



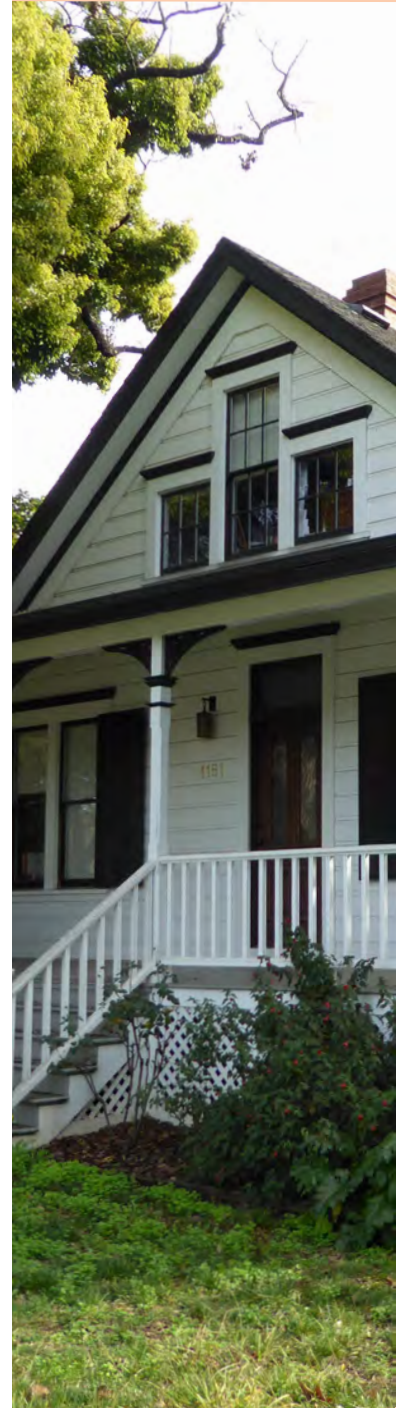
# Historic Building Assessment

Mathew Bruno Wines Tasting Room, P17-00387-UP  
Planning Commission Hearing Date, December 4, 2019

1151 RUTHERFORD ROAD  
HISTORIC RESOURCE ASSESSMENT

RUTHERFORD, CALIFORNIA  
[17374]

PREPARED FOR:  
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**PAGE & TURNBULL**

imagining change in historic environments through design, research, and technology

JUNE 8, 2018

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**APPENDIX A: ARBORIST REPORT**

**APPENDIX B: PROPOSED PROJECT PLANS**

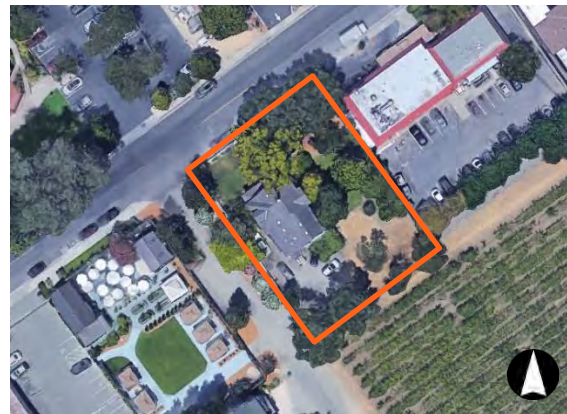
## I. INTRODUCTION

This Historic Resource Assessment (HRA), inclusive of a Proposed Project Analysis, has been prepared at the request of Mathew Bruno Wines for the property at 1151 Rutherford Road in the Town of Rutherford, Napa County (APN 030-160-007) (**Figure 1**). 1151 Rutherford Road is a .38-acre, rectangular parcel located at the southwest corner of Rutherford Road and Grape Lane. The parcel contains a one-and-a-half-story-over-basement building designed in a vernacular cottage style with Queen Anne style influences. It was built for original owner David R. Richie ca. 1892 by an unknown builder (**Figure 2**). The building was originally designed for residential use, but it is currently zoned for Commercial-Limited use by Napa County.

A proposed project at 1151 Rutherford Road involves alteration of the property to accommodate a new use as wine tasting venue which proposes alteration of the building's existing porch, main entrance, and changes to the current landscape contained within the .38-acre rectangular parcel.



**Figure 1:** Map of subject parcel and approximate parcel boundary (indicated with orange outline). Source: Napa County Public Browser. Edited by Page & Turnbull.



**Figure 2:** 3-D aerial imagery of subject property (indicated with orange outline). Source: Google Earth Pro, 2018. Edited by Page & Turnbull.

## METHODOLOGY

This report provides a summary of the current historic status, a building description, and historic context for the building at 1151 Rutherford Road. The report includes an evaluation of the property's eligibility for individual listing in the California Register of Historical Resources and National Register of Historic Places. Additionally, the HRA includes a Proposed Project Analysis for a project to alter the property at 1151 Rutherford Road. Page & Turnbull prepared this report using research collected at various local repositories, including the Napa County Assessor's Office, Napa County Planning, Building & Environmental Services Department, Napa County Library Main Branch, Napa County Historical Society, as well as various online sources including Ancestry.com, the California Digital Newspaper Collection, Newspapers.com, and the Online Archive of California. Key primary sources consulted and cited in this report include Napa County building permit applications, city and county directories, Napa County Assessor's Office records, and historical newspapers. All photographs in this report were taken by Page & Turnbull on January 17, 2017, unless otherwise noted.

## II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to 1151 Rutherford Road.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

1151 Rutherford Road is not listed in the National Register of Historic Places individually, or as a part of a registered historic district.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

1151 Rutherford Road is not listed in the California Register of Historical Resources individually, or as a part of a registered historic district.

### CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Property listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Property with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Property assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Property assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Property with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

1151 Rutherford Road is not listed in the California Historic Resources Information System (CHRIS) database with a status code (last updated in April 2012), which means it has not formally been evaluated with findings submitted to the California Office of Historic Preservation.

### 1978 NAPA COUNTY HISTORIC RESOURCE SURVEY

The 1978 Napa County Historic Resource Survey (1978 Survey) was the first large-scale historic resource survey to be completed in the county, and was prepared for the City and County of Napa by Napa Landmarks Inc. using grant monies from the City and State. Napa Landmarks was founded in 1974 as a city-specific non-profit organization by a group of Napers who were concerned about demolition of some of the city's historic downtown buildings to make way for new development. In 1986, the group's focus shifted to a county-wide scale and its name was changed to Napa County

Landmarks. Since its inception the organization's mission has been to protect historic buildings and sites for posterity by advocating public policy, educational programs, and research and technical assistance to support preservation.

The 1978 Survey was one of Napa Landmarks' first large undertakings. Over 2,500 historic buildings, structures, and places throughout the county were photographed through an initial "windshield survey," and recorded on a Master List to create an inventory of historic resources. The list was divided by survey district, and a brief historic overview was completed for each area. Official State Historic Resource Inventory forms were completed for some properties, but most were only documented by the Master List. The 1978 Survey was updated a number of times—both formally and informally—by City staff and became the foundation for the City's Historic Resources Inventory as well as subsequent survey work.<sup>1</sup>

1151 Rutherford was documented with a single photograph during the 1978 Napa County Historic Resource Survey. The building and its site, however, were not subject to historic evaluation as a result of the survey and do not appear on Napa County Landmarks lists of historic resources. In 1996, Bright Eastman of Napa County Landmarks completed a property history for the subject building that is currently on file with the Napa County Historical Society. The document did not include historic evaluation of the property.<sup>2</sup>

### NAPA COUNTY LANDMARKS PRESERVATION ORDINANCE

Napa County Municipal Code, Chapter 15.52 – Landmark Preservation, also known as the Landmark Preservation Ordinance, was passed in 2011 and describes the administrative powers and duties of the Napa County Planning Commission regarding landmark designation, oversight, and administration of Napa County Landmarks and other historic resources in Napa County. The ordinance does not provide a comprehensive list of landmarked resources beyond buildings known as "Ghost Wineries," Farm Center (buildings used as grange halls or agricultural community centers), and Landmarks of Special Significance (resources building and used for commercial purposes that are now vacant and/or at risk. The Ordinance describes Landmark designation criteria and procedures, preservation incentives, use conditions, and requirements for removal of landmark status and appeals.<sup>3</sup>

1151 Rutherford Road is not currently designated as a Napa County Landmark and is not considered a Ghost Winery, Farm Center, or Landmark of Special Significance.

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<sup>1</sup> Napa Landmarks, Inc., *Napa County Historic Resources Inventory: County of Napa-Unincorporated Volume*, Napa, CA: Co-published by County of Napa and City of Napa, December 1, 1978). On file at Napa County Library, Napa, CA.

<sup>2</sup> Bright Eastman, *1151 Rutherford Road, Rutherford, CA*, (Rutherford, CA: Napa County Landmarks), June 18, 1996.

<sup>3</sup> See, Napa County Municipal Code, Chapter 15.52 – Landmark Preservation. Accessed online March 13, 2018, [https://library.municode.com/ca/napa\\_county/codes/code\\_of\\_ordinances?nodeId=TTT15BUCO\\_CH15.52LAPR\\_15.52.035GHWIFACELASPSI](https://library.municode.com/ca/napa_county/codes/code_of_ordinances?nodeId=TTT15BUCO_CH15.52LAPR_15.52.035GHWIFACELASPSI).

### III. BUILDING AND PROPERTY DESCRIPTION

#### EXTERIOR

1151 Rutherford Road is a one-and-a-half-story-over-basement, wood-frame, single-family residence (currently used as an office) designed in a vernacular cottage style with Queen Anne style influences, and is estimated to have been constructed ca. 1892 by an unknown builder (**Figure 3**). 1151 Rutherford Road is fronted to Rutherford Road with its primary façade facing northwest (parallel to the Rutherford Road). Throughout this description, the primary façade will be referred to as the “northwest façade,” with additional façades described with respect to such orientation. The building is setback from Rutherford Road approximately 32 feet.<sup>4</sup> The building is generally rectangular in plan and has a partial basement that is raised above the ground level. The building mostly has a stone foundation, which is visible due to the raised basement; however, at the rear third, the foundation is a mixture of concrete and concrete masonry units with stone cladding on the exterior. Wood channel siding is utilized as the primary cladding material at all façades. Flat wood corner boards trim each corner of the building, while similar flat fascia boards are utilized at the top of each façade beneath cornices. The building’s gable ends feature molded wood trim including a pedimented cross gable end at the northeast façade and gable ends with molded eave returns at the primary (northwest) and rear (southeast) façades.

The building is capped by a multiform roof with lower cross gables at the primary (northwest) façade and rear (southeast) façades. A third, smaller cross gable is located at the northeast façade. A gabled dormer window projects from the main multiform roof at the southwest façade. All roof surfaces are covered with asphalt shingles. A wood-frame porch with rectangular plan and steps placed at center is attached to the primary façade. The building also features a single, angled projecting bay at the northeast and southwest façades. The building is primarily fenestrated with one-over-one, wood-sash, double-hung windows with ogee lugs. Windows are set into wood frames with molded wood sills and molded wood lintels unless otherwise noted. Accordingly, windows featuring these characteristics will be referred to as standard windows throughout this report. Several windows feature non-original wood shutters.

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<sup>4</sup> Distance is approximated and based upon measurements taken via Google Earth.





Figure 3: Site plan with approximate parcel boundaries in orange.  
Source: Google Earth Pro, 2017. Edited by Page & Turnbull.

#### Primary (Northwest) Façade

The primary façade faces northwest toward Rutherford Road and is generally symmetrical; however, the main entrance is placed slightly west of center within the façade. A wood staircase with six steps and straight picket wood railings is centered along the façade. The staircase extends from ground level to the first story and accesses a wood-frame porch with narrow wood decking that extends almost the entire width of the primary façade (**Figure 4 to Figure 6**). The wood porch features latticework at its base, a straight-picket balustrade, chamfered wood posts with wood bases, non-original ornate wood brackets, and a hipped roof (**Figure 7 and Figure 8**).

At the first story, the façade is divided into three bays. The east bay contains a set of paired standard windows separated by wood molding and set into a wood frame with molded wood lintel and molded sill (**Figure 9 and Figure 10**). The central bay contains the off-center main entrance which features a paneled-wood door with divided, etched glass lites in its upper half and an ornate metal door knob and escutcheon. An art glass transom is placed above the door. The west bay contains a similar standard window arrangement to the east bay (**Figure 11 to Figure 13**). Above the first story, the half-story features a prominent gable end with a molded wood cornice and molded eave returns at its base. A tripartite window similar to a Palladian window, but without an arched center window, is centered within the gable end. Unlike the standard windows, the tripartite window contains divided lites and narrow wood muntins with single-hung or fixed-sash (**Figure 4**).



**Figure 4: Primary (northwest) façade. Looking south from Rutherford Road.**



Figure 5: Wood steps with wood railing leading to porch. Looking southeast.



Figure 6: Narrow wood decking boards and wood balustrade at porch. Looking northwest.



Figure 7: Railing, chamfered column, and balustrade along front porch. Looking southwest.



Figure 8: Column and non-original wood brackets at northwest corner of porch. Looking west.



Figure 9: Paired, one-over-one, wood-sash windows with ogee lugs and non-original shutters. Looking south.



Figure 10: Detail of wood-sash window and ogee lug. Looking south.



Figure 11: Main entrance with paneled wood door glazed with etched glass and art glass transom above. Looking southeast.



Figure 12: Transom with art glass above main entry door. Looking southeast.



Figure 13: Door knob and escutcheon attached at main entry door. Looking southeast.

### Northeast Façade

The northeast façade overlooks the east side yard of the subject property and is divided into four bays (**Figure 14**). Along the partially raised basement, the northeast façade contains three single-lite wood windows which emit light into the basement. The northernmost bay features a single standard window. The second to northernmost bay projects from the façade and is angled; the bay extends from ground level through the first story, terminating at the pedimented gable end above. The outer faces of the bay contain a single standard window (**Figure 15 and Figure 16**). The southernmost and second to southernmost bays each contain a single standard window (**Figure 17**).



Figure 14: Northeast façade viewed from east side yard of subject property. Looking southwest.



Figure 15: Standard window at north end of northeast façade with non-original shutters. Looking west.



Figure 16: One of two standard windows within angled projecting bay at northeast façade. Looking west.



Figure 17: Southern half of northeast façade. Looking west.

#### Rear (Southeast) Façade

The rear façade faces southeast and is directly north of a graveled driveway parking area (Figure 18). The partially raised basement contains two single-lite windows; one at center and one toward the east end of the façade. The façade features a rear entrance at the first story that is accessed by wood steps with wood railings and a covered landing. The overhang above the landing features a gabled roof

with exposed rafters, wood fascia trim, and asphalt shingles similar to those covering other roof surfaces (**Figure 19**). The rear entry contains a wood paneled door with nine divided-lites in its upper half. To the east of the entrance, a paired standard window is located at the approximate center of the first story (**Figure 20**). Above the first story, a cross gable is located over the east half of the façade and features similar eave returns as that of the primary façade. A single-hung six-over-six wood sash window is centered within the gable (**Figure 21**).



Figure 18: Rear (southeast) façade. Looking northwest.



Figure 19: Covered stair landing at rear entrance. Looking northwest.



Figure 20: Paired standard windows to immediate east of rear entrance. Looking northwest.



Figure 21: Divided-lite, single-hung, gable end window at rear façade. Looking north.

### Southwest Façade

The southwest façade overlooks the west side yard of the subject property and is set back from Grape Lane approximately 30 feet. Like the northeast façade, the southwest façade is four bays wide (Figure 22). Along the partially raised basement, the southwest façade features a single-lite wood window near the north and south ends of the façade. A wood utility box is located adjacent to the façade to the north of the northernmost basement window (Figure 23). To the south of the utility box, the partially raised basement is interrupted by a masonry step and dugout entrance to the basement (Figure 24). At the first story, the two northernmost bays contain a single standard window. The second to southernmost bay features an angled projecting bay with a paneled wood base, three standard windows, and a hipped roof. The projecting bay and its roof are set beneath the cornice along the top of the first story. The southernmost bay contains a single standard window. Above the first story, a gabled dormer with overhanging eaves projects westward from the multiform roof. The dormer roughly centered above the two northernmost bays of the first story (Figure 25 to Figure 27).





Figure 22: North end of southwest façade (right). Looking east.



Figure 23: Utility box adjacent to partially raised basement at southwest façade. Looking north.



Figure 24: Masonry step down to side basement entrance at southwest façade. Looking northeast.



Figure 25: South end of southwest façade. Looking north.



**Figure 26: Angled projecting bay towards southern end of southwest façade.**



**Figure 27: Dormer window above southwest façade. Looking north.**

## SITE

1151 Rutherford Road is a rectangular parcel containing .38 acres at the east corner of Rutherford Road and Grape Lane. The property is enclosed along each property line with a wood picket fence. Along the northwest property line, an entrance gate with wood posts is located adjacent to the public sidewalk and placed on center with the primary façade (**Figure 28**). The gate leads to a brick-paved pathway which extends from the north property line to the front porch steps of the building. To the north of the subject building, the site is open, with a lawn area and a mulched area containing a line of five olive trees adjacent to the north property line (**Figure 29 through Figure 31**). A mature camphor tree is planted adjacent to the front porch near the building's north corner.

To the east of the subject building, several trees including two magnolias, an olive tree, and an orange tree, are planted within a side yard that comprises the eastern half of the property (**Figure 32 and Figure 33**). The southeast quadrant of the site is largely open with lawn. Five trees are planted along the southern property line including two olive trees and a fig tree near the southwest corner of the site. A small trellis supported by square lumber posts is located directly adjacent to the rear façade, near the building's east corner. To the southwest of the subject building, the property contains a live oak tree. An area for vehicle parking is located adjacent to the rear façade and is accessed by a gated driveway along the west property line via Grape Lane (**Figure 34 and Figure 35**). An open lawn area (west side yard) is located adjacent to the southwest façade. In addition to the trees and lawn areas noted above, a mulched planting bed is located adjacent to the northeast and northwest façades of the building. The planting bed includes several smaller plants and shrubs.<sup>5</sup>

<sup>5</sup> Tree types are referenced from site survey provided by Michael Guthrie + Co. Architects, attached with project drawings in Appendix B.



**Figure 28: Wood picket fence with wood picket entrance gate along northwest property line. Looking southeast.**



**Figure 29: View of front yard area. Looking northeast.**



**Figure 30: Row of five olive trees located immediately south of northwest property line. Looking east.**



**Figure 31: Subject building viewed from north corner of subject property. Looking south.**



**Figure 32: Magnolia tree located adjacent to northeast property line. Looking southeast.**



**Figure 33: East corner of subject property. Trees are located within property while vineyard in background is not located within property. Looking southeast.**



**Figure 34: South end of subject property. Car parking area is located directly southeast of subject building. Looking west.**



**Figure 35: Picket fence and gated driveway entrance near south corner of property. Looking northeast.**

### SURROUNDING NEIGHBORHOOD

The area surrounding 1151 Rutherford Road is largely developed with vineyards, wineries, and commercial buildings and was originally established in the late 1860s as Rutherford Station; a stop along the Napa Valley Railroad. Currently, the surrounding area contains a mix of commercial and residential buildings with most commercial buildings concentrated to the immediate northeast of the intersection of Rutherford Road and St. Helena Highway. Along the northwest side of Rutherford Road, Beaulieu Vineyards has a large complex that is set back from the road side and appears to contain buildings constructed in the mid-twentieth century or later. The U.S. Post Office is situated on a small lot that is located near the northeast corner of Rutherford Road and St. Helena Highway, to the immediate east of the Rutherford Grill Restaurant. Further east, the north face of the block contains a hotel building, and several residential buildings that appear to date from the mid-twentieth century (**Figure 36 to Figure 40**).

