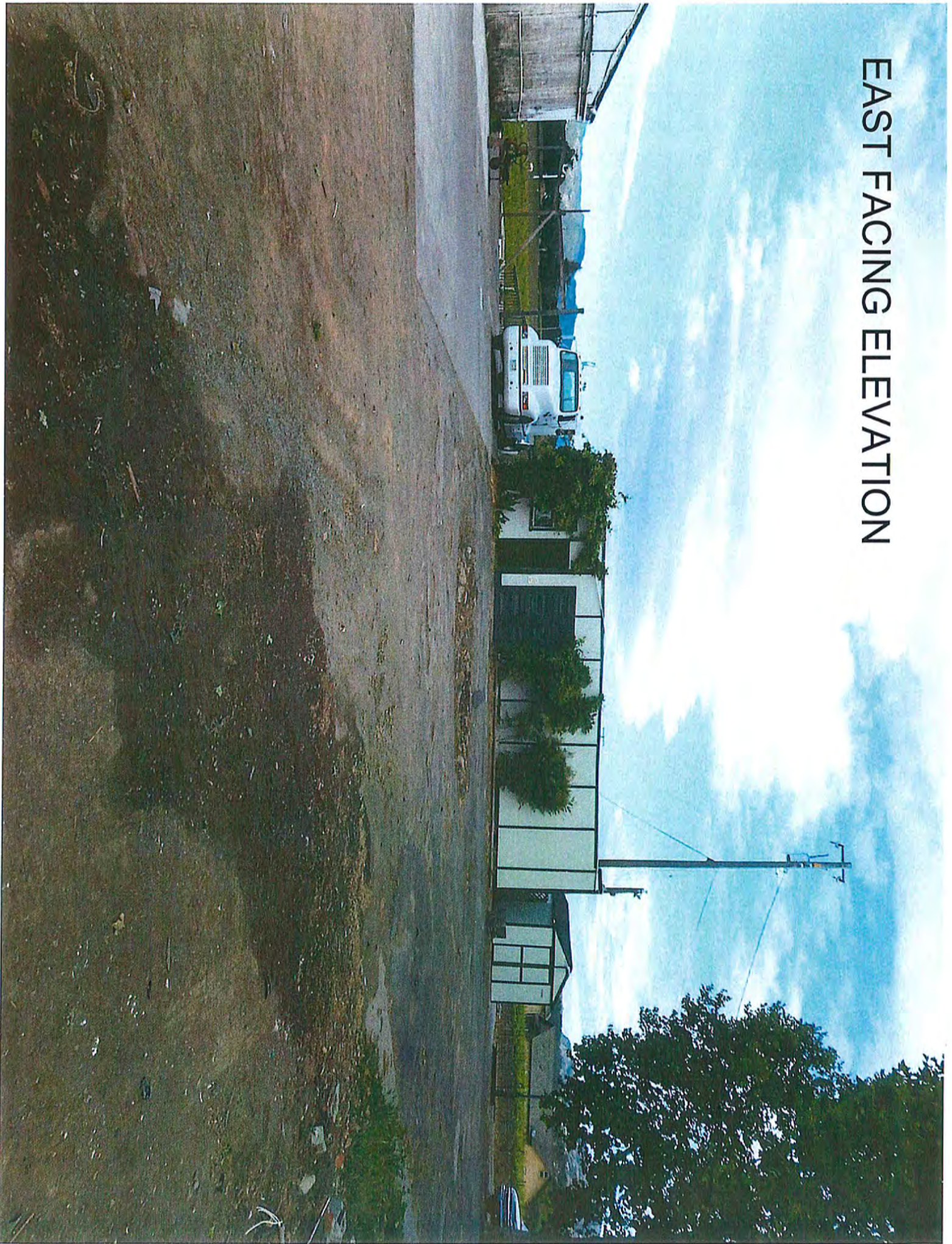
WINERY  
TASTING  
ROOM







# EAST FACING ELEVATION





NORTH FACING ELEVATION





RESIDENCE  
EXTERIOR  
&  
INTERIOR



















