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## Historical Resource Report

Shed Creek Winery Use Permit P16-00327 and  
Use Permit Exception to the Conservation Regulations P17-00178  
Planning Commission Hearing November 15, 2017

## **Historic Resource Report And CEQA Findings**

**15 May 2015**

### **Drying Shed Review**

Location: 80 Grape Vine Way

Napa, CA 94558

APN: 033-170-002

Acres: 283 +/-

#### **Description, significance and evaluation:**

This reviewer was requested by Bob Morgan to evaluate the drying shed at 80 Grape Vine Way, Napa County, CA for significance and integrity as part of a potential project in the vicinity. A site visit was conducted on December 19, 2014. Photographs from that site visit are included in this report.

The drying shed on this large agricultural parcel near the border of Napa County and Solano County is a utilitarian accessory farm structure built about 50-60 years ago. The original structure was wood framed, with a low pitched gable roof and open drying sheds on three sides. The original roof material may have been either wood shingles or metal roofing. The central portion of the building had partial wood frame walls with wood siding. Also on the property is an original farm house and large hay and livestock barn.

Due to physical evidence, this reviewer estimates the age of the building at about 60 years. The drying shed has been altered significantly. Virtually none of the original wood siding, framing or roofing is visible. Most of the original fabric of the building has been removed or covered over with new metal siding or roofing. The drying shed does not have architectural significance due to its recent date of construction and the extensive alterations to the original design of the building.

The building has lost physical integrity due to alterations. Please see the discussion of integrity below.



**Figure 1.** Oblique view of the front of the drying shed



**Figure 2.** Oblique view of sides of the drying shed.



**Figure 3.** Interior showing roof framing.



**Figure 4.** Interior showing framing and remnant of wood siding.



**Figure 5.** Enclosed shed wing showing metal siding, framing, roofing, and shade cloth enclosure. Note remnant of wood framing at the far wall.

#### **California Environmental Quality Act (CEQA) and integrity 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 (NR) 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 drying shed retains these two aspects of integrity – location and setting.** Since the use of the property is now vineyard and winery and both the use of the building and its appearance have been altered, the **feeling and association** have been lost. Due to complete alteration of the building, the **materials, design and workmanship** is also lost. Building alterations include wood siding replaced with metal siding, roofing replaced with metal siding, some framing replaced with metal framing, and enclosure of exterior sheds with shade cloth sidewall material.

**Conclusions:**

The building has lost physical integrity and no mitigation is recommended for conversion of the building to another use. The building is no longer qualified for use of the California Historical Buildings Code.

**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. How to Apply the National Register Criteria for Evaluation Bulletin, U.S. Department of the Interior, National Park Service, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton, (1990, Revised 1997, Revised for Internet 2002).
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.

**Report by:**



Juliana Inman Architect  
California Architect, license #C14760

*Juliana Inman*  
ARCHITECT



**JULIANA INMAN, PRINCIPAL**

Juliana established her award winning Napa firm in 1990 focusing on historic properties, expert consultation for government entities in Napa County and northern California, discretionary permitting and planning, and residential and winery projects. Along with her architectural practice, she has contributed many years of service as City and County Planning Commissioner and now as a third term elected Napa City Council member, re-elected in 2014.

Juliana Inman pioneered in North Carolina as a woman in construction - first as a college student working for Clancy and Theys Construction Co.; then as an Assistant Superintendent on projects such as the NC Governor's Mansion; then as a full-charge Superintendent at multiple projects on the University of North Carolina campus, including the MacNider Hall School of Medicine renovation and a new Chapel at the University Hospital. She went on to become an architect specializing in historic buildings of all types.

**EDUCATION**

Bachelor of Environmental Design in Architecture, North Carolina State University

Instructor of Perspective Drawing, Academy of Art, San Francisco

**REGISTRATION**

Licensed Architect, State of California No. C-14760

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture, listed in CHRIS

**MEMBERSHIPS**

Napa City Council Member

Past President, Napa County Landmarks, Inc., current Board Secretary

Napa County Local Agency Formation Commission

State CALAFCo Board member, elected by Coastal Counties

Rotary Club of Napa

California Preservation Foundation

**SPECIAL AWARD**

The Order of the Longleaf Pine awarded by North Carolina Governor Robert W. Scott, 1970

**SELECTED PROJECT EXPERIENCE**

Inglenook, Tank House Welcome Center, Rutherford, CA

Judge Palmer House, Calistoga, CA

The Star Building, St. Helena, CA

Varozza Winery (historic Zange "ghost winery"), St. Helena, CA

Wallis Family Estate (historic Pacheteau's Castle), Calistoga, CA

Downtown Joe's (historic Oberon Building), Napa, CA

Main St. Exchange, Napa, CA

Reid Family Vineyards, Napa, CA

Holy Comforter Episcopal Church, Charlotte, NC

MacNider Hall, UNC – Chapel Hill, NC

N.C. Governor's Mansion, Raleigh, NC

First National Bank Building, Napa, CA

N.C. Governor's Mansion, Raleigh, NC

Dunn Residence, Little Rock, AR

Eliza Yount Mansion, Napa, CA

Hackett House, Napa, CA

Main St. District, St. Helena, CA

Aetna Springs Resort, Napa County, CA

**SELECTED AWARDS AND PUBLICATIONS**

Awards of Merit (Restoration), Napa County Landmarks, 1992, 1998, 2002, 2005, 2007, 2008, 2009, 2010, 2012

The Napa Valley Register, April 19, 2008 "The Prolific Mr. Turton", Juliana Inman Architect

The San Francisco Chronicle, June 7, 2003 "It's Tough to Tell a Turton", Juliana Inman Architect

HGTV, 2002 – "Dream Drives", featuring three homes on First Street, Napa  
American Institute of Architects California Council - Community Design Award, 1998, Napa Community Coalition for Flood Control Technical Advisory Group