Along the southeast side of Rutherford Road, the subject building is situated between properties with commercial buildings; a grocer to the east and a winery to the west. The subject property remains one of the few properties developed prior to 1900 to remain representative of its original form. In general, both faces of Rutherford Road feature a varied arrangement of buildings with differing setbacks, architectural styles, and construction dates. Rutherford Road intersects with St. Helena Highway to the west of the subject building, past several of the commercial buildings. West of St. Helena Highway, the area is mostly open, with agricultural land. The former rail line of the Napa Valley Railroad, currently utilized for the Napa Valley Wine Train route, is located to the northwest of the subject building, opposite St. Helena Highway (**Figure 41 to Figure 47**).



Figure 36: Rutherford Grill property at north corner of Rutherford Road and St. Helena Highway. Looking northwest.



Figure 37: United State Post Office at 1190 Rutherford Road. Northwest side of Rutherford Road, to the northwest of the subject property.



Figure 38: Entrance to Beaulieu Vineyards complex to along northwest side of Rutherford Road, to north of subject building.



Figure 39: Adjacent parking lots at Beaulieu Vineyards complex along northwest side of Rutherford Road, immediately north of subject building. Looking southwest.



Figure 40: Rancho Caymus Inn along northwest side of Rutherford Road, to northeast of subject building. Looking northwest.

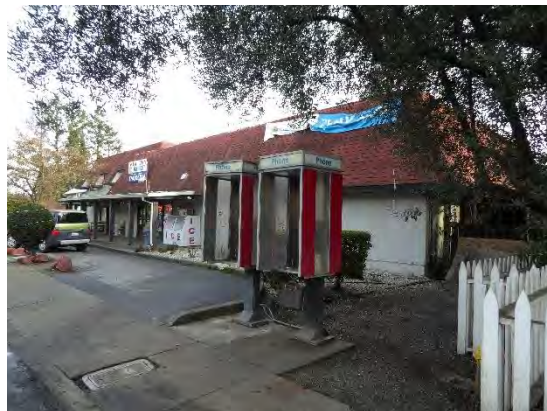


Figure 41: La Luna Market and Taqueria at 1153 Rutherford Road, immediately northeast of subject property. Looking northeast.



Figure 42: Rutherford Road to immediate northeast of northwest property line of subject property. Looking northeast.



Figure 43: Brick building along south side of Rutherford Road within Elizabeth Spencer Winery Complex, immediately southwest of subject building.



Figure 44: Shed/Warehouse building at southeast corner of Rutherford Road and St. Helena Highway, west of the subject property. Looking southeast.



Figure 45: Agricultural land to the west of St. Helena Highway, west of the subject property.



Figure 46: Tracks of former Napa Valley Railroad to immediate west of St. Helena Highway. Looking north.



Figure 47: Napa Valley Wine Train stationed near former Rutherford Station train depot building. Looking northwest.

## IV. HISTORIC CONTEXT

### HISTORIC DEVELOPMENT OF NAPA COUNTY

#### Pre-History, Spanish and Mexican Periods (Pre-History to 1845)

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group, which consisted of three tribes: the Mishewal (Alexander Valley and southern Lake County); the Mutistul (Knights Valley and eastern Sonoma County); the Mayakmah (southern portions of Sonoma and Napa Counties).<sup>6</sup> In 1821, Mexico gained independence from Spain and two years later established Mission San Francisco de Solano in present-day Sonoma; their purpose was to prepare the region for Mexican settlement and to deter Russian and American parties from claiming the land.

During the Mexican period in California, the missions were secularized. Although intended to make land more accessible to Mexican citizens in California (Californios), in most cases, corruption resulted in the dispersal of Church lands to the most powerful local families, further strengthening the elitist rancho system. Society in Napa Valley was dominated by the landowning Vallejo family. Californios not claiming such prestigious lineage primarily worked in the employ of such rancheros and were responsible for tasks like cattle herding, slaughtering, and the preparation of hide and tallow. These products were the foundation of the economy in Mexican California and made the rancheros ever wealthier.

Mexican General Mariano Guadalupe Vallejo was an honored military leader due to his campaigns against the Native Americans, which cleared native populations in the Napa Valley and left him and his family in control of vast tracts of land. It was through distribution of Vallejo land that the first grant was settled in Napa Valley by George Yount, an American who had come to California in 1833. Yount's grant consisted of the [11,814-acres of] land just north of the present-day City of Napa, the location of the current town of Yountville [and Rutherford].<sup>7</sup>

#### History of Napa Valley (1846-Present)

The following historic context for Napa County and Napa Valley is excerpted from *Heritage Napa: City-Wide Historic Context Statement – Final Draft (Revised for OHP)*.<sup>8</sup>

##### *Early American Settlement (1846-1859)*

In the years after George Yount received his grant, American settlement of Napa Valley was slow to progress, as the Mexican government insisted that each foreign immigrant be sponsored by a Mexican citizen. The land available to Americans was limited, as most of the titles had been given to Mexican citizens through earlier land

<sup>6</sup> Page & Turnbull, *Heritage Napa: City-Wide Historic Context Statement – Final Draft (Revised for OHP)*, (Napa, CA: City of Napa Planning Department & Community Development Department, September 1, 2009), 22.

<sup>7</sup> Page & Turnbull, *Heritage Napa: City-Wide Historic Context Statement – Final Draft (Revised for OHP)*, (Napa, CA: City of Napa Planning Department & Community Development Department, September 1, 2009), 22-24. Map of the Caymus Rancho, finally confirmed to George C. Yount, (Napa, CA: U.S. Surveyor General), 1857. Accessed online February 27, 2018.  
<http://imgzoom.cdlib.org/Fullscreen.ics?ark=ark:/13030/hb0779n5g0/z1&order=2&brand=oac4>.

<sup>8</sup> Page & Turnbull, *Heritage Napa: City-Wide Historic Context Statement – Final Draft (Revised for OHP)*, (Napa, CA: City of Napa Planning Department & Community Development Department, September 1, 2009), 22-25, 28, 33, 52, 92, 110, 128-130.

grants, but Americans were able to acquire land by purchasing small parcels, exchanging services for land, or squatting.<sup>9</sup> [...]

### *Agriculture & Viticulture*

During the Mexican period, the ranchos were used for farming and raising cattle—a tradition which continued as Americans settled the area. Napa Valley was extremely important as an agricultural center for California; farming quickly became a lucrative industry as the wheat, fruit, and other crops grown in Napa were a major source of food for the gold miners in the foothills and settlers in San Francisco. Wheat was Napa County's major crop in the 1850s and 1860s, with 34,600 acres cultivated in 1859. Because Napa Valley was one of the few parts of California being farmed, it was considered a “breadbasket” area and attracted farmers from the Midwest and East Coast.<sup>10</sup> [...]

Napa's famous commercial wine industry was also started in the wake of the Gold Rush, although years earlier the priests at the Spanish Missions had been the first to plant grapes for eating and making sacramental wine. George Yount had also planted a small vineyard in 1838 near Yountville, but not with the intention of producing wine with his harvest. The credit for the first commercial vineyard instead goes to John Patchett, an English immigrant who planted a vineyard of Mission grapes in Napa City in 1850. Six years later, he produced the first commercial Napa Valley wine with the help of German immigrant Charles Krug. [...] However, the contributions of Charles Krug to the Napa Valley wine industry have eclipsed Patchett's, and Krug's vineyard and wine enterprise—founded in 1860 near St. Helena— established the roots of today's wine industry.<sup>11</sup>

Napa's Mediterranean climate was ideal for growing grapes, and farmers soon found that the European varieties thrived on the region's hillsides. Additionally, California's remote location meant that foreign wines were hard to come by, raising the value of locally produced products. By the 1860s and 1870s, winemaking had become a popular occupation, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.<sup>12</sup> [...]

The wine industry continued to grow as the dominant agricultural endeavor throughout the Victorian era, with an increased demand for local wines facilitated partly by the completion of the Napa Valley Railroad in 1868. New vineyards were established throughout the valley, and winery operations ranged from small family businesses to large winery complexes. By the late 1880s, there were more than 20,000 acres of vineyards producing nearly five million gallons of wine per year.<sup>13</sup>

The 1890s were a difficult decade for agriculturalists, especially wine growers. An agricultural depression affected the sale of produce, three major frosts and an infestation of phylloxera, a tiny root louse related to aphids, devastated the wine crop. In an effort to kill the pests and save their vines, growers spread sand over their

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<sup>9</sup> Norton L. King, *Napa County – An Historical Overview* (Napa, CA: Napa County Superintendent of Schools, 1967), 23.

<sup>10</sup> Weber, *Old Napa Valley: The History to 1900*, 165.

<sup>11</sup> Napa, *Valley of Legends*, 67, 87-88. Heintz, 30-36.

<sup>12</sup> *Ibid.*

<sup>13</sup> Napa, *The Valley of Legends*, 76, 87-88.



vineyards, but it did not help. The phylloxera outbreak forced agriculturalists to diversify, and fruit and olives became important products. French prunes were introduced to California in 1883 by Louis Pellier, and soon rivaled grapes as the Napa Valley's primary agricultural product. Apricots and peaches had been planted by the missionaries, but it was not until the introduction of the French method of drying prunes that dried fruits became popular. Olives and olive oil were another lucrative product for farmers, and olive orchards spread throughout the valley. The influx of Italian immigrants during the 1890s helps account for this trend.<sup>14</sup> [...]

#### *Prohibition and Depression*

Before World War I, prohibition of alcohol became an important political issue spearheaded by religious groups and the temperance movement. These groups advocated for legislation that restricted the production, sale, and transportation of alcoholic beverages for consumption, and Congress responded by drafting the Volstead Act in 1917. The Volstead Act was ratified as the 18th Amendment to the U.S. Constitution in 1919, taking effect in January 1920, and many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades, with millions of gallons of wine produced annually. Clearly, Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and while the city of Napa was more industrial in nature, it shared in the hard economic times of the Valley. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers. In any case, contemporary accounts suggest that Napers were quite creative about circumventing the rules. By the time Prohibition was repealed in 1933, most of Napa Valley's vineyards were in disrepair, or had been planted with hardy, "shipping tolerant" grapes such as Petite Sirah; for years after the repeal, Napa winemakers typically produced inexpensive red wines.<sup>15</sup> [...]

#### *Great Depression*

When the stock market crashed in 1929, the nation's economy was in shambles. Two of California's chief products—tourism and specialty crops—made the state especially vulnerable to the effects of the Great Depression, and \$400 million in agricultural revenues were lost between 1929 and 1932. Rural areas were particularly hard-hit, and in Napa, this was compounded by the decline of the wine industry during Prohibition. Many of those whose families lost their farms in the Valley searched for work in the city of Napa's factories. [...]

#### *World War II & Post-War Era*

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater. For instance, Contra Costa County alone produced 3.5 percent of all war products manufactured in the entire nation, and the city of Richmond hosted 55 major war industries, including Kaiser's four gigantic shipyards that employed 100,000 workers. Nearly half a million people from all over the country flocked to the Bay Area for employment, and local communities experienced housing shortages and major demographic shifts. Napa's main contribution to the war effort

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<sup>14</sup> Ibid. Heintz, 173-197. Coodley and Schmitt, 41.

<sup>15</sup> Heintz, 245-284. Napa, *The Valley of Legends*, 87-88.

came in supplying housing for defense workers, rather than in the actual production of goods.<sup>16</sup> [...]

The huge demand for workers in the defense industry left agricultural work untended across California. To address the labor shortage in the agricultural industry, growers in Napa brought Mexican workers to fill the gap through California's "guest worker"—or *bracero*—program sponsored by the federal government. A few Mexican workers had already begun to settle in Napa Valley in the 1920s, but even with the *bracero* program, the Mexican population was small and scattered until the 1960s. After the war, many of these workers were offered permanent employment, and began to organize clubs and businesses that celebrated Mexican traditions and culture.<sup>17</sup> [...]

#### *Rebirth of the Wine Industry*

Between 1965 and 1980, America underwent a wine revolution, regaining its taste for fine wine. Napa responded to this demand by planting more acres with more varieties of grapes and establishing new wineries. Subsequently, Napa Valley regained its pre-Prohibition status as a major producer of high-quality California wine. Innovations in the way wine was made and marketed also helped publicize Napa wines, and Charles Krug, Beaulieu, Inglenook, and Beringer wineries and the Martini, Davies, and Mondavi families, among others, had become household names. Napa got national attention in 1976, when a blind tasting by French experts was held in Paris and two Napa wines beat France's best wines. Napa wine has since become famous worldwide, and wine continues to dominate the economy and draw entrepreneurs and tourists to the city and surrounds today.

The renewed success of the wine industry affected the other Napa Valley crops, especially prunes; grapes, not prunes, were now the valley's most important commodity. By the late 1970s, Sunsweet had abandoned its packing and shipping facilities on Jackson Street, and many prune orchards had been replanted with vineyards.<sup>18</sup> As part of this transition and to maximize agricultural profit, growers stopped picking their own crops and increasingly relied on immigrant labor. Migrant workers from Mexico arrived in large numbers beginning in the 1970s, and soon became the fastest growing immigrant group in Napa. Many of these laborers lived—and continue to live—in the city of Napa. Community programs and cultural activities were also established to serve the city's growing Latino population.<sup>19</sup>

#### *Agricultural Preserve*

In an effort to contain urban growth and preserve the agricultural history and character of county, Napa Valley landowners and officials in the mid-1960s joined together to create an agricultural preserve that would provide legal protection for productive farmland. Napa County Assessor George Abate was a key player in the effort, realizing that Assembly Bill 80, which dictated that county assessors must value land based on comparable nearby property sales, would threaten Napa. The bill meant that the sale of a few acres of farmland at a high price for housing development might be used to reassess all property values, effectively forcing small farmers to also sell

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<sup>16</sup> Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa*, (prepared for Planning Department, City of Napa, January 1996), 9-10.

<sup>17</sup> Napa, *The Valley of Legends*, 43-44. Coodley and Schmitt, 125.

<sup>18</sup> Coodley and Schmitt, 152.

<sup>19</sup> *Ibid.*, 146. Weber, Napa, 112.

their property in order to pay the increased taxes. The California Land Conservation Act of 1965 enabled local governments to enter into contracts with private landowners to restrict specific parcels to agricultural or related uses, and allowed the county assessor to consider the income potential of agriculture as a basis for taxation. Some farmers signed contracts not to develop their land for ten years, but assessments and taxes still increased.<sup>20</sup>

Abate and some of the region's prominent winemakers realized that Napa needed to take a stronger stand to preserve open space and prevent future over-development, and in 1967 they began to push for the creation of the nation's first Agricultural Preserve. The Agricultural Preserve was a zoning ordinance that established agriculture as the "highest and best use" for the land, and included 23,000 acres of land from Napa to Calistoga. The initial proposal originally called for a forty-acre minimum parcel size, but was ultimately reduced to twenty acres. The opposition—many of whom wanted flexibility to sell their land in tough economic times or were unsure that grapes would be a long-term success—claimed that Agricultural Preserve zoning would destroy land values and would prevent them from dividing up lands as inheritances for the next generation. The Napa County Board of Supervisors voted in favor of the preserve in 1968, and it has proved to be an extremely important ordinance; today more than 30,000 acres are included in the preserve, and it has inspired other development-related legislation.<sup>21</sup>

Besides curbing suburban sprawl, the creation of the Agricultural Preserve provided winemakers with the security needed to make the wine industry a major economic force in Napa. The Agricultural Preserve also spurred the growth of the local Latino community, as more migrant workers from Mexico were hired to harvest grapes.<sup>22</sup> Furthermore, the strict zoning rules on county land concentrated development in Napa city itself, forcing smarter growth policies in recent years.

#### *Tourism*

The increased popularity of the wine industry made tourism a dominant force in the local economy. Tours, hotels, restaurants, and wine-related businesses thrive in Napa, and have multiplied rapidly since the 1980s. For example, the Napa Valley Wine Train was established on the remnants of the Napa Valley Railroad after Southern Pacific abandoned its tracks. The Napa Valley Wine Train purchased the rail line from Southern Pacific in 1987 and restored vintage turn-of-the-century Pullman rail cars. The Wine Train depot is located just off Soscol Avenue, and the train includes gourmet food service and winery stops for tourists.<sup>23</sup> The Napa Valley Conference and Visitors Bureau was founded in 1991 to manage and promote tourism in the city, and in 1996, hospitality and tourism was the second-largest industry in the county.

## TOWN OF RUTHERFORD

The Town of Rutherford is located within the 11,814-acre former Mexican land grant of the Caymus Rancho originally deeded to pioneering Napa Valley settler, George C. Yount from General Mariano Guadalupe Vallejo in 1838; confirmed by the United States Surveyor General in May 1857 (**Figure 48**). Yount, a native of North Carolina, traveled to California in 1831 and lived in San Rafael and

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<sup>20</sup> James Conaway, *Napa: The Story of an American Eden*, (Boston: Houghton Mifflin, 1990), 82-92. L. Pierce Carson, "How Napa's Ag Preserve beat the odds, and saved the valley," *Napa Valley Register* (April 20, 2008).

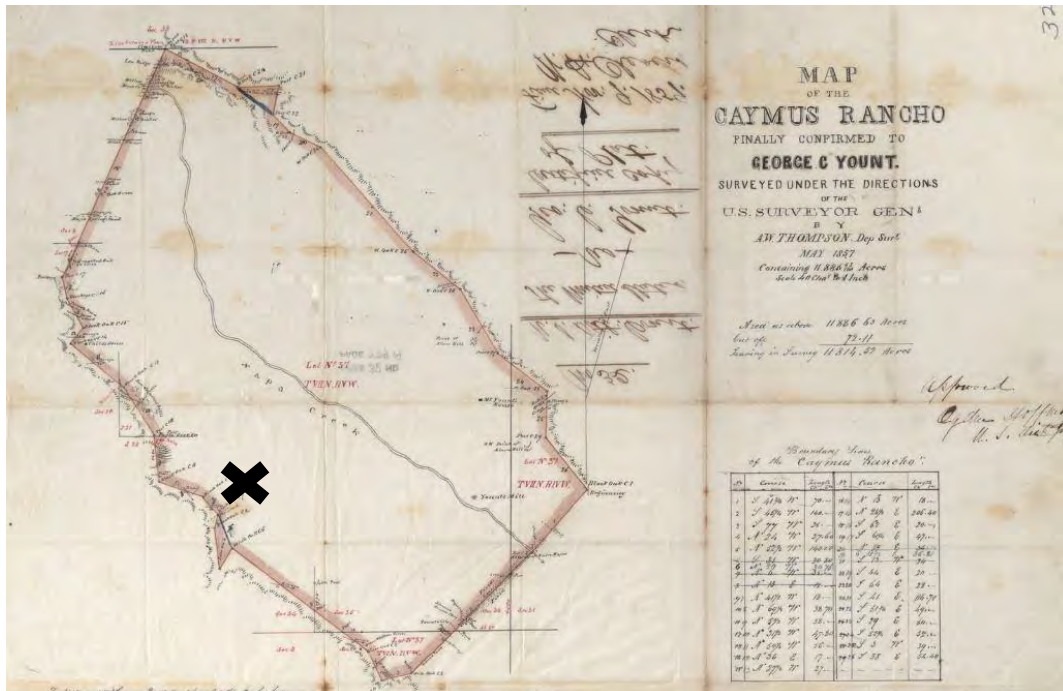
<sup>21</sup> Ibid. Paul Franson, "How 40 years of Agricultural Preservation Transformed Napa Valley

<sup>22</sup> Coodley and Schmitt, 146.

<sup>23</sup> Napa Valley Wine Train, "Our Train," <http://winetrain.com/train/>. Accessed February 27, 2018.

Sonoma before obtaining the Caymus Rancho land grant.<sup>24</sup> In 1864, one year prior to his death, Yount gifted 1,040 acres from the rancho to his granddaughter Elizabeth upon her marriage to commercial flour mill owner, Thomas Rutherford, of San Francisco’s Grosh & Rutherford.<sup>25</sup> Rutherford, the town’s namesake, engaged in grape production and winemaking over the following three decades.<sup>26</sup>

In 1868, the Napa Valley Railroad was established and completed to Calistoga in 1871, with additional stops in between including Rutherford Station.<sup>27</sup> According to Napa County Landmarks, “Rutherford paid the railroad for a new train terminal to spare his new wife and family the inconvenience of bumpy wagon rides from the old Yountville terminus to their Upvalley lands.”<sup>28</sup> The station served as a catalyst for the early development of the Town of Rutherford and saw as many as 15 wagons per day by the early 1880s.<sup>29</sup>



**Figure 48: Official map of the Caymus Rancho, 1857. X marks approximate location of Town of Rutherford within former Caymus Rancho lands of George C. Yount. Source: UC Berkeley, Bancroft Library via Online Archive of California.**

By 1874, the nascent town was still described as “simply a railroad station, six miles above Oakville,” in a newspaper advertisement describing a summer vacation routed along the scenic Napa Valley Railroad.<sup>30</sup> Numerous vineyards and wine production developed in and around Rutherford in the

<sup>24</sup> “Napa County History,” *Oakland Tribune*, May 25, 1941, 17.

<sup>25</sup> See 1868 San Francisco City Directory. On file at San Francisco Public Library.

<sup>26</sup> “Grapegrowing and Winemaking in Rutherford,” Rutherford Dust Society website. Accessed February 27, 2018. <https://rutherforddust.org/history/>

<sup>27</sup> “Freemark, Ahead of Its Time,” *Los Angeles Times*, February 2, 2000, 103.

<sup>28</sup> “Rutherford Station,” Napa County Landmarks, accessed February 27, 2018. <http://napacountylandmarks.org/rutherford-station-2/>.

<sup>29</sup> Howard Yune, “Forlorn Depot in Search of a Future,” *Napa Valley Register*, December 9, 2012. Accessed online, February 27, 2018. [http://napavalleyregister.com/news/local/forlorn-depot-in-search-of-a-future/article\\_4c915e16-4197-11e2-8635-001a4bcf887a.html](http://napavalleyregister.com/news/local/forlorn-depot-in-search-of-a-future/article_4c915e16-4197-11e2-8635-001a4bcf887a.html).

<sup>30</sup> “Summer Vacation,” *Petaluma Weekly Argus*, July 3, 1874, 2.

early 1870s. By the 1890s, Rutherford, and Napa Valley in general, gained renown as a grape-growing and wine-making center. The town's vineyards were not spared the blight associated with widespread phylloxera (a microscopic root louse) infestation, which led to the devastation of numerous vineyards in the region by the turn of the century. The St. Helena District, which contained several of Rutherford's vineyards, totaled 219 vineyards with grapevines planted across 7,400 acres; 119 of these vineyards were affected by the phylloxera mite.

By 1893, Rutherford alone was home to 37 vineyards (12 in the Yountville District and 25 in the St. Helena District), which ranged in size from five to 300 acres, including a 60-acre vineyard and coeprage owned by Elizabeth Rutherford and 55-acre vineyard owned by T.L. (Thomas) Rutherford.<sup>31</sup> Eli J. Van Vleet, a former owner of a parcel containing the subject property, owned a 30-acre vineyard planted with wine and table grapes, including Tokay grapes that "proved fairly resistant [to phylloxera]," according to the report.<sup>32</sup> By 1900, Rutherford was comprised primarily of farmsteads and vineyards based upon U.S. Federal Census data. Rutherford's battle with phylloxera was buttressed by the introduction and distribution of resistant, French rootstock by Georges de Latour, founder of the Beaulieu winery that was established on four acres in Rutherford in 1900. Over the next two decades, Rutherford, Napa Valley, and California's wine industry stabilized, only to be faced with the challenge of Prohibition in 1919.

As described by the Rutherford Dust Society, the Town of Rutherford continued its development as a viticultural hub of Napa Valley into the remainder of the twentieth century:

Following the repeal of Prohibition in 1933, de Latour continued to make significant contributions to the growth of Rutherford's wine industry. His wines, as well as those from Inglenook, began collecting gold medals and increasing attention from around the world. Beaulieu was only one of two recipients of the "Grand Sweepstakes" award from the Golden Gate Exposition in San Francisco in 1939. Just prior to his death, de Latour brought a young enologist to Beaulieu, André Tchelistcheff [...]

André Tchelistcheff [...] brought with him many innovations including cold fermentation and controlled malolactic fermentation. He eventually consulted for a long list of vintners, and his contributions to the wine industry over the 92 years of his life are admired around the world. By the time of his death in 1994, it could be said that Tchelistcheff had led Rutherford and Napa Valley's wine industry through its period of reconstruction (1938-1965); an era of rebirth (1965-1980); and ultimately, the age of its refinement (the 1990s).<sup>33</sup>

As Rutherford established, rebuilt, and solidified its prestige among California's elite viticultural locations, the town itself remained rural and primarily focused on wine growing and production throughout the twentieth century. Rutherford Station of the Napa Valley Railroad and rail commutation gave way to the increased use of the automobile during the mid-twentieth century. Though, Rutherford remains a stop along the Napa Valley Wine Train trail. As of 2017, there were 48 wineries in Rutherford, a town of 164 people.<sup>34</sup>

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<sup>31</sup> *The Vineyards in Napa County*, (Sacramento, CA: Board of State Viticultural Commissioners, 1893), 27.

<sup>32</sup> *Ibid.*, 32.

<sup>33</sup> Tim Carl, "The History of Rutherford's Magic Dust," *Napa Valley Register*, August 10, 2017. Accessed online, February 27, 2018. [http://napavalleyregister.com/wine/the-history-of-rutherford-s-magic-dust/article\\_be471dd6-53e6-5d17-aa56-c713c1670c19.html](http://napavalleyregister.com/wine/the-history-of-rutherford-s-magic-dust/article_be471dd6-53e6-5d17-aa56-c713c1670c19.html).

<sup>34</sup> *Ibid.*

## V. PROJECT SITE HISTORY

### SITE DEVELOPMENT

The subject site was initially developed in the late 1880s, as a residential property owned by David R. Richie, which may have contained a single-family residence and an accessory building such as a barn or garage. Richie's property was partitioned from the land of winemaker Eli J. Van Vleet in 1887. Only Van Vleet's land was indicated on Buckman's *Official Map of Napa County* published in 1894, however, suggesting the size of the parcel relative to other nearby tracts was too small for recordation (**Figure 49**). The subject building was constructed as early as April 1892 by an unknown builder, as a replacement residence for Richie and his family, after a fire destroyed an earlier residence on March 29, 1892 that is believed to have been located at the same site (**Figure 50**).<sup>35</sup> Available records of the Napa County Assessor indicate the subject parcel has retained its size and dimension relative to the period in which Richie owned and occupied the building.



Figure 49: Buckman's *Official Map of the County of Napa, Calif: Compiled from Official Records and Latest Surveys, 1894*. This historic map shows land ownership in the vicinity of Rutherford ca. 1894, including the land of Eli J. Van Vleet, which contained the land of the subject property through 1887. Rutherford is indicated on the map and the location of the subject property (within an area shown as owned by E.J. Van Vleet [sic]) is approximated with an orange arrow. Source: Library of Congress. Edited by Page & Turnbull.

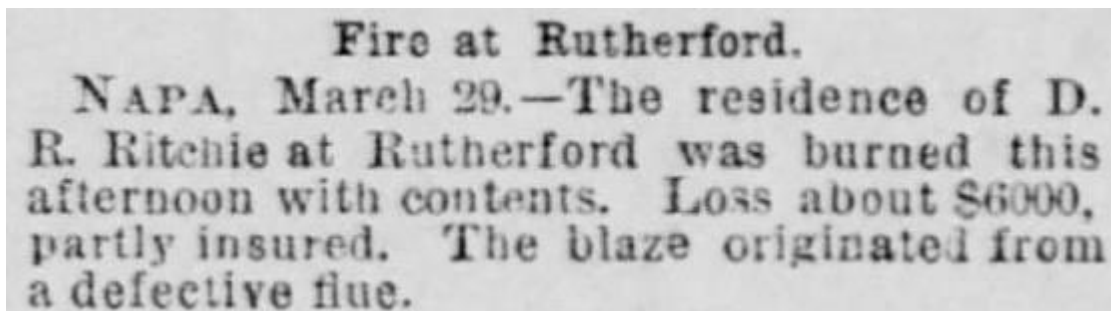


Figure 50: "Fire at Rutherford," *San Francisco Call*, March 30, 1892, 2. Source: Newspapers.com

<sup>35</sup> Several historic newspaper articles noted that the residence of D.R. Ritchie [sic] at Rutherford was burned on the afternoon of March 29, 1892. According the articles, a defective flue caused the fire. See, "Fire at Rutherford," *San Francisco Call*, March 30, 1892, 2; "Residence Burned," *Sacramento Record-Union*, March 30, 1892, 1.

The approximately .38-acre parcel was originally located adjacent to agricultural land which was likely utilized for vineyards or orchards. In 1913, the property was acquired by farmer and hotelier, Samuel Mignacco. He appears to have employed and housed several farm laborers through at least 1920, according to U.S. Census records. Given the size of the subject building, and its original design for single-family occupancy, it is likely that an additional building such as a barn, or even a secondary residential building existed and was utilized to house farm laborers.

Mignacco registered an automobile with the State of California in 1917 while residing at the subject building.<sup>36</sup> This also lends to consideration of the existence of an additional (third) building such as a garage or barn for storing the vehicle may have been present ca. 1918. According to accounts provided by Doris M. Jensen, who resided at the property between 1954 and 1992, a barn/garage or accessory building was present at the site upon her acquisition of the property.<sup>37</sup> Jensen also noted that the property contained a small area for a horse but did not provide further detail as to whether or not any additional structures such as a horse stable were present. Details regarding the date of construction and exact removal date of the accessory building are unable to be determined through available records. The Napa County Assessor's office estimates the barn existed on the property until ca. 1972-1977. Aerial photographs taken by the United States Geological Service (USGS) between 1947 and the early 1970s do not clearly indicate exact locations of such a building, however, as tree coverage within the subject site was fairly dense (**Figure 51 to Figure 53**).



**Figure 51: 1947 aerial photograph by United States Geological Survey of subject site and vicinity. Subject site indicated with orange rectangle. Source: Environmental Data Resources, Inc. Edited by Page & Turnbull.**

<sup>36</sup> *California Automobile Registration, 1917: Volume III*, (Sacramento, CA: Motor Vehicle Department, 1917). Jon file at California State Library, accessed via Archive.org March 7, 2018. <https://archive.org/details/califauto031917unse>.

<sup>37</sup> See Construction Chronology Table for additional details.



Figure 52: 1968 aerial photograph by United States Geological Survey of subject site and vicinity. Subject site indicated with orange rectangle. Source: Environmental Data Resources, Inc. Edited by Page &Turnbull.



Figure 53: 1973 aerial photograph by United States Geological Survey of subject site and vicinity. Subject site indicated with orange rectangle. Source: Environmental Data Resources, Inc. Edited by Page &Turnbull.

In 1978, the subject building was photographed by Napa County Landmarks. The photograph shows the building featured a wide front porch with simple balustrade, support posts, and tongue-and-groove or similar panels along the porch's base. Additionally, the building's distinct roof form, tripartite window, gabled dormer, and corbelled brick chimney were also evident (**Figure 54**). Throughout the 1970s and early 1980s, the subject property retained size, while no additional structures appeared on site as confirmed by available aerial photographs. Circa 1993, 1151 Rutherford Road was restored, including replacement of the front porch that appeared in the 1978 photograph. Overall, historic aerials indicate subject site retained its character as a residential property despite gradual transition to commercial zoning and development within the vicinity. At an unknown date within the past 26 years, the subject building began to be used as an office, likely due to residential use not conforming with the rezoned area.



Figure 54: 1151 Rutherford Road photographed in 1978. Source: Napa County Landmarks Historic Resource Inventory, 1978.





**Figure 55: 1982 aerial photograph by United States Geological Survey of subject site and vicinity. Subject site indicated with orange rectangle. Source: Environmental Data Resources, Inc. Edited by Page & Turnbull.**

#### Trees On Site

Per the request of the Napa County Building, Planning & Environmental Services Department, current property owner, Matthew Bruno Wines, engaged Rumble Tree & Turf, a certified arborist to complete an arborist report for an existing camphor tree adjacent to east corner of the subject building. The arborist's report noted the tree appears to be 100-130 years old and "it is likely that the tree was planted when the structure was built, or soon thereafter."<sup>38</sup> The report evaluated the tree's current condition and health resulting in the recommendation of removal of the tree due to its state of decay and the potential for falling tree limbs or branches. No additional trees on site were extensively evaluated in the attached report. Available historic aerials of the site date to the 1940s at the earliest, and do not provide for confirmation of the camphor tree's date of original planting. In any case, the tree's age and findings of the arborist's report suggest that it has been a present feature of the site since the time of the building's construction ca. 1892. Approximate planting dates of additional trees within the site are unable to be determined through study of aerial photographs. Aerials indicate that the site contained several trees between 1947 and the present, however, aerials prior to 1947 were not recovered.

## ARCHITECTURE

### Vernacular Cottage with Queen Anne Style Influence

#### *The Queen Anne Style*

The Queen Anne style was a popular architectural style among the elite during the Victorian era of the late-nineteenth century. First used in England, this style referred back to the reign of Queen

<sup>38</sup> Please see attached arborist report in Appendix A.

Anne (1702 – 1714) when craftsmanship and simplicity of construction were emphasized in the architectural vernacular.<sup>39</sup> One of the main innovators and architects of this style was Richard Norman Shaw, who popularized the Queen Anne style in England with his half-timber designs and proliferation of built work. American architects introduced this style into the mainstream during the late 1870s. By the 1880s, the Queen Anne style had become the leading architectural style for the Victorian elite and upper-to-middle classes.

The Queen Anne style is characterized by its variety of features and combination of ornamentation. Typical features of the Queen Anne style include steeply pitched roofs, irregular rooflines, gable projections, cutaway bay windows, asymmetrical compositions, and swag and garland appliques.<sup>40</sup> The result of this fusion of ornamentation and composition was a highly textured and varied residence, which achieved the elegance and grace desired by the people of this era. Commonly, other architectural styles, such as Eastlake and Stick, were combined with the Queen Anne style to produce asymmetrical and varied compositions. According to research conducted by architectural historian Virginia McAlester, “This was the dominant style of domestic building during the period from about 1880 to until 1900; it persisted with decreasing popularity through the first decade of [the twentieth century].”<sup>41</sup>

Features of the subject building which are most indicative of the influence of the Queen Anne style include its combination of roof forms, molded wood cornices and pedimented gable ends, and elements that project from its simplified rectangular footprint such as the projecting angled bays with windows and its wide front porch.

1151 Rutherford Road appears to be a vernacular interpretation of the style as it uses standardized materials of its era of construction such as wood channel siding, one-over-one windows, simple wood trim, and features a modest rectangular plan. More elaborate features such as turreted bays, windows with more elaborate muntin configurations or stained-glass, and picturesque massing (a combination of often asymmetrical and varied geometric forms) are more common to architect-designed or more high-style Queen Anne style residences of the same period of construction.

### CONSTRUCTION CHRONOLOGY

The following table provides a timeline of construction activity at 1151 Rutherford Road, based on building permit applications and additional documents on file with the Napa County Planning, Building & Environmental Services Department:

Date Filed	Permit #	Owner	Architect / Builder	Scope of Alterations
9/12/1975	Not legible	Doris M. Jensen	Don Webster	Electrical Work.

<sup>39</sup> Lester Walker, *American Shelter* (New York: The Overlook Press, Inc., 1997), 152.

<sup>40</sup> Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 263.

<sup>41</sup> *Ibid.*, 263.

Date Filed	Permit #	Owner	Architect / Builder	Scope of Alterations
ca. 1979	Correspondence between Doris M. Jensen, Reginald Oliver, and Napa County on file at Napa County Planning, Building & Environmental Services Department. (unpermitted alteration)	Doris M. Jensen	Unknown	Second floor (half-story above first story) was renovated for use as living space for members of the Jensen family.
January 23, 1992 (refers to alteration of site ca. 1972-1977)	Correspondence Letter from Doris M. Jensen to Reginald B. Oliver re: Barn accessory structure	Doris M. Jensen	Unknown	Voluntary abandonment and demolition of barn/accessory building on site. The barn was noted as an existing building by former owner Doris M. Jensen in correspondence between Reginald Oliver, and Napa County.
5/4/1992	0051634	Reginald Oliver	Glen Bilt, Contractor	Repair dwelling (one-family). Combination porch and foundation repair and replace. Included replacement of an existing screened porch with currently existing porch and insulation installation at attic level.
6/19/1992	0051898	Reginald Oliver	J.W. Roofing, Contractor	Re-roof dwelling with asphalt shingles.
6/24/1992	0051936	Reginald Oliver	Owner	Remodel first floor only. No work to be done on second floor.
7/7/1992	Certificate of the Extent of Legal Nonconformity	Reginald Oliver	Issued by Napa County Department of Conservation, Development & Planning	Describes a 1,545-squarefoot single-family dwelling which includes a 194-square-foot screened porch and single level of living area; a 1,104-square-foot below-grade basement used for storage purposes only; and a 528-square-foot unfinished attic, not usable for habitation located above the first floor.
7/13/1992	0052093	Reginald Oliver	Dan Williams, Contractor	Replaced and upgraded then existing electrical service with 200-amp electrical service.

Date Filed	Permit #	Owner	Architect / Builder	Scope of Alterations
2/12/1992	Letter to Star Vineyards regarding proposed repairs to 1151 Rutherford Road.	Reginald Oliver	L.W. Niemi & Associates, Architects of St. Helena, California	Notes: "We are filing for a building permit to repair the existing house for a farm dwelling and to replace a demolished accessory building. <sup>42</sup> The property is zoned Commercial-Limited and has been occupied for over 100 years as a residence. We own two adjacent parcels totaling in excess of 66 acres and plan to use 1151 Rutherford Road as a residence in conjunction with our agricultural activity. We plan to repair the exterior and replace the roof [...] in addition we will replace the front porch and the existing rear service area. The rear foundation will also be improved." Also notes new heating will be installed and the kitchen and bath will be updated.
1/23/1992	Letter from Doris M. Jensen to Reginald Oliver	Reginald Oliver	N/A	Letter notes: "We are pleased that you are going to be restoring our home of 40 years as a residence. My family and I lived here since 1954. When we acquired the property, there was a garage/barn or accessory building in the rear that has long since been demolished. We had chickens, and I recall a space for a horse."

<sup>42</sup> Please note that Reginald B. Oliver did not add an accessory structure to the property as County did not permit the accessory building's construction as part of its Certificate of the Extent of Legal Nonconformity (Revised), issued June 9, 1993. On file at Napa County Building, Planning & Environmental Services Department.

Date Filed	Permit #	Owner	Architect / Builder	Scope of Alterations
6/9/1993	Certificate of the Extent of Legal Nonconformity (Revised)	Reginald Oliver	Issued by Napa County Department of Conservation, Development & Planning	Revision to 1992 certificate. Describes a 1,545-square-foot single-family dwelling which includes a 194-square-foot screened porch and single level of living area; a 1104-square-foot below-grade basement used for storage purposes only; and a 528-square-foot living area on the second floor.

**Summary of Alterations**

The earliest permit applications for alterations to the subject building date from the 1970s. In 1975, electrical maintenance to the building was permitted under owner Doris M. Jensen, while in 1979, several members of the Jensen family came to reside in the residence. This resulted in renovation of the half-story above the first story to contain a bedroom and living room.<sup>43</sup> This alteration does not appear to have impacted the building’s footprint or exterior appearance.

In 1992, owner Reginald Oliver applied for several permits that enabled “restoration” of the property including removal and replacement of an existing wood-frame porch (that which was shown in a 1978 photograph of the building taken for the 1978 Napa County Historic Resource Survey) and the existing rear service area of the building. At the time of Oliver’s restoration project, the front porch was described as screened, however, the porch did not appear to have a screen in the 1978 photograph. The restoration of the building also appears to have involved redesign of the south corner of the building to include the existing covered rear entry steps and landing. Details provided on permits were limited, however, comparison of a floor plan provided with the building’s existing floor plan indicates alteration at this location. Additionally, Oliver was permitted to restore the exterior of the building which appears have involved repairs to siding and potentially repainting and repair of the rear foundation. This may have also included installation of the existing shutters at all window locations which were not indicated at all window locations in the 1978 photograph. Changes to the front porch include installation of new steps, wood balustrade, chamfered wood columns, decorative brackets, and a latticework screen at the porch base. Circa 1992-1993, Oliver also remodeled the interior of the building including updating the kitchen and bathrooms. The site surrounding the building does not appear to have been altered or redesigned in terms of its overall character which consisted of lawn areas and several mature trees planted throughout the site as any accessory structures had been removed from the site prior to 1992 (**Figure 56**).

<sup>43</sup> Correspondence between Doris M. Jensen, Reginald Oliver, and Napa County on file at Napa County Planning, Building & Environmental Services Department.

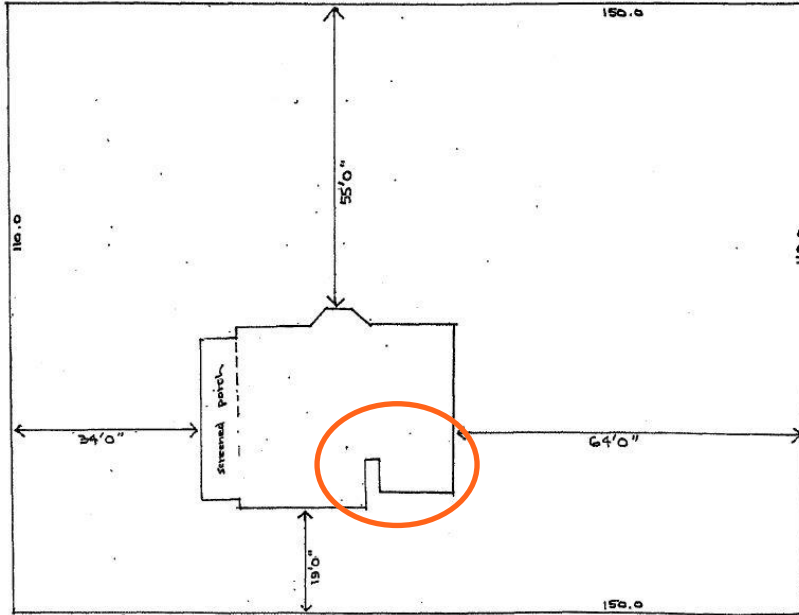


Figure 56: A sketch of the subject building's footprint and location within the subject property included in 1993 revised Certificate of the Extent of Legal Conformity prepared by the Napa County Department of Conservation, Development & Planning. Orange oval indicates rear service area that appears to have been altered during building restoration. Edited by Page & Turnbull.

## OWNERSHIP AND OCCUPANT HISTORY

### Owner History

The following table provides a summary of the ownership history of 1151 Rutherford Road compiled from deed records held at the Napa County Assessor's Office, building permit applications, and chain of title provided in the subject property's Napa County Landmarks survey file.<sup>44</sup>

Date of Deed	Owner(s)	Occupation(s)
12/13/1892	David R. Richie	Miller and Grocer
7/23/1907	Lillian R. Money (1/3 of Delia Richie's estate) David R. Richie George T. Richie, and Robert L. Richie (2/3 of Delia Richie's estate)	Relative, unknown occupation Deceased Grocer/Miller Grocer/Telegraph operator Local tradesman/laborer
6/16/1911	David R. Richie	Miller and Grocer
12/26/1913	Mary Mignacco and Samuel Mignacco	Farmer and Saloon proprietor
12/21/1954	Doris M. Jensen Cyril S. Jensen	Hospital aide at Veteran's Home Napa State Hospital employee
2/21/1992	Mr. and Mrs. Reginald Oliver	Vineyard owners (landlord of subject property)
9/14/2017	Flowering Maple 1031 LLC (Mathew Bruno Wines)	Wine Industry

<sup>44</sup> Bright Eastman, 1151 Rutherford Road, Rutherford, CA, Property and Occupant History, June 18, 1996. On file at Napa County Historical Society.

**Occupant History**

The following table summarizes the known occupancy of the houses at 1151 Rutherford Road. Information was compiled from Napa County directories, U.S. Census data researched through Ancestry.com, and historic newspaper articles.

Year (s) of Occupancy	Occupant(s)	Occupation(s)
ca. 1892-1913	David Richie Delia Richie (wife) (resided until death in 1906) George Richie (son) potential occupant Raymond Richie (son) potential occupant	See above
1913-ca.1928 <sup>45</sup>	<i>Listed in 1920 Census</i> Samuel Mignacco (head) Mary Mignacco (wife) Sammie (Samuel, Jr.) Mignacco (son) Laurence Mignacco (son) Carl Mignacco (son) Emaline Mignacco (daughter)  <i>Laborers listed as Boarders</i> Filipin Fisciory  Frank Ballet Pietro Mine Bestola Bacheta John Pisoli Bessy Slomonico Pietro Romano Pietro Grossi John Jununi Conti Pas	See above See above None listed None listed None listed None listed  None listed (potentially a housekeeper) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm) Farmer (General Farm)
ca. 1928-1954*	*Various members of the Mignacco family used the property as a summer residence. <i>Occupants listed in 1940 Census</i> Victor Menego (sic) (head) <sup>46</sup> Christina Menego (sic) (wife) Mary Menego (sic) (daughter) Jean Menego (sic) (daughter) Verino Menego (sic) (son)	Gardner None listed St. Helena High School None listed None listed
1954-1978	Doris M. Jensen Cyril S. Jensen Three daughters	See above
1978-ca. 1992	Doris M. Jensen Two daughters Two relatives	See above

<sup>45</sup> The Mignacco family listed a residential address in the 1928 San Francisco City Directory, which suggests they relocated their primary residence to San Francisco by that year.

<sup>46</sup> Manego may represent a misspelling of Mignacco during the recording of the census.

Year (s) of Occupancy	Occupant(s)	Occupation(s)
1992-ca. 2017	Elizabeth Spencer Winery office	Building utilized as a rental property by owner Reginald Oliver.

**Select Owner and Occupant Biographies**

The following biographies have been researched for longer-term owners and occupants.

*David Robert Richie (1836-1913) and Delia Richie (1842-1906) - Owners & Occupants ca. 1892-1913*

David R. Richie was born in Ontario, Canada in 1836, but was raised by his American-born parents in New York. According to the 1870 U.S. Federal Census, Roberts, his wife Delia (native to New York), daughter Lillian, and sons George and Robert Lee resided in Royalton near Niagara, New York. Richie and his family relocated to Napa County around the early 1890s to join Richie’s older brother, Captain Matthew G. (M.G.) Richie, a prominent early pioneer in Napa County who resided in nearby St. Helena and married into the prominent Money family in 1867. M.G. Richie remained a fixture of Napa County society through the late nineteenth century and is most significant for financing the construction of the Richie Block building in St. Helena in 1892 and his association with Masonic leadership in the St. Helena area.<sup>47</sup> David Richie, a member of the St. Helena (Caymus) Masonic Lodge, No. 93, worked as a miller and grocer during the time of his ownership and occupancy of the subject building.<sup>48</sup> Richie and his son George were co-proprietors of Richie and Richie’s Rutherford, a grocery store that existed in the town around the turn of the twentieth century.<sup>49</sup> George also worked as a railroad agent and telegraph operator in Rutherford. Richie’s other son, Robert Lee was a laborer in Napa Valley who engaged in various trades.<sup>50</sup>

Beyond brief newspaper advertisements from the mid-1890s, additional information regarding the operation of Richie and Richie’s was not recovered. David Richie appears to have resided at the subject building between its construction ca. 1892—when it replaced his previous residence at the same location lost to a fire—and ca. 1913 when he died. Richie’s wife Delia likely resided in the subject building until her death in 1906. The exact dates of sons George and Robert’s occupancy are estimated to be ca. 1892 to ca. 1913.

*Samuel “Sam” Mignacco (1865-1943) and Mary Mignacco (1875-1957) - Owners & Occupants 1913-ca. 1954*

Samuel Mignacco was an Italian-born farmer who immigrated to the United States in 1892 with his wife Mary (born in Switzerland). They acquired the former Richie residence at 1151 Rutherford Road in 1913. Between 1913 and the late 1920s, Mignacco, who had prior to 1913 listed his occupation and residence at a hotel in nearby Yountville, resided at the subject building with his family, including his wife Mary, and at least four children. In the 1928 San Francisco City Directory and 1930 census, the Mignaccos recorded as living in San Francisco. Between the 1930s and early 1950s (the remainder of the ownership tenure of Samuel Mignacco), the Mignacco family and their relatives appear to have utilized the subject building as a secondary, summer home. The 1940 census, lists a family with the

<sup>47</sup> M.G. Richie was also a native of New York, and was born in 1813, but traveled to California during Gold Rush period to engage in mining before establishing himself as a leader in St. Helena. Richie began farming on 250 acres rented from the Money estate in 1867, the same year he married Elizabeth Money. M.G. Richie, like David Richie was a member of the Masonic order, and was a founder of the St. Helena Chapter, No. 63, R.A.M. in 1886. M.G. Richie also served as director of the Carver National Bank in St. Helena. See, “Captain M.G. Richie,” *A Memorial and Biographical History of Northern California, Illustrated*, (Chicago, IL: Lewis Publishing Company, 1891), 801-803,

<sup>48</sup> Edwin Allen Sherman, *Fifty Years of Masonry in California, Volume 1*, (San Francisco, CA, George Spaulding & Co. Publishers, 1896, 250.

<sup>49</sup> Advertisement in *The St. Helena Star*, September 18, 1895.

<sup>50</sup> Bright Eastman, 1151 Rutherford Road, Rutherford, CA, Property and Occupant History, June 18, 1996. On file at Napa County Historical Society.



last name Manego as tenants of a residence in the Town of Rutherford. Manego may represent a misspelling of Mignacco during the recording of the census. In 1943, the *St. Helena Star* reported, “Mrs. S. Mignacco, Mrs. Milo Quesling and Laurence Mignacco are at the Mignacco summer home in Rutherford,” providing support that the residence was by the 1940s used seasonally and potentially by numerous members of the Mignacco family.<sup>51</sup>

Samuel Mignacco appears to have been a successful hotelier in Napa Valley by the time he took ownership of the subject building in 1913. Prior to residing at 1151 Rutherford Road, Mignacco was listed as hotelier in Yountville in the 1900 census. The saloon that Mignacco is reported to have operated next to the subject building, as described in the 1996 history of the subject building, does not appear to remain extant.

The Mignacco family also appears to have operated the Mignacco Hotel in or near Rutherford through at least 1943 when a fire was reported at the hotel.<sup>52</sup>

Of the Mignacco family members who may have resided in the subject building between 1913 and 1954, Eugene “Jano” A. Mignacco (1899-1985), appears to have been the most prominent. According to Eugene’s 1985 obituary, and numerous newspaper articles published in the 1950s, 1960s, and 1970s in the Hillsborough area, Eugene was well known in business, political, and social circles in the Bay Area, and later the Palm Springs/Rancho Mirage area in Southern California.<sup>53</sup> By 1985, the year of Eugene’s death, his siblings Carl, Laurence, and Samuel, Jr. resided in Placerville, Sonoma, and San Francisco, respectively.

*Doris Mae Jensen (1920-2011) and Cyril Stanton “Stan” Jensen (1921-1974) - Owners & Occupants 1954-1992*  
The following biographical information for Doris M. Jensen is excerpted from the *Napa Valley Register*:

Doris [Mae] Jensen was born in Burlington, Iowa, to Hazel Haught and Ennis Shriver. She moved to St. Helena, where she owned and operated St. Helena Hotel. After moving to Rutherford, she was a nurse’s aide at the Veterans Home of California at Yountville [where she was an employee for 27 years].<sup>54</sup>

Cyril “Stan” Jensen was born in Napa County in 1921 and resided in St. Helena in 1940 according to records of the U.S. Federal Census. Napa County directories from the 1960s listed Jensen as an employee of Napa State Hospital. By 1972, Jensen retired from the hospital and listed his residential address as 1421 Railroad Avenue in St. Helena. It is unknown if Jensen also resided at the subject building between 1972 and 1974, however, Jensen did reside at the subject building between 1954 and ca. 1971. Following Cyril Jensen’s death in 1974, Doris Mae Jensen remained a resident of the subject building through 1992 when she sold to the most recent owner of tenure, Reginald Oliver.

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<sup>51</sup> “Interesting News Letter From Rutherford,” *St. Helena Star*, July 23, 1943.

<sup>52</sup> “Man Fatally Burned in Fire,” *Oakland Tribune*, July 15, 1943, 19.

<sup>53</sup> “Mignacco,” *Desert Sun*, April 20, 1985, 6.

<sup>54</sup> “Doris Jensen,” Obituary, *Napa Valley Register*, May 5, 2011.

## VI. EVALUATION

The following evaluation is for eligibility to the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) based on the research conducted above. The subject property is evaluated for eligibility to both registers, as the property owner will need the findings of eligibility in order to understand the entitlements processes that could be anticipated for proposed projects. Evaluations include a consideration of the property's historic significance, and whether the property retains enough integrity to convey its historic significance.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

*Criterion A (Event):* Properties associated with events that have made a significant contribution to the broad patterns of our history.

*Criterion B (Person):* Properties associated with the lives of persons significant in our past.

*Criterion C (Design/Construction):* Properties 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 distinguishable entity whose components lack individual distinction.

*Criterion D (Information Potential):* Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

*Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

*Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.

*Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

*Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The following section examines the eligibility of 1151 Rutherford Road for *individual* listing in the National Register and California Register. As the evaluation criteria for each register are nearly identical, the building's eligibility to both registers will be analyzed simultaneously.

#### Criterion A/1 (Events)

1151 Rutherford Road does not appear to be eligible under Criterion A/1 for association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of the California or the United States. Built ca. 1892, the subject building was constructed during a period in which the Town of Rutherford was continuing its development as a winemaking and viticultural center within Napa Valley. The subject building, however, is not individually representative of the Rutherford's early development or its significance to the viticultural industry in Napa Valley. Furthermore, no events of historic significance on a local, statewide, or national level are known to have occurred at the subject property. Therefore, 1151 Rutherford Road is not significant under Criterion A/1.

#### Criterion B/2 (Persons)

1151 Rutherford Road does not appear to be eligible under Criterion B/2 for association with the lives of persons important to local, California, or national history. The subject building was owned and first occupied by David R. Richie and his family between ca. 1892-1913, then Samuel Mignacco and his family between 1913 and 1954 (during the period of ca. 1928-1954, the building appears to have been utilized as a non-primary, seasonal residence by the Mignacco family). Doris M. and Cyril S. Jensen owned and occupied the building between 1954 and ca. 1971, while Doris M. Jensen retained ownership and remained a resident through 1992 following her husband's death. David R. Richie and his sons George and Robert were employed locally in Rutherford; David was a miller and grocery store proprietor and worked with his son George ca. 1900. The professional careers of these individuals do not bear direct association with the subject building such that it would be significant under Criterion 2. Additionally, Richie does not appear to have made a particularly significant impact on the history of Rutherford relative to the town's early settlers or influential individuals associated with the development of the town's wine industry.

Samuel Mignacco appears to have been a successful hotelier in Napa Valley by the time he took ownership of the subject building in 1913. Additional scholarship on Mignacco's life and particularly on its role in Rutherford's history is limited. Mignacco's significance as a hotelier does not tie directly to his residence at 1151 Rutherford Road, which Mignacco acquired after began operating a hotel in Yountville ca. 1900. Additionally, although Mignacco listed himself as a farmer in the 1920 census, his role in Napa County agricultural history appears to be relatively minor compared to pioneering viticulturalists, farmers, and settlers of Rutherford and its vicinity. The saloon that Mignacco is

reported to have operated next to the subject building, as described in the 1996 history of the subject building, does not appear to remain extant, and much like Mignacco's hotel, does not bear direct association to the subject building. Subsequent owners of 1151 Rutherford Road do not appear to have made a significant impact on the history of Rutherford, California, or the nation. Therefore, the subject building does not appear to be significant under Criterion B/2.

#### Criterion C/3 (Architecture)

1151 Rutherford Road appears to be individually eligible for the National Register and California Register under Criterion C/3 (Architecture) as a resource that embodies the distinctive characteristics of a type, period, region, or method of construction at the local level. In particular, the building provides a rare example of a vernacular residential building with Queen Anne style influences constructed during the late 1800s in the Town of Rutherford. 1151 Rutherford Road was constructed ca. 1892 by an unknown builder in a vernacular cottage typology with the heavy influence of the Queen Anne architectural style. The building's massing, irregular rooflines, projecting bays, wood channel siding, and molded wood elements, along with its original wood-sash windows are highly representative of construction materials and methods from the late 1800s. Although the building's original designer is not known, the building's overall architectural form remains associated with its original design, and is thus indicative of small-scale, single-family residences of the late-nineteenth century. The period of significance for this criterion is ca. 1892, the estimated year of construction of the building.

#### Criterion D/4 (Information Potential)

Evaluation of 1151 Rutherford Road under Criterion D/4 (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites which may provide archeological resources.

### CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The following character-defining features that date to the period of significance (ca. 1892) have been specifically identified for 1151 Rutherford Road:

- Situated on the southeast side of Rutherford Road
- Setback from the street of roughly 30 feet
- Freestanding, one-and-a-half-story-over-basement height and rectangular plan with a stone foundation
- Wood channel siding
- Projecting, angled bays with windows (one at the northeast façade, one at the southwest façade)
- Multiform roof with cross gables at the primary (northwest) and rear (southeast) façades
- Dormer window at the southwest façade
- Rectangular-plan porch attached to the primary (northwest) façade (the materials used for the existing front porch are not original)
- Paneled wood door at main entrance with art glass transom above door

- Wood-sash windows with ogee lugs, as well as wood lintels, sills, and surrounds
- Wood cornices and molded eave returns at cross gable ends
- Corbelled brick chimney

**Trees on site:**

The camphor tree, and potentially additional trees on site, may date from the subject building's estimated year of construction. The trees on site do not directly relate to the subject building's architectural significance and if removed, would not materially impair the building's ability to communicate such significance. Therefore, the camphor tree and other trees on site do not appear to be a character-defining feature of the subject building.

**INTEGRITY**

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.”<sup>55</sup>

In order to evaluate whether 1151 Rutherford Road retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time; and

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<sup>55</sup> California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001) 11.

Association is the direct link between an important historic event or person and the historic property.

As 1151 Rutherford Road appears to be individually eligible for the National Register and California Register under Criterion C/3 (Architecture), the following section analyzes the subject property's integrity with respect to its ability to convey its historic significance as a rare example of a vernacular residential building with Queen Anne style influences constructed during the late 1800s in the Town of Rutherford.

#### Location

1151 Rutherford Road retains integrity of location because the building remains situated at its original location in the Town of Rutherford.

#### Setting

1151 Rutherford Road retains integrity of setting. The subject property was originally developed for residential use which contained a detached, single-family residential building (subject building), a barn or garage, and potentially an additional accessory building such as a horse stable or similar. These buildings remained present during the early- to mid-twentieth century, based upon available historic documentation. Additionally, the immediate vicinity remained in rural-agricultural use with an even mix of residential, commercial, and agricultural buildings off of Rutherford Road. Since the 1970s, when commercial-limited zoning was introduced to the immediate vicinity, additional commercial buildings have been constructed, and in many cases have replaced earlier residential buildings. The subject parcel does not retain additional support buildings beyond the subject building. Nonetheless, the subject property retains its residential character and the Town of Rutherford largely retains its rural character and well-associated agricultural and commercial uses. Therefore, although altered, the subject property's setting has been retained.

#### Design

1151 Rutherford Road retains integrity of design. The subject building's massing, form, materiality, and evidence of workmanship has been retained. Alterations to the building in 1992, including removal and replacement of roof shingles and a wood-frame porch, resulted in the restoration of the building's exterior and replacement of failing original materials with compatible materials that reflect the building's period of construction and historic design. The building retains its multiform roof with cross gables and dormer window, wood channel siding on all façades, wood-sash windows, paneled-wood door and art glass transom, and additional molded wood trim such as lintels, door and window frames, cornices, and eave returns. Thus, the building's design remains reflective of the building's appearance during the period of significance, ca. 1892.

#### Materials

1151 Rutherford Road retains integrity of materials. The subject building retains original wood channel siding on all façades, original wood-sash windows, original paneled-wood door and art glass transom, and additional molded wood trim such as lintels, door and window frames, cornices, and eave returns, as well as its corbelled brick chimney. Repairs to the building in 1992 were undertaken to maintain the building's historic appearance. The original roofing material is not known, though the building was re-roofed with asphalt shingles. With the exception of the roofing material, the restoration effort does not appear to have removed historic materials without repair or in-kind replacement. The building's front porch replaced an original porch of similar materiality and design and remains reflective of the historic materiality associated with the building.

#### Workmanship

1151 Rutherford Road retains integrity of workmanship. Features representing the retained ca. 1892 workmanship and building construction methods include: the building's multiform roof with cross

gables and dormer window, original wood-sash windows, original molded wood details such as cornices and eave returns, original paneled-wood entry door and art glass transom, and wood door and window frames. These elements enable the building to remain reflective of its original era of construction and its appearance during the period significance.

**Feeling**

1151 Rutherford Road retains integrity of feeling. The subject building was originally designed as a one-and-a-half-story-over-basement, single-family residence. The building's design has been retained overall due to retention of materials which evidence workmanship, and the retention of original massing, roof form, and footprint. Although the building was rezoned for commercial-limited use by the early 1990s, it remains very representative of a residential building typology ca. 1892. Therefore, the building retains integrity of feeling.

**Association**

1151 Rutherford Road retains integrity of association. The subject building remains associated with its architectural characteristics ca. 1892 through retention of original materials, evidence of period workmanship, and retention of its original design overall. Therefore, the building retains integrity of association.

Overall, 1151 Rutherford Road retains integrity, and remains capable of representing its significance under Criterion C/3 (Architecture).

## VII. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.<sup>56</sup> CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”<sup>57</sup> Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at 1151 Rutherford Road, Napa County will act as the lead agency.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”<sup>58</sup> Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”<sup>59</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.<sup>60</sup> Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

### HISTORIC RESOURCES UNDER CEQA

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource,

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<sup>56</sup> State of California, California Environmental Quality Act, accessed April 9, 2018, [http://leginfo.ca.gov/faces/codes\\_displayexpandedbranch.xhtml?tocCode=PRC&division=13.&title=&part=&chapter=&article=](http://leginfo.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=PRC&division=13.&title=&part=&chapter=&article=)

<sup>57</sup> Ibid.

<sup>58</sup> CEQA Guidelines subsection 15064.5(b).

<sup>59</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>60</sup> CEQA Guidelines subsection 15064.5(b)(2).



- provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.<sup>61</sup>

Based on the evaluation section in this report, 1151 Rutherford Road has been found to appear eligible for individual listing in the California and National registers under Criterion C/3 (Architecture) as a resource that embodies the distinctive characteristics of a type, period, region, or method of construction at the local level. 1151 Rutherford Road provides a rare example of a vernacular residential building with Queen Anne style influences constructed during the late 1800s in the Town of Rutherford. Therefore, as described in item "3" above, 1151 Rutherford Road should be considered a historic resource under CEQA.

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<sup>61</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

## VIII. PROPOSED PROJECT ANALYSIS

This section analyzes the project-specific impacts of the proposed project on the historic resource at 1151 Rutherford Road, as required by CEQA. The following analysis describes the proposed project and assesses its compliance with the *Secretary of the Interior's Standards for Rehabilitation*. The use of “historic” to describe an element indicates that the element is considered a character-defining feature as defined above; alternatively, the use of “non-historic” or “not historic” indicates that the element is not considered a significant or character-defining feature.

### PROPOSED PROJECT DESCRIPTION

This proposed project description corresponds to project drawings by Michael Guthrie + Co. Architects for Mathew Bruno Wines. Page & Turnbull reviewed project drawings dated May 31, 2018 (**Appendix B**). The project involves the conversion of an existing, one-and-a-half-story-over-basement building, from a non-original office use into a wine tasting room with restrooms, glass washing, and wine storage spaces within the interior.<sup>62</sup> Interior spaces and elements are not considered historic and are therefore not discussed.

Overall, the proposed project will retain and preserve in full nearly all character-defining features of 1151 Rutherford Road. Specifically, the following character-defining features will be fully retained and preserved:

- Situated on the southeast side of Rutherford Road;
- Setback from the street of roughly 30 feet;
- Freestanding, one-and-a-half-story-over-basement height and rectangular plan with a stone foundation;
- Projecting, angled bay with windows at the southwest façade;
- Multiform roof with cross gables at the primary (northwest) and rear (southeast) façades;
- Dormer window at the southwest façade;
- Paneled wood door at main entrance with art glass transom above door;
- Wood-sash windows with ogee lugs, as well as wood lintels, sills, and surrounds;
- Wood cornices and molded eave returns at cross gable ends; and
- Corbelled brick chimney.

The only character-defining features to be slightly modified are the wood channel siding, projecting angled bay with windows at the northeast façade, and the rectangular-plan porch attached to the primary (northwest) façade.<sup>63</sup>

#### Building

##### *Primary (northwest) Façade*

At the primary (northwest) façade, the existing wood-frame front porch will be replaced by a similar front porch. New wood stairs, guardrails, and hand rails will replace existing stairs, guardrails, and handrails to comply with Napa County code requirements. The balustrade which extends along the width of the existing front porch will be replaced with a similar wood balustrade featuring straight pickets and molded wood guardrails. A height of 36 inches is proposed for the balustrade at the new

<sup>62</sup> Michael Guthrie + Co. Architects, Use Permit Submittal: 1151 Rutherford Road, Rutherford, CA, April 12, 2018. The building was originally designed for residential use, but converted to office use circa 1993. The ca. 1892 building was previously altered in 1993 which included replacement of an original wood-frame front porch with a porch of similar dimension and materiality, installation of non-original shutters at most window locations, alteration of the rear façade service area which appears to have included installation of an existing stair, landing, and overhang, as well as general repair of deteriorated exterior materials.

<sup>63</sup> As previously discussed, the specific materials used for the existing front porch are not original.

front porch, which maintains the extant, likely historic height. In addition to these aspects, the front porch's existing deck height will be increased slightly to be flush with the main entrance door threshold. The base of the front porch (beneath the deck level) will be clad in tongue-and-groove wood panels. Vents will be placed within the tongue-and-groove panels at locations required by code.

The front porch will connect to side and rear porches, to be built along the northeast and rear (southeast) façades, respectively, by a jogged corner section at the north corner of the building. The jogged corner section will feature a wood deck 3-feet-8-inches in width, but will not be covered by a roof, which provides separation and differentiation between the hipped roofs of the front and side porches. The jogged corner section will also feature a 42-inch railing height to further differentiate the front porch from new jogged corner and side porch. Non-original elements including decorative brackets and wood elements attached to wood posts will not be retained throughout the porch as such existing features are not historic and may be interpreted as conjectural.

#### *Northeast Façade*

Along the northeast façade, a side porch with a hipped roof will extend the width of the façade. The side porch will connect to the front porch via the aforementioned jogged corner section at the north corner of the building and wrap around the south corner of the building where it will connect to the rear porch at the rear (southwest) façade. The side porch will feature a straight-picket balustrade with wood guardrails and handrails, wood posts, and wood decking. Pickets will be taller than those of the front porch at a height of 42 inches, which provides differentiation from the shorter pickets of the front porch. A set of wood stairs with wood guardrails and handrails will be placed on center with the existing angled bay which projects from the façade. The angled bay, which features a non-fenestrated central wall with likely non-historic wood siding, will be altered to contain a wood double-door with divided upper lites in its central wall. Thus, the added staircase will serve that proposed entrance/exit location and provide for circulation to the east side yard area. The geometric form of the angled bay will remain apparent above the hipped roof of the side porch as it will pierce the roof plane and continue to the base of the pedimented cross gable above. Low shrub plantings will be placed adjacent to the side and rear porches in the area of the south corner of the new porch.

#### *Rear (Southeast) Façade*

The rear façade does not contain historic materials as it appears to have been altered ca. 1993 to accommodate the existing rear exit door, wood steps and landing, and wood overhang. As such, the following changes do not affect historic materials. The rear (southeast) façade will feature a hipped roof porch that is continuous with the proposed side porch at the northeast façade. The balustrade designed for the rear porch will have the same material and height as the proposed side porch. The roof covering the side and rear porch will be continuous. The building's existing, non-historic, rear entrance with stairs, railings, and overhang will be removed to accommodate an ADA lift. Accordingly, an ADA-accessible rear door will be inserted into the façade at the first story, in vertical alignment with the gable end window at the half-story above. The existing paired window at the rear façade will be retained at its current location. The location of the door to be removed, and portions of the wall to be clad with wood siding will be repaired or patched with wood siding, rather than completely removed and replaced with longer siding boards, to indicate the location of alteration for future reference. Low shrub plantings will be placed adjacent to the side and rear porches in the area of the south corner of the new porch.

#### *Southwest Façade*

Along the southwest façade, the only alteration proposed is the installation of a metal guardrail at the location of the existing basement entrance at the foundation wall in order to prevent future tripping hazards. The façade does not appear to be altered or impacted by any of the proposed adjacent landscaping or hardscaping alterations. In addition to these aspects, the front porch's existing deck

height, also seen from this façade, will be increased slightly to be flush with the main entrance door threshold.

#### *Additional Project Aspects*

In addition to the above alterations, the project proposes to replace existing, non-historic asphalt roof shingles with either a Tesla Solar Roof or faux cedar shingles on all roof planes, not inclusive of dormer window walls, which will remain clad with historic wood channel siding. The roof form will not be altered or modified as part of the project. Should the Tesla Solar Roof be chosen over the faux cedar shingles, the Solar Roof would consist of textured glass tiles (solar and non-solar) connected to a Powerwall battery and supporting hardware.<sup>64</sup> The textured glass tiles would appear similar to other types of shingled roofing materials; they would be rectangular in shape and layered onto the existing roof form. Though slightly shinier than most existing roofing materials, the tiles would be textured with small vertical ridges to reduce reflectivity. The Powerwall battery would be installed in the crawlspace of the rear portion of the house, not visible on the exterior of the building or to the public. As confirmed by structural engineers, the existing historic roof form would sufficiently support the Solar Roof and would therefore be retained. No installation of vents or other alterations to the historic fabric of the building would be required to install and maintain the Solar Roof.

Existing, non-historic shutters will be removed from all locations. Historic wood windows and window components (including molded wood sills, wood surrounds, and molded wood lintels) will be retained and repaired, or, if necessary due to severe deterioration, replaced in-kind. The majority of the building's exterior wood channel siding will be retained. Portions that are subject to alteration during the course of the project's construction (such as the angled bay at the northeast façade, areas of the exterior where proposed porches will attach, and along the rear façade) will be repaired if necessary, should any of the above noted alterations require such. Those portions of wood siding which may need full replacement due to deterioration or damage will be replaced in-kind according to the *Secretary of the Interior's Guidelines for the Treatment of Historic Properties*.

#### **Site**

Landscape elements of the subject site are not directly associated with the subject building's architectural significance. The existing camphor tree adjacent to the north corner of the building will be removed in the course of the project and was not found to be a character-defining feature of the subject building. Additional non-character-defining trees within the subject property will also be removed and replaced with new trees at various locations according to the provided landscape plan (**Appendix B**).

#### *Street Frontage*

A 36-inch-high stone retaining wall will be installed along the northwest property line. A secondary 42-inch-high stone wall with a 6-foot-wide, 42-inch-high double gate will be placed on center with the primary (northwest) façade. The entrance gate and 42-inch double gate wall will be recessed (southward) from the line of the 36-inch-high stone wall. The front yard area of the property will be designed to feature a lawn area with perimeter hedges.

#### *East Side Yard*

At the north corner of the property, near the current location of a row of five olive trees, a circular water feature will be installed. An olive tree screen with a total of seven trees, will extend along the northeast property line from the north corner of the property to the south corner. A tall screen hedge will also be introduced along the northeast property line. To the east of the proposed steps for

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<sup>64</sup> Tesla, "Solar Roof," accessed online June 4, 2018, <https://www.tesla.com/solarroof>.

the side porch, an existing mature magnolia tree will be retained and a bench that wraps around the tree trunk will be installed for seating.

#### *Rear Yard*

A rear lawn and bocce ball court with decomposed granite pathways will be installed in the rear yard area. The existing fence along the rear property line will be retained. Three smaller shade trees will be placed within the rear yard adjacent to the bocce ball court.

#### *West Side Yard*

Along the west perimeter of the site, the project will introduce softscaped and hardscaped areas including bike parking spaces adjacent to west corner of the building, a waste and recycling enclosure with gate, and parking spaces. These features extend from roughly the front of the subject building southward to rear property line and will be accessed directly off of Grape Lane.

### SECRETARY OF THE INTERIOR'S STANDARDS

*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* provide standards and guidance for reviewing proposed work on historic properties.<sup>65</sup> The Standards for the Treatment of Historic Properties are used by federal agencies in evaluating work on historic properties. They have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards for the Treatment of Historic Properties are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

**Preservation:** The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

**Rehabilitation:** The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.”

**Restoration:** The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

**Reconstruction:** The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”<sup>66</sup>

Typically, one treatment (and the appropriate set of standards) is chosen for a project based on the project scope. The proposed project scope is seeking to alter a historic building to meet a new use

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<sup>65</sup> Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed April 11, 2018, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

<sup>66</sup> Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, accessed April 11, 2018.

while retaining the building's historic character. Therefore, the *Standards for Rehabilitation* will be applied.

#### Previous Alterations to Building Which Do Not Comply with Standards for Rehabilitation

Based upon available records on file at the Napa County Building, Planning & Environmental Services Department, the subject building was restored ca. 1993 which included replacement of an earlier, wood-frame front porch along the primary (northwest) façade with a wood-frame porch of similar dimension. Based upon comparison of the only available historic photograph of the subject building (taken in 1978 during the Napa County Landmarks Historic Resource Inventory survey), the porch originally featured modest wood materials and minimal ornamentation. Features included a straight picket balustrade, tongue-and-groove or similar wood panels at the porch's base, and square wood support posts and railings. The replacement (existing) porch utilizes similar wood materials, but appears to have introduced features including chamfered wood posts, molded railings and decorative corner brackets that are not known to be original features of the building. Such features, although differentiated, are not necessarily compliant with the Secretary of the Interior's Standards for Rehabilitation. In particular, Standards 3 and 6 address the installation of conjectural features and the preference for repair of deteriorated historic materials rather than replacement of deteriorated historic materials, respectively.

Accordingly, in determining character-defining features of the building, Page & Turnbull found that the front porch is a character-defining feature; however, its present materials as described above are not considered character-defining as they do not appear to be reflective of the building's original vernacular cottage character. These changes are envisioned to be corrected to comply with the Secretary of the Interior's Standards for Rehabilitation by removing features such as brackets, column detailing, and replacing the porch's latticework base material with historically referenced tongue-and-groove panels.

Additionally, the ca. 1993 restoration introduced shutters to several windows around the building. However, insufficient historic or visual evidence exists to determine if windows of the building were originally designed with shutters.

#### Standards for Rehabilitation

The following analysis applies the *Standards for Rehabilitation* to the proposed project at 1151 Rutherford Road. This analysis is based upon the proposed designs by Michael Guthrie + Co. Architects dated May 31, 2018 (**Appendix B**).

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

*Discussion:* 1151 Rutherford Road was previously converted from its original use as a residential building to use as an office building. The proposed project seeks to alter the building to accommodate a new use as a wine tasting venue. The conversion from office use to a wine tasting venue primarily focuses on the construction of connected front, side, and rear porches, access to the porches, ADA accessibility, and updated site design. These changes on the whole do not impact the subject building's overall form, and importantly, propose minimal alteration of the building's character-defining features, spaces, and spatial relationships that appear to date from the period of significance (ca. 1892). Although the non-original use will remain, 1151 Rutherford Road will still read as a residential building.

As designed, the proposed project complies with Rehabilitation Standard 1.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

*Discussion:* Overall, the proposed project will retain and preserve in full nearly all character-defining features that date to the ca. 1892 period of significance. Specifically, the following character-defining features will be fully retained and preserved: situated on the southeast side of Rutherford Road; setback from the street of roughly 30 feet; freestanding, one-and-a-half-story-over-basement height and rectangular plan with a stone foundation; projecting, angled bay with windows at the southwest façade; multiiform roof with cross gables at the primary (northwest) and rear (southeast) façades; dormer window at the southwest façade; paneled wood door at main entrance with art glass transom above door; wood-sash windows with ogee lugs, as well as wood lintels, sills, and surrounds; wood cornices and molded eave returns at cross gable ends; and the corbelled brick chimney. The only character-defining features to be slightly modified are the wood channel siding, projecting angled bay with windows at the northeast façade, and the rectangular-plan porch attached to the primary (northwest) façade. The proposed project involves replacement of an existing front porch with a new front porch of similar form and materials, alteration to small portions of the building's exterior wood siding at the northeast and rear façades, and alteration of an angled bay at the southwest façade. The proposed project strives to replace historic features in-kind where they cannot be restored due to deterioration or damage, and to design new features that are clearly differentiated from the historic features.

The existing front porch, which replaced an earlier porch ca. 1993, does not contain original, historic materials, but nonetheless reflects the overall form of the original front porch's design. The proposed porch will utilize similar wood elements, but does not seek to incorporate the non-historic chamfered wood posts, molded wood railings, or decorative wood brackets which were added to the building ca. 1993. The front porch's height will be raised slightly to accommodate code requirements, but will not impact the overall form of the porch or its relationship to the primary façade. The front porch will feature a hipped roof of similar form and dimension to the existing roof, which will be separate and differentiated from the roof of the proposed new side porch along the northeast façade.

Wood siding along the rear (southeast) façade has been previously altered and materials at this location are not considered character-defining. Historic siding along the northeast façade will be minimally impacted by installation of the side porch. Siding at the central wall of the angled bay at the northeast façade does not appear to be an original feature.

The installation of new roofing material would not impact the building's character-defining features as the existing asphalt shingle roofing material is not historic and the proposed Tesla Solar Roof or faux cedar shingles would be sufficiently supported by the historic roof structure. With either roofing material, the character-defining features of the historic building would still be retained and preserved.

The site's spatial characteristics have been previously altered by the removal of an accessory building or barn/garage by the late 1970s and do not directly relate to the building's architectural significance. The trees within the subject property are not considered a character-defining feature as they are not directly associated with the subject building's architectural significance. The subject building will retain its position within the site and its setbacks from Rutherford Road and Grape Lane. The historic property's architectural significance will be retained and preserved; it will remain a rare example of a vernacular residential building with Queen Anne style influences constructed during the late 1800s in the Town of Rutherford.

As designed, the proposed project complies with Rehabilitation Standard 2.

**Rehabilitation Standard 3:** *Each property will 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 elements from other historic properties, will not be undertaken.*

*Discussion:* The proposed project does not involve adding conjectural features or elements from other historic properties or features that may create a false sense of historical development. The materials proposed for use in the new front porch, including tongue-and-groove boards at the base, wood decking, wood steps and railings, straight-pickets, and modest wood support posts, are referenced from a historic photograph. The porch's character-defining form will be retained, which will enable the porch to reflect the building's historic vernacular design. The proposed side and rear porches will be differentiated and visually separated from the front porch and therefore not cause a false sense of historical development. Additionally, the project does not seek to retain the existing decorative brackets and details added to the front porch's posts ca. 1993, nor will it retain the existing non-historic shutters—all of which would be considered conjectural or false-historic details. Should the faux cedar shingles be installed (on all roof surfaces) instead of the Tesla Solar Roof, the shingles would replace non-historic asphalt shingles and would not appear to be a conjectural historic feature as they are synthetic and would meet fire code and safety requirements.

As designed, the proposed project complies with Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

*Discussion:* The historic property's period of significance is ca. 1892, the estimated year of construction of the building. No changes to the subject building since its original construction ca. 1892 have gained historic significance in their own right; non-original features of the property have not been found significant.

As designed, the proposed project complies with Rehabilitation Standard 4.

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

*Discussion:* The majority of the character-defining and distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property will be preserved by the proposed project. The only character-defining features to be slightly modified are the wood channel siding, projecting angled bay with windows at the northeast façade, and the rectangular-plan porch attached to the primary (northwest) façade. Overall, the proposed project will preserve in full nearly all character-defining features that date to the ca. 1892 period of significance.

The proposed project will replace the existing front porch that has non-historic materials with a new, similar front porch that will maintain the building's original vernacular residential design. Wood channel siding will remain the building's cladding material, and only small portions of it will be affected to accommodate the porches. The windows and doors associated with the building's historic fenestration will remain in place and be repaired, or replaced in-kind if determined necessary due to deterioration. The non-fenestrated central wall of the angled bay at the northeast façade is proposed to be altered by installation of a wood double-door, however the siding of the central wall is likely not historic. The angled-bay's geometry will be retained and remain visible.

Wood channel siding will be removed from the rear (southwest) façade where a new ADA accessible door will be inserted at the center of the façade. However, this rear portion of the building appears to have undergone previous alteration, thus materials in place are not considered historic. Siding used to



infill the former location of the rear door, and to repair damaged siding surrounding the proposed ADA accessible door, is proposed to be replaced in-kind.

As designed, the proposed project substantially complies with Rehabilitation Standard 5.

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

*Discussion:* The proposed project calls for repair of historic features and materials rather than replacement with the exception of the replacement of the existing front porch due to its current deteriorated state. Accordingly, conjectural features of the porch will be removed and replaced with historically referenced materials and features; the overall historic form of the existing front porch will be retained in the new front porch. Historic windows are proposed to be retained and repaired. If it is determined that repair of select windows is not possible due to deterioration, the windows will be replaced in-kind (will match the old in design, color, texture, material, and other visual qualities). Additional character-defining features, including molded wood trim, corner boards, and the building's paneled-wood front door and transom, will be retained and repaired if necessary.

As designed, the proposed project complies with Rehabilitation Standard 6.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

*Discussion:* Chemical or physical treatments, such as sandblasting, are not proposed as part of the project. If it is necessary to propose chemical or physical treatments, these methods will not involve the use of harmful treatments that would damage the historic elements and will follow the *Secretary of the Interior's Guidelines for the Treatment of Historic Properties*. If surface cleaning of the building and its historic materials is determined to be necessary, such cleaning will be undertaken using the gentlest means possible and will also follow the *Secretary of the Interior's Guidelines*.

As designed, the proposed project complies with Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

*Discussion:* The proposed project may involve minor excavation for the wood support structure of the new porches and for utilities related to the building's change of use, as well as minor excavation related to the redesign of the softscape and hardscape within the subject property. If any archaeological material is encountered during construction of the proposed project, construction will be halted, and Napa County's standard procedures for the treatment of archaeological materials will be adhered to.

If standard procedures are followed in the case of an encounter with archaeological material, the proposed project will comply with Rehabilitation Standard 8.

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

*Discussion:* New additions and exterior alterations, including the new porches and associated entrances, will not destroy historic materials, features, and spatial relationships that characterize the property. While the exact materials used to construct the existing front porch are not considered historic, the front porch's wood construction, form, dimension, and relationship to the primary façade are historic and will be maintained with the new front porch. The new front porch will connect to the contiguous side and rear porches, yet it will have a separate hipped roof (similar to the existing front porch roof) from the shared roof of the side and rear porches. The proposed side and rear porches will be further differentiated from the front porch through the use of taller pickets resulting in higher railing height..

The proposed side and rear porches will be compatible with existing historic features as they will be constructed with wood and be of an appropriate size, scale, proportion, and massing for the historic building. The new doors on the northeast and rear façades are also compatible and differentiated as they will also be constructed of wood and are appropriately sized, without appearing historic. The guardrail at the south façade is metal and differentiated from existing wood historic materials; it functions as a component of the hardscaped area, rather than as a feature of the building.

The existing asphalt shingle roofing material is not historic. The proposed replacement roofing material, whether it be the Tesla Solar Roof or the faux cedar shingles, will be clearly modern due to the material's composition and will be compatible due to the material's dimensions and shingling. Unlike faux cedar shingles, the Tesla Solar Roof is a recently introduced, new roofing system available on the market. Should the Solar Roof be chosen (to be installed on all roof surfaces) over the faux cedar shingles, the historic roof would be clad in Tesla's textured glass tiles (solar and non-solar). The tiles would appear clearly modern without diminishing the building's historic character. The Solar Roof would not destroy historic materials, features, or spatial relationships that characterize the property.

Changes to the site surrounding the building do not impact character-defining features of the building. Although several trees will be removed from the site and new softscaped and hardscaped areas will be introduced, the site will retain front, side, and rear yards as well as the existing setback of the building from Rutherford Street. The site design and its new elements are compatible with and differentiated from the historic building as they will be visually separate from the building and are of modern-day taste. Overall, the building's integrity will be retained, allowing the building to convey its associated historic architectural significance.

As designed, the proposed project substantially complies with Rehabilitation Standard 9.

**Rehabilitation Standard 10:** *New additions and adjacent or related new construction will 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.*

*Discussion:* If the side and rear porches of the proposed project are removed and disconnected from the front porch in the future, and the front porch is retained, then the essential form and integrity of the historic property and its environment would be unimpaired. Similarly, if the new double-door on the northwest façade (and the ADA-compliance changes to non-historic material of the rear façade) is removed in the future, minimal if any historic material would be impacted and the essential form and integrity of the historic property and its environment would be unimpaired.

Adjacent related new construction, namely site design changes (softscape and hardscape), does not seek to alter character-defining site features and does not directly impact features of the building itself. If the adjacent related new construction is removed in the future, the essential form and

integrity of the historic building, its surrounding site, and its small rural town environment would be retained.

As designed, the proposed project complies with Rehabilitation Standard 10.

## IX. CONCLUSION

1151 Rutherford Road is a vernacular cottage with Queen Anne style influences constructed ca. 1892 for David R. Richie, a miller and grocer, who moved to the emergent, Napa Valley village of Rutherford from the state of New York, in the late 1880s. The building was constructed by an unknown builder as a replacement for Richie's first residence which was lost to fire in late March 1892. Page & Turnbull conducted archival research and visited the property to assess its historic significance and evaluate its historic integrity. Page & Turnbull evaluated the building for historic significance according to the criteria of the National and California registers and has determined that the building does not bear significant association to historic events or patterns of development under Criterion A/1 (Events), or to persons significant to local, state, or national history under Criterion B/2 (Persons). The building does appear to provide a rare local example of a vernacular cottage with Queen Anne style influences and retains a high degree of historic integrity such that it appears to be individually eligible for the California and National registers under Criterion C/3 (Architecture) as a resource that embodies the distinctive characteristics of a type, period, region, or method of construction at the local level. Therefore, 1151 Rutherford Road does qualify as an eligible historic resource for the purposes of CEQA review.

The proposed project at 1151 Rutherford Road was evaluated according to the *Secretary of the Interior's Standards for Rehabilitation* (Standards) and determined to substantially comply with all ten of the Standards. The proposed project does not seek to remove historic materials to a degree that would impair the subject building's historic integrity, and proposes a design that is compatible with the essential form, features, and overall design associated with the historic property's significance as a rare local example of a vernacular cottage with Queen Anne style influences.

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## **APPENDIX A: ARBORIST REPORT**

The attached arborist report was prepared by Rumble Tree & Turf, an ISA Certified Arborist, for property owner Matthew Bruno Wines on March 5, 2018.





# RUMBLE TREE & TURF

ISA Certified Arborist Report  
P.O. Box 57-7724 Modesto, CA  
Office: 209-544-2212 Fax: 209-544-1323

Since 1989



Name: Matthew Bruno Wines Date: 5-Mar-2018  
 Address: 1151 Rutherford Rd. City: Napa, CA Zip: 94558  
 Phone: 707-738-9119 Cell: N/A  
 Contact: Ashley McKinney Tree Location(s): Front Yard

## Arborist Report

Purpose: To give a comprehensive report on the health and viability of camphor tree in the front yard at 1151 Rutherford Rd. Napa, CA and its impact on the adjacent structure. PLEASE REVIEW ATTACHED PICTURES FOR REFERENCE #1A-14A

Tree Species:

Common Name: Camphor

Scientific Name: *cinnamomum camphora*

General Tree Info: This species grows well in optimum conditions. Scarcity or excess of any essential requirement results in problems like wilting, yellow leaves, dieback and leaf loss. To avoid these problems, proper amounts of nutrients and water must be provided for tree growth. Though these trees are hardy in nature, some species of fungi like Botryosphaeria dothidea, Verticillium dahliae and Verticillium albo-atrum do cause problems, such as hindering water transport to various parts of the tree resulting in wilting, followed by tree dieback, ultimately leading to death of the tree. Mites can also lead to leaf dieback and sparse growth.

Tree Health: poor

Age: - approx. 100-130 years old. It is likely that the tree was planted when the structure was built, or soon thereafter.

Diameter: approx. 30-32 inches dbh

Height: approx. 65 ft.

Concerns: Yellowing leaves/sparse growth/dead limbs/proximity to structure (attached pictures #1A, 2A, 3A, 7A, 9A, 10A, 14A)

Environment: Residential landscape setting. Irrigation provided by lawn sprinklers. Soil upon initial inspection appears to be a fertile mix of primarily loam and sand with gravel. Soil does not appear to be compacted, and water drainage appears adequate. Tree is surrounded by other tree species, with olea europea (olive) being planted in a row to the NE. No trees appear to be in direct competition for sunlight, as the camphor tree is the tallest tree on site.

Trimming Maintenance: Recent pruning cuts are visible, which can be seen in areas over the house, likely to remove deadwood. There are several large limb wounds (pic #3A,4A) with semi compartmentalization that likely occurred out of a need for clearance from structure or due to limb failure. These larger limb removals likely occurred over 10 years ago.

General Notes: Approximately 1/3 of the tree canopy has appeared to die back in a uniform fashion(#8A), leaving various dead limbs throughout the canopy of the tree. The root collar, appears to be healthy with very little evidence of decay. The tree roots have raised the grade of the surrounding landscape, and there are several large roots growing to the stem wall foundation of the house(#7A). There are several decay points along the main stem of the tree, due to large limb removal. (#3A, #4A, #6A)

Structure Inspection: Tree base is located within 20 ft. of structure foundation. (#7A) Basement inspection revealed several cracks in the NE corner of the stem wall, the area closest to the tree. (#11A, #12A, #13A) While it is likely that the cracks have been caused by the tree roots over time, it is also possible that gradual shifting or earthquake activity may have contributed to cracking. The NE corner, which is closest to the tree, appears to have the highest number of cracks, as other areas of the stem wall revealed almost none.

Present Hazards: 1.) Large decay points along trunk(#3A,4A,6A) leading to compromised tree integrity - potential target - tenants, structure, pedestrians. 2.) deadwood in canopy (#1A,2A,8A,9A,10A) which will result in limb failure if not removed - potential targets - same. 3.) cracks in structure foundation (#12A,13A) which potentially threaten the structural integrity of historic structure - potential targets - structure.

Diagnosis: Without running the required lab tests, a completely accurate diagnosis of symptoms will be nearly impossible. However, it is likely that the tree is likely experiencing dieback due to a lack of water during the drought previous to the 2016-17 season. Large trees can take 1-2 years for symptoms from stress to show. It is also possible that there is a pathogen present that is hindering the translocation of water to the tree, but further lab testing would be needed to confirm.

Recommendation: Removal - the large decay point from the branch removal (see pic # 3A) indicates the likelihood of decay into the heartwood of the main stem of the camphor tree. Primarily due to the potential targets in the event of tree failure, and combined with the general decline and potential structure hazards, it is recommended that the tree be removed.

ISA Certified Arborist Signature: \_\_\_\_\_

#WE-7411

Date: 3/6/18

Lic # 101928

Pic #1A



Pic #2A



Pic #3A



Pic #4A



Pic #5A



Pic #6A



Pic #7A



Pic #8A



Pic #9A



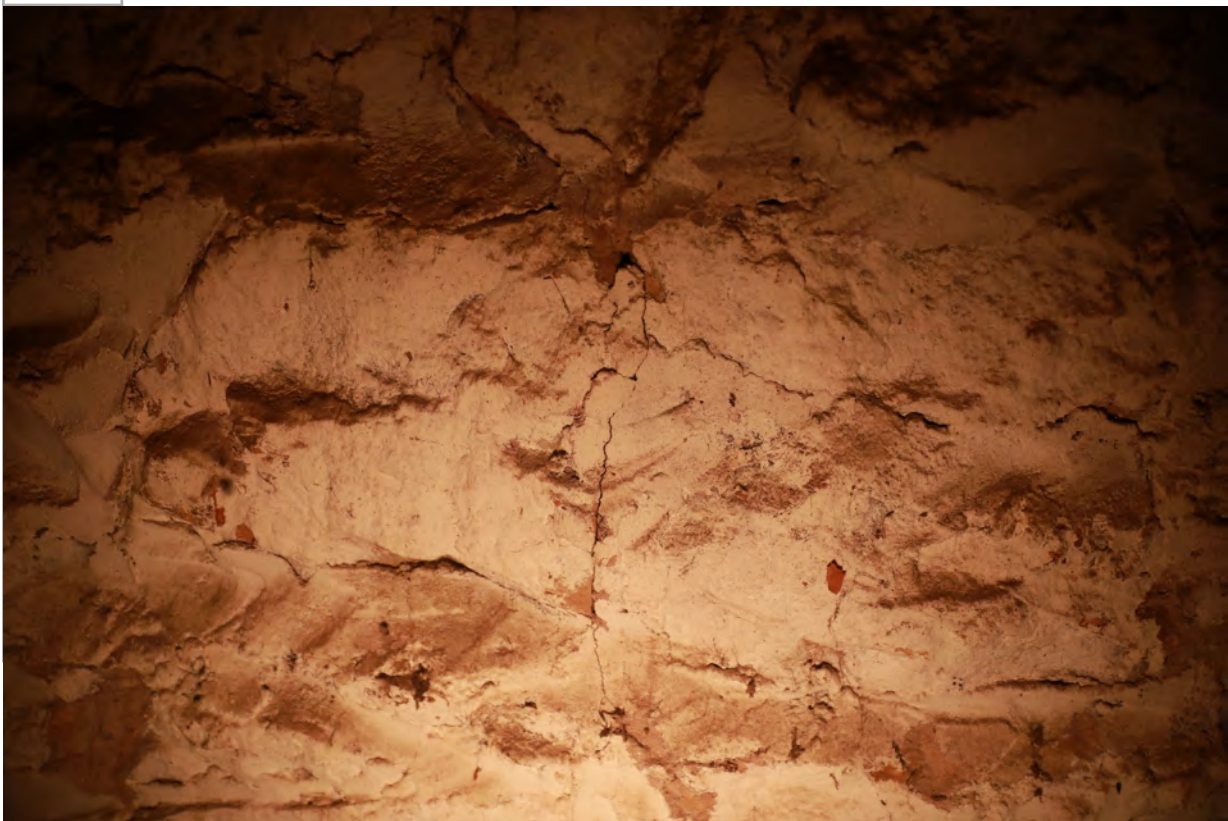
Pic #10A



Pic #11A



Pic #12A



Pic #13A



Pic #14A





## **APPENDIX B: PROPOSED PROJECT PLANS**

The following project drawings set dated May 31, 2018 was prepared by Michael Guthrie + Co. Architects for Mathew Bruno Wines and corresponds to the project description and proposed project analysis prepared by Page & Turnbull.

# MATHEW BRUNO WINES

1151 RUTHERFORD ROAD, NAPA, CALIFORNIA, 94558

USE-PERMIT APPLICATION

# MG+CO

MICHAEL GUTHRIE  
+ CO. ARCHITECTS  
mgandco.com

601 4th Street  
Suite 110  
San Francisco  
California 94107  
415.777.2101

CONSULTANTS

## VICINITY MAP



## PROJECT DIRECTORY

### OWNER:

MATHEW BRUNO WINES  
PO BOX 549  
RUTHERFORD, CA 94573

CONTACT: MATHEW BRUNO

T: (707) 738-9119  
E: info@mathewbruno.com

### ARCHITECT:

MICHAEL GUTHRIE & COMPANY  
601 FOURTH STREET, SUITE 110  
SAN FRANCISCO, CA 94107

CONTACT: MICHAEL GUTHRIE

F: (415) 777-2101  
E: michael@mgandco.com

### CIVIL:

CARL BUTTS, P.E. LEED AP, QSP/QSD  
CAB CONSULTING ENGINEERS, INC.  
851 NAPA VALLEY CORPORATE WAY,  
STE. D NAPA, CA 94558

T: (707) 252.2011  
C: (707) 694.6479  
E: cbutts@cabengineering.com

### SURVEYOR:

NICK WEBB, LSIT  
ALBION SURVEYS  
1113 HUNT AVENUE  
ST HELENA, CA 94574

T: (707) 963-1217 EXT. 112

### LANDSCAPE DESIGN:

KEN WESTFALL  
WESTFALL DESIGN STUDIO  
PO BOX 1731  
MODESTO, CA 95353

T: (209) 572-3771  
E: kenwestfall@sbcglobal.net

## PROJECT INFORMATION

PROJECT LOCATION: 1151 RUTHERFORD ROAD  
NAPA, CALIFORNIA 94558

APN: 030-160-007

PROJECT TYPE: EXISTING BUILDING REMODEL

EXISTING CONDITIONS: EXISTING BUILDING

ZONING: AP-AGRICULTURAL PRESERVE,  
CL-COMMERCIAL LIMITED (DUAL-ZONED)

OCCUPANCY GROUP: A-2

CONSTRUCTION TYPE: TYPE V-B (NON-SPRINKLERED)

SIZE OF PROPERTY: 0.38 ACRES (~16,595) NET

PROJECT DESCRIPTION: CONVERSION OF EXISTING TWO-STORY BUILDING WITH UNOCCUPIED BASEMENT. THE SECOND FLOOR OF WHICH IS FOR STORAGE ONLY. THE MAIN FLOOR IS BEING CONVERTED FROM A FORMER OFFICE USE INTO A WINERY TASTING ROOM WITH RESTROOMS, GLASSWASHING AND WINE STORAGE.

## SHEET INDEX

**GENERAL:**  
A-000 COVER SHEET

**SURVEY:**  
MAP OF TOPOGRAPHY (MATHEW BRUNO WINES)

**CIVIL:**  
UP 1.0 BRUNO TASTING ROOM SITE PLAN

**LANDSCAPE:**  
L-1 IRRIGATION PLAN  
L-2 PLANTING PLAN  
L-3 DETAIL SHEET  
L-4 LANDSCAPE CONSTRUCTION NOTES

**ARCHITECTURAL:**  
A-100 EXISTING VICINITY PLAN  
A-101 EXISTING SITE PLAN  
A-102 EXISTING SITE CONDITIONS  
A-110 EXISTING BASEMENT PLAN & AREA ANALYSIS  
A-111 EXISTING FIRST FLOOR  
A-112 EXISTING SECOND FLOOR PLAN  
A-113 EXISTING ROOF PLAN  
A-120 EXISTING ELEVATIONS  
A-121 EXISTING ELEVATIONS  
A-131 EXISTING SECTIONS  
A-200 NEW SITE PLAN  
A-202 PROPOSED SITE SIGNAGE  
A-211 NEW FIRST FLOOR & BASEMENT PLAN  
A-212 NEW SECOND FLOOR PLAN  
A-213 NEW ROOF PLAN  
A-220 NEW ELEVATIONS  
A-221 NEW ELEVATIONS

MATHEW BRUNO WINES  
1151 RUTHERFORD ROAD  
NAPA, CALIFORNIA 94558

OWNER  
MATHEW BRUNO  
P.O. BOX 549  
RUTHERFORD, California 94573

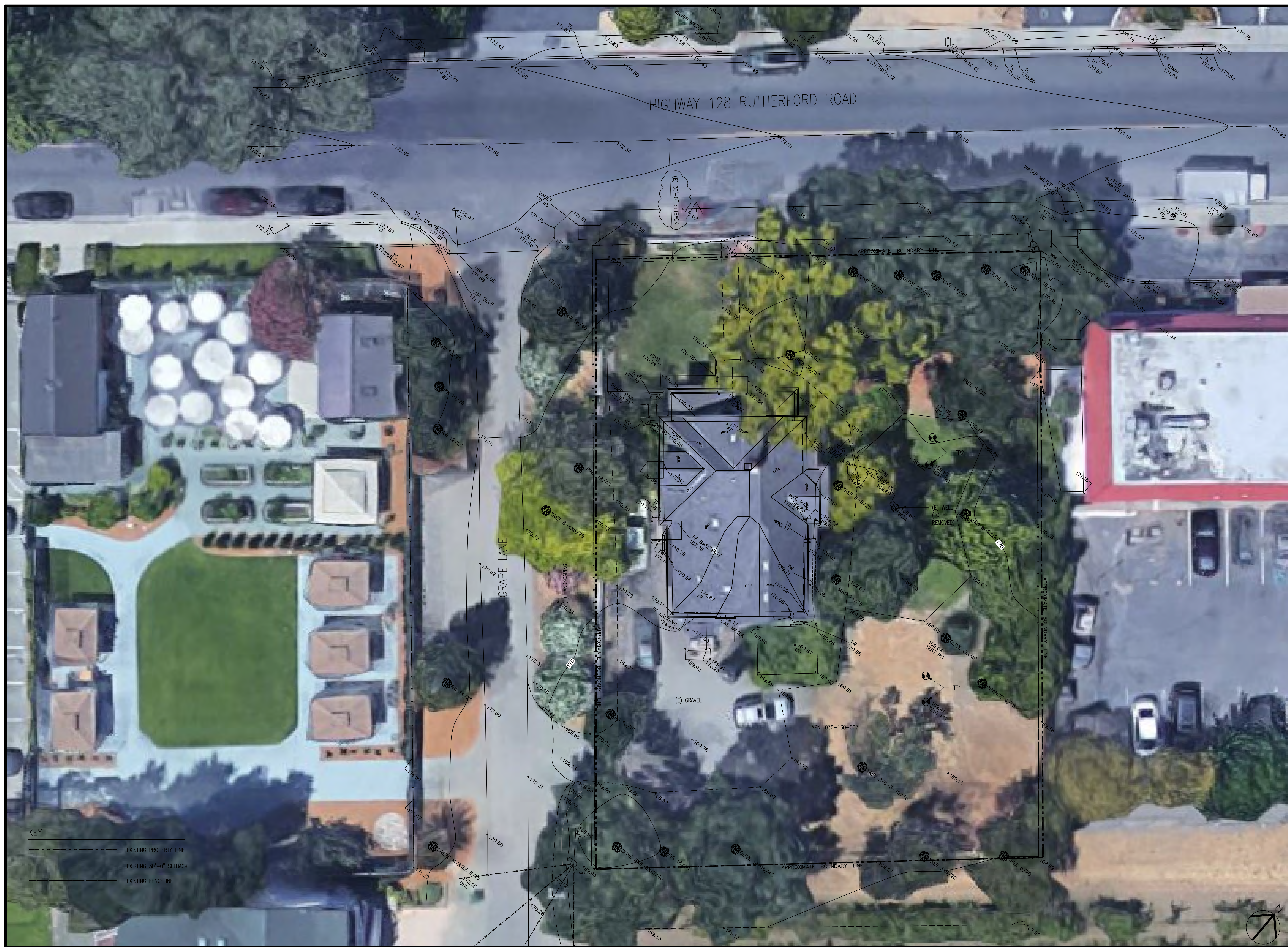
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A-000

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NAPA, CALIFORNIA 94558  
OWNER  
MATHEW BRUNO  
P.O. BOX 549  
RUTHERFORD, California 94573



KEY  
 - - - - - EXISTING PROPERTY LINE  
 - - - - - EXISTING 30'-0" SETBACK  
 - - - - - EXISTING FENCELINE

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**EXISTING VICINITY PLAN**



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VIEW OF NE CORNER OF BUILDING



VIEW OF SITE FROM RUTHERFORD ROAD



VIEW OF NW SITE FROM GRAPE LANE



VIEW OF SW SIDE OF BUILDING



VIEW OF EXISTING DRIVEWAY



VIEW OF SOUTH SIDE OF BUILDING (REAR)



VIEW OF SE SIDE OF BUILDING



VIEW OF EAST SIDE OF BUILDING

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EXISTING SITE CONDITIONS

**MATHEW BRUNO WINES**

1151 Rutherford Road, Napa CA 94558

First Floor Gross Floor Area: 1537 SF

Second Floor Gross Floor Area: 568 SF

**EXISTING FLOOR AREA ANALYSIS (NET SQUARE FOOTAGE)**

Number	ROOM NAME	FLOOR	Occupancy	Area	Plumbing Occupant factor
00	OFFICE 7	0	NA	85 SF	-
<b>Total Basement</b>				<b>85 SF</b>	

100	HALL/ ENTRY	1	B	128 SF	-
101	OFFICE 1	1	B	183 SF	-
102	OFFICE 2	1	B	175 SF	-
NA	OFFICE 3	1	B	122 SF	-
104	OFFICE 4	1	B	122 SF	-
105	OFFICE 5	1	B	102 SF	-
106	CONFERENCE	1	NA	174 SF	-
107	BATHROOM	1	NA	86 SF	-
108	UTILITY	1	B	78 SF	-
109	KITCHEN	1	B	156 SF	-
110	OFFICE 6	1	B	80 SF	-
<b>Total First Floor</b>				<b>1278 SF</b>	

202*	RESTROOM 2	2	NA	34 SF	-
208*	OFFICE 8	2	B	94 SF	-
209*	OFFICE 9	2	B	80 SF	-
210*	OFFICE 10	2	B	24 SF	-
<b>Total Second Floor</b>				<b>232 SF</b>	

**PROPOSED FLOOR AREA ANALYSIS (NET SQUARE FOOTAGE)**

Number	ROOM NAME	FLOOR	Occupancy	Area	Plumbing Occupant factor	Plumbing fixture Occupants	Bldg Code Occupant factor	Bldg Code Occupants	HEIGHT
01	BASEMENT STORAGE	0	NA	85 SF	-				75
<b>Total Basement</b>				<b>85 sf</b>					

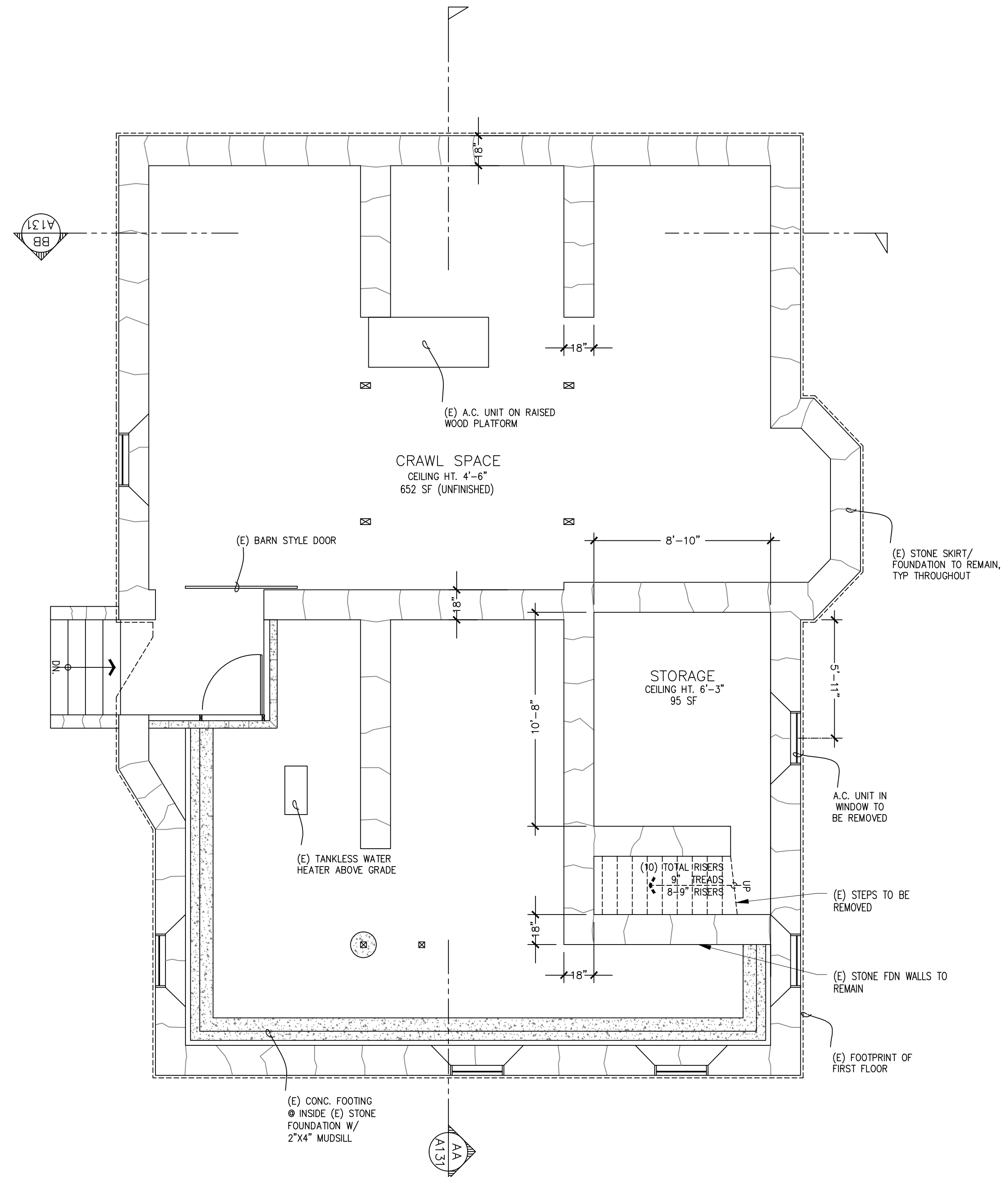
101	TASTING 1	1	A-2	593 SF	30.00	20	15	40	150.
NA	NOT USED	1	NA	-	-	-	-	-	-
NA	NOT USED	1	NA	-	-	-	-	-	-
104	TASTING 02	1	A-2	174 SF	30.00	6	15	12	150.
105	OFFICE 1	1	A-2	103 SF	30.00	3	15	7	150.
106	Vestibule	1	NA	130 SF	-	-	-	-	-
107A	ACCESSIBLE UNISEX RESTROOM	1	NA	NA	-	-	-	-	-
107B	UNISEX RESTROOM	1	NA	NA	-	-	-	-	-
108	WASH/ PREP	1	A-2	84 SF	30.00	3	15	6	150.
109	GREETING/ PLATING/ SERVING	1	A-2	164 SF	30.00	5	15	11	150.
110	WINE LIBRARY	1	A-2	85 SF	30.00	3	15	6	150.
<b>Total First Floor</b>				<b>1333 SF</b>	<b>Total Plumbing Count</b>	<b>40</b>	<b>Total Bldg Code Count</b>	<b>80</b>	

201*	2ND FLOOR STORAGE 1	2	NA	404 SF	5000.00	1	-	-	90.
202*	2ND FLOOR STORAGE 2	2	NA	164 SF	5000.00	1	-	-	90.
<b>Total Second Floor</b>				<b>568 SF</b>	<b>Total Plumbing Count</b>	<b>2</b>	<b>Total Bldg Code Count</b>	<b>0</b>	

\* The 2nd Floor Gross Floor area will be counted if used for storage. Currently used as occupied space, only the portion of area with ceilings at least 7'-6" high is used as calculated in total NSF area. See below notes.

NSF, (Net Square Footage): Actual occupiable area, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

GFA, (Gross Floor Area): Total floor area within the inside perimeter of exterior walls with no exclusion for corridors, stairways, ramps, closets, nor thicknesses of walls or columns.



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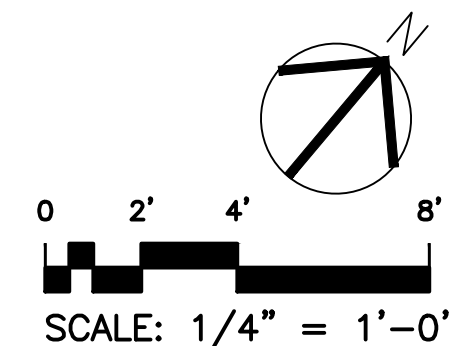
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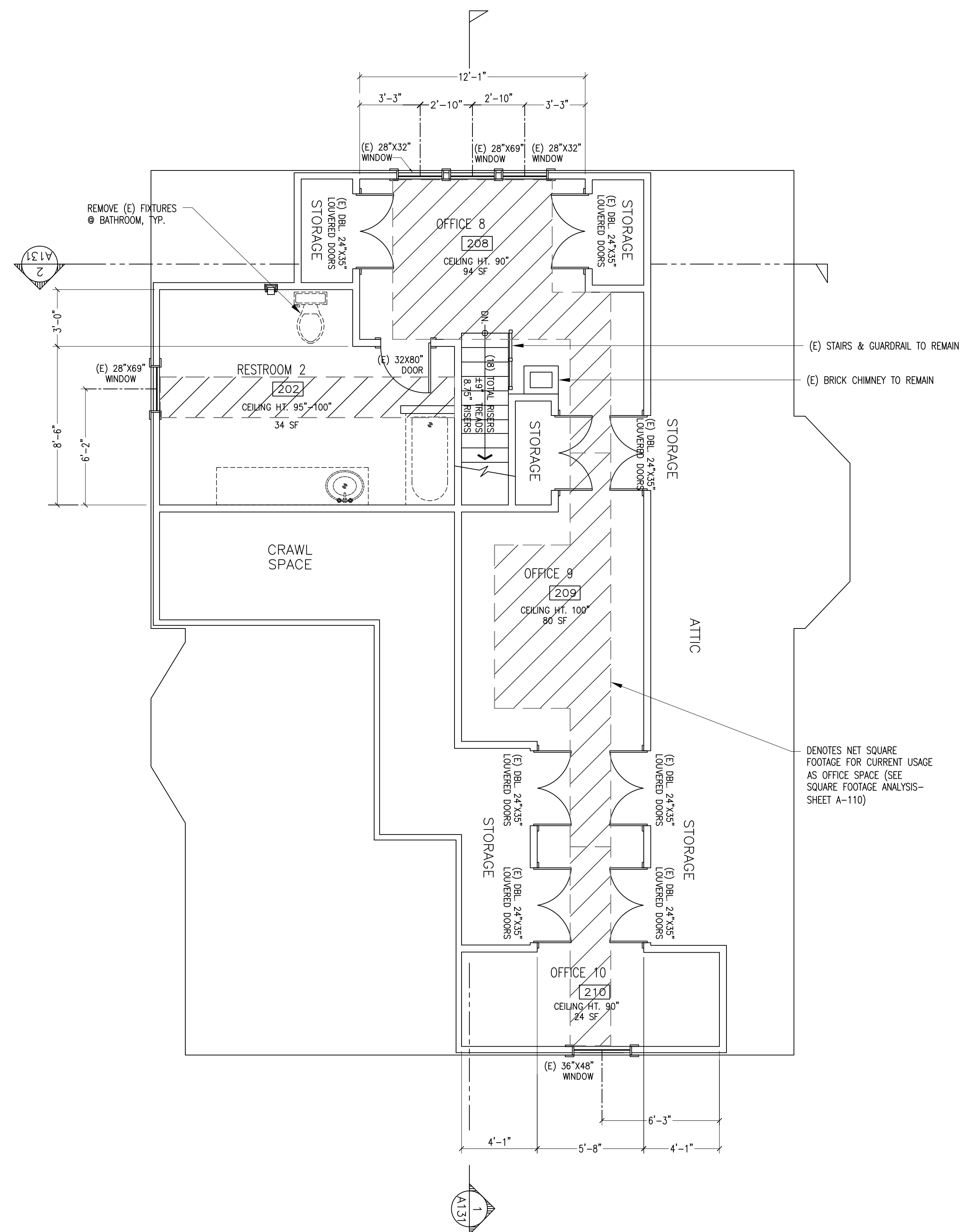
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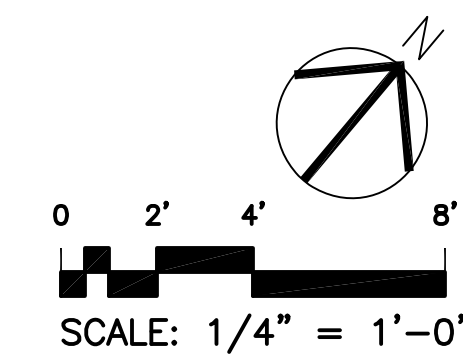
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### LEGEND

 NET FLOOR AREA, SEE SQUARE FOOTAGE ANALYSIS, SHEET A-110



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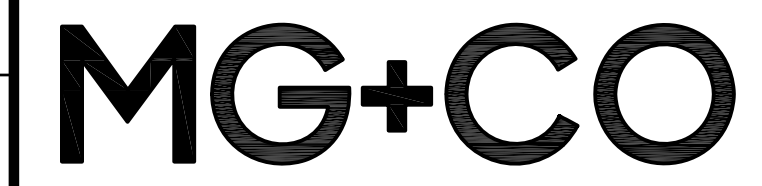




HISTORIC RESOURCE NOTES

AS PART OF THE SECRETARY OF INTERIOR GUIDELINES FOR TREATMENT OF HISTORIC PROPERTIES, UNDER STANDARDS 6, 7 AND 8 IT IS REQUIRED THAT:

- THE PROPOSED PROJECT CALLS FOR REPAIR OF HISTORIC FEATURES AND MATERIALS RATHER THAN REPLACEMENT. HOWEVER, IF IT IS DETERMINED THAT ANY HISTORIC ELEMENT CANNOT BE REPAIRED DUE TO SIGNIFICANT DETERIORATION AND NEEDS TO BE REPLACED, THE FEATURES WILL BE REPLACED IN-KIND (WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, MATERIAL, AND OTHER VISUAL QUALITIES) PER THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES.
- CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, ARE NOT PROPOSED AS PART OF THE PROJECT. IF IT IS NECESSARY TO PROPOSE CHEMICAL OR PHYSICAL TREATMENTS, THESE METHODS WILL NOT INVOLVE THE USE OF HARMFUL TREATMENTS THAT WOULD DAMAGE THE HISTORIC ELEMENTS AND WILL FOLLOW THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES. IF SURFACE CLEANING OF THE BUILDING AND ITS HISTORIC MATERIALS IS DETERMINED TO BE NECESSARY, SUCH CLEANING WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE AND WILL FOLLOW THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES.
- THE PROJECT DOES NOT PROPOSE EXTENSIVE EXCAVATION AT THE SUBJECT PROPERTY. IF ANY ARCHAEOLOGICAL MATERIAL IS ENCOUNTERED DURING THE PROPOSED PROJECT, CONSTRUCTION SHOULD BE HALTED, AND NAPA COUNTY'S STANDARD PROCEDURES FOR TREATMENT OF ARCHAEOLOGICAL MATERIALS SHOULD BE ADHERED TO.

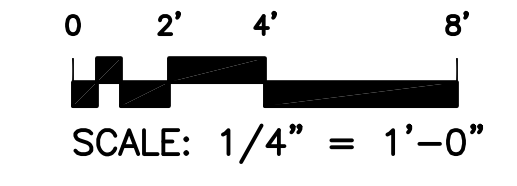


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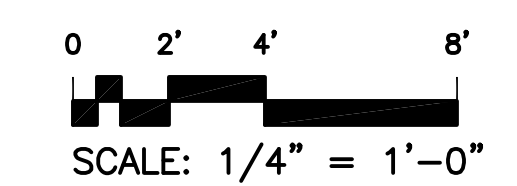
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 OWNER  
 MATHEW BRUNO  
 P.O. BOX 549  
 RUTHERFORD, California 94573



2 EXISTING AND DEMO NORTH ELEVATION  
 1/4" = 1'-0"



1 EXISTING AND DEMO WEST ELEVATION  
 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	05.31.18	USE - PERMIT RE-SUBMITTAL
	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO: 1729  
 CAD DWG FILE: A-120 EXISTING ELEVATIONS.DWG  
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SHEET TITLE  
 EXISTING ELEVATIONS

A-120  
 SHEET - OF -

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OWNER  
MATHEW BRUNO  
P.O. BOX 549  
RUTHERFORD, California 94573



0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

2 EXISTING AND DEMO SOUTH ELEVATION  
1/4" = 1'-0"



0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

1 EXISTING AND DEMO EAST ELEVATION  
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	05.31.18	USE-PERMIT RE-SUBMITTAL
	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	A-121 EXISTING ELEVATIONS.DWG
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SHEET TITLE  
EXISTING ELEVATIONS

A-121  
SHEET - OF -



HIGHWAY 128 RUTHERFORD ROAD

PROPOSED SITE SIGNAGE, SEE 1,2/A-203

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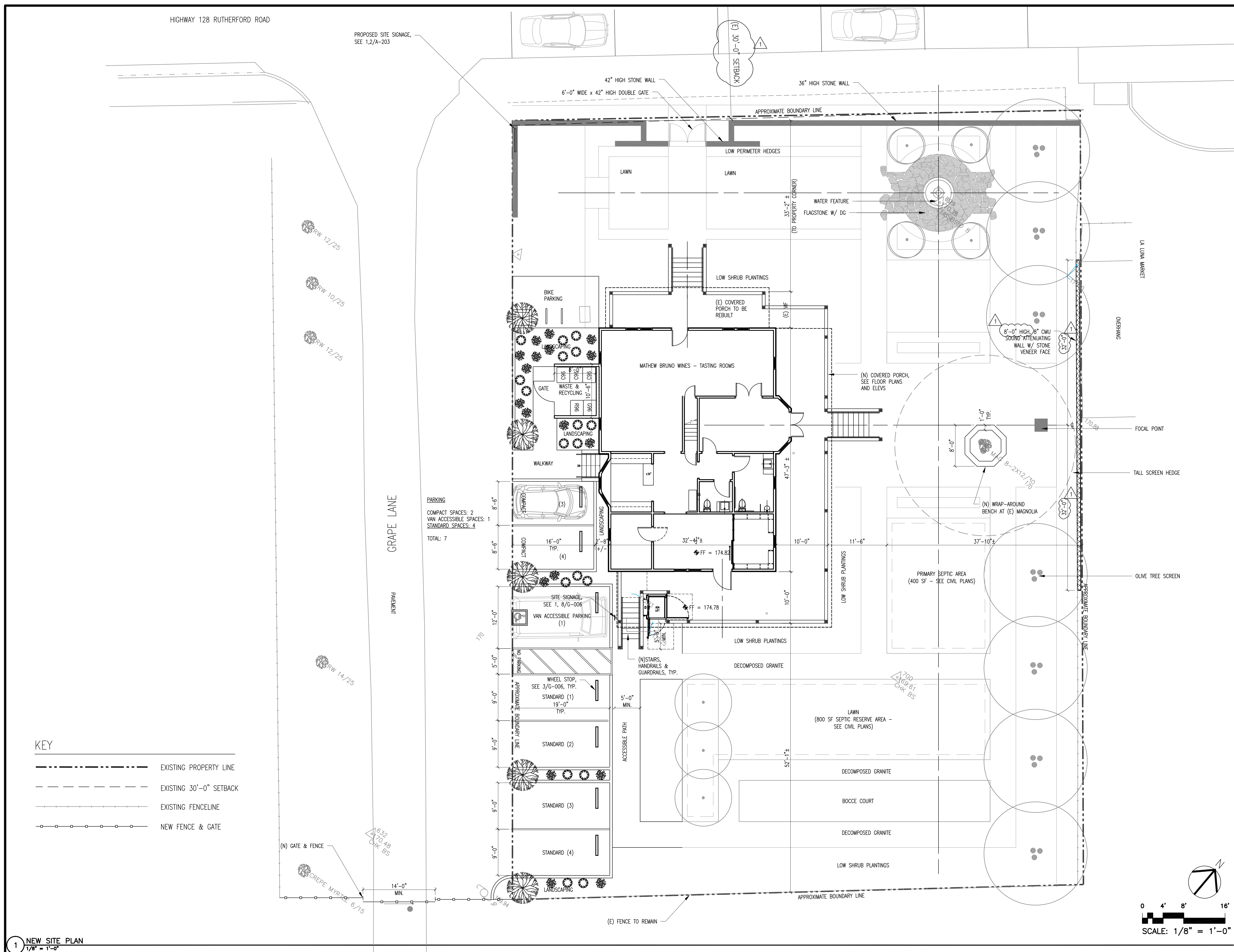
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1151 RUTHERFORD ROAD NAPA, CALIFORNIA 94558

OWNER

MATHEW BRUNO P.O. BOX 549 RUTHERFORD, California 94573



### KEY

- EXISTING PROPERTY LINE
- EXISTING 30'-0" SETBACK
- EXISTING FENCELINE
- NEW FENCE & GATE

PARKING  
 COMPACT SPACES: 2  
 VAN ACCESSIBLE SPACES: 1  
 STANDARD SPACES: 4  
 TOTAL: 7

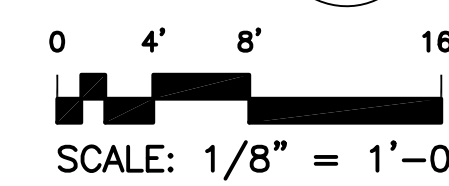
(N) GATE & FENCE

638 10-18 CHW BS

14'-0" MIN.

CREPE MYRTLE 6/15

(E) FENCE TO REMAIN



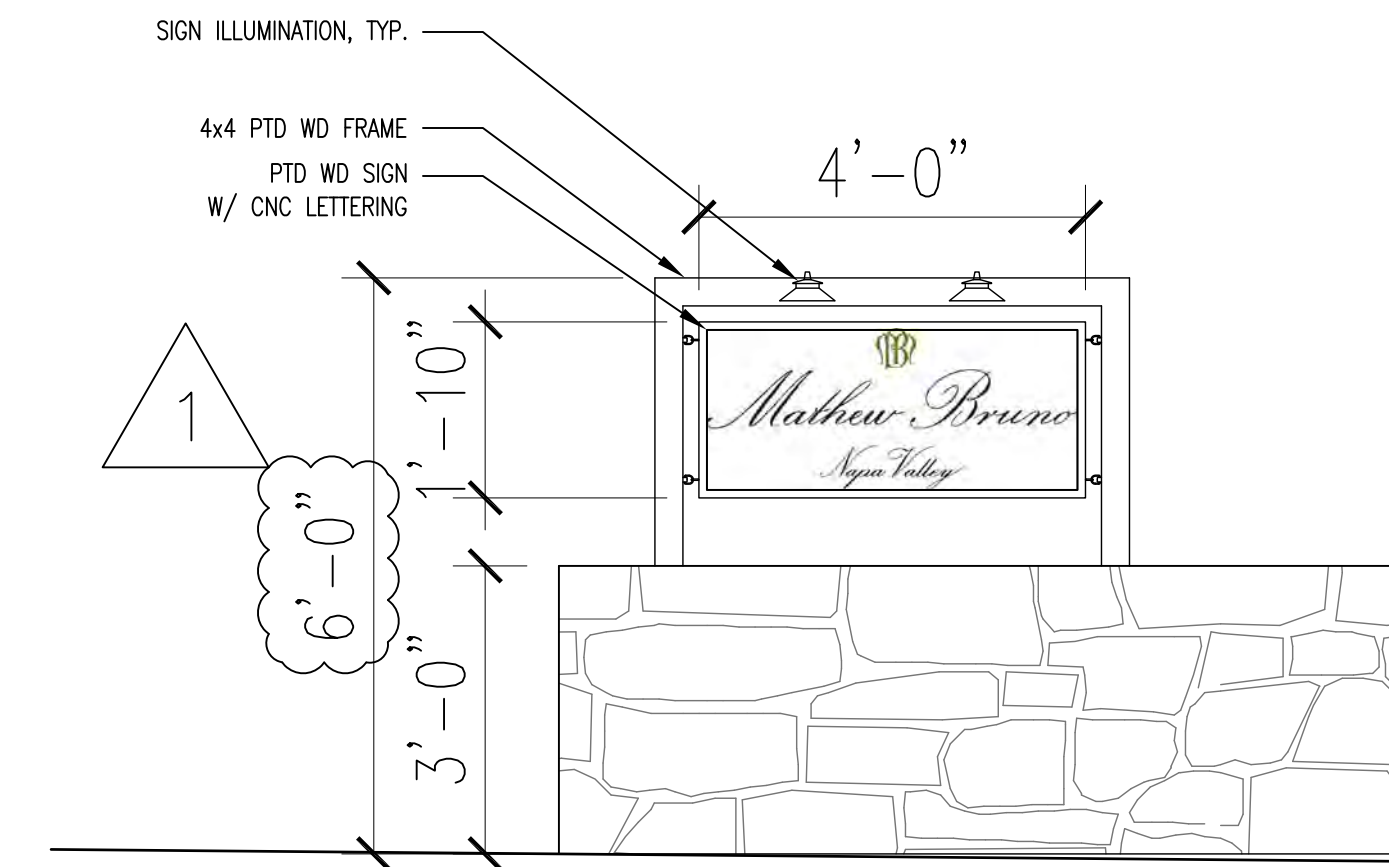
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PROJECT NO:	1729
CAD DWG FILE:	A-200 NEW SITE PLAN.DWG
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SHEET TITLE  
**NEW SITE PLAN**

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P.O. BOX 549  
RUTHERFORD, California 94573



2 SIGNAGE DETAIL  
1/2" = 1'-0"



1 SITE WEST ELEVATION  
3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"

MARK	DATE	DESCRIPTION
05.31.18		USE-PERMIT RE-SUBMITTAL
11.08.17		USE PERMIT SUBMITTAL

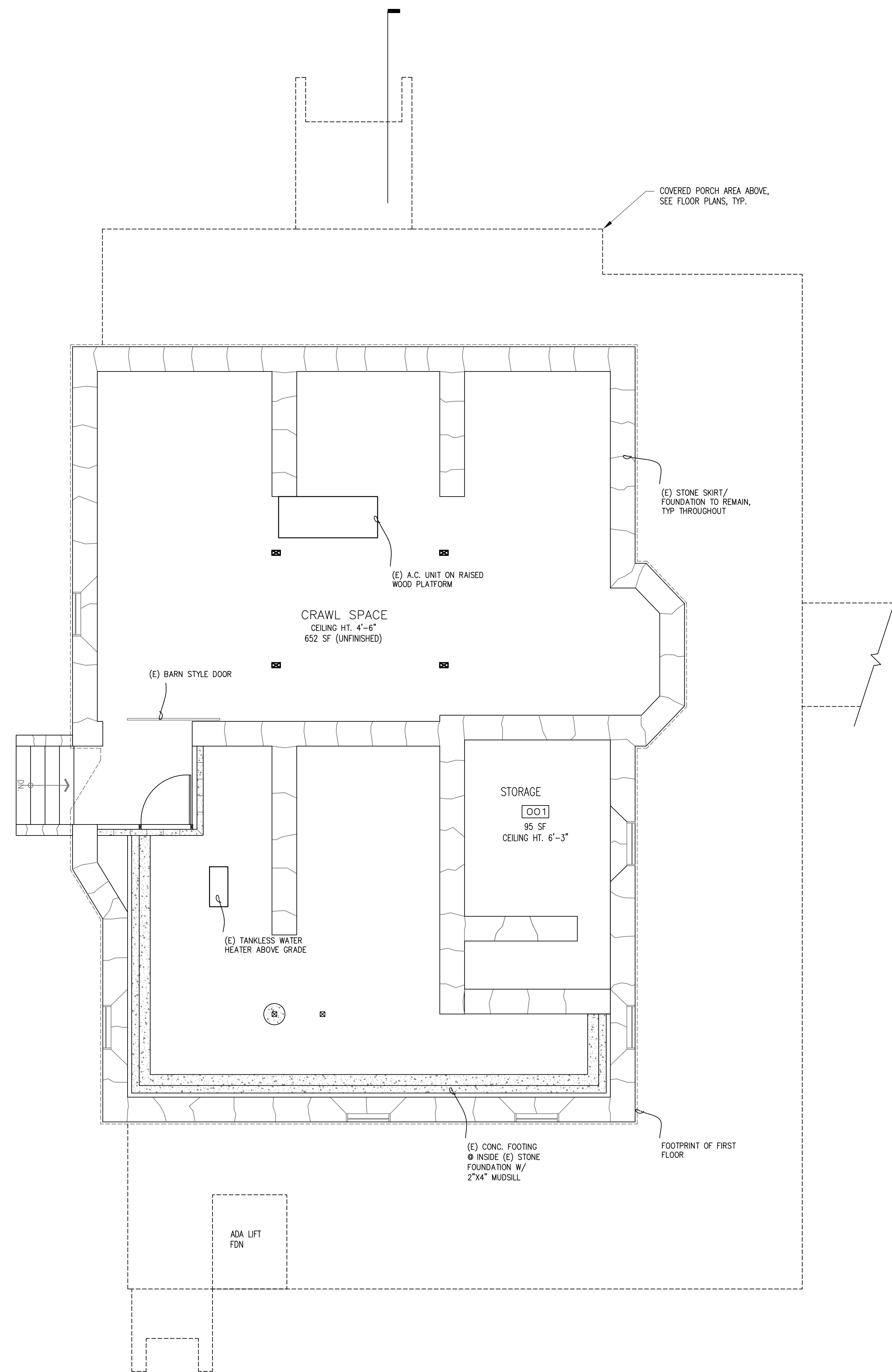
PROJECT NO:	1729
CAD DWG FILE:	A-202 PROPOSED SITE SIGNAGE.DWG
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SHEET TITLE  
PROPOSED SITE SIGNAGE

A-202  
SHEET - OF -

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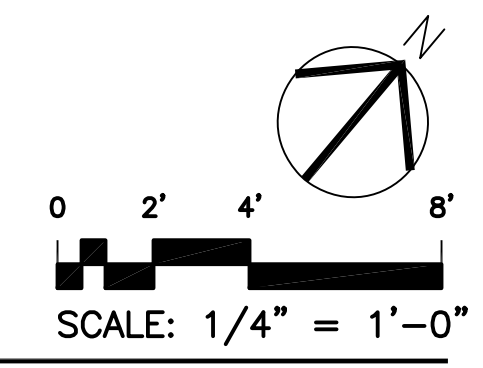


MARK	DATE	DESCRIPTION
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11.08.17		USE PERMIT SUBMITTAL

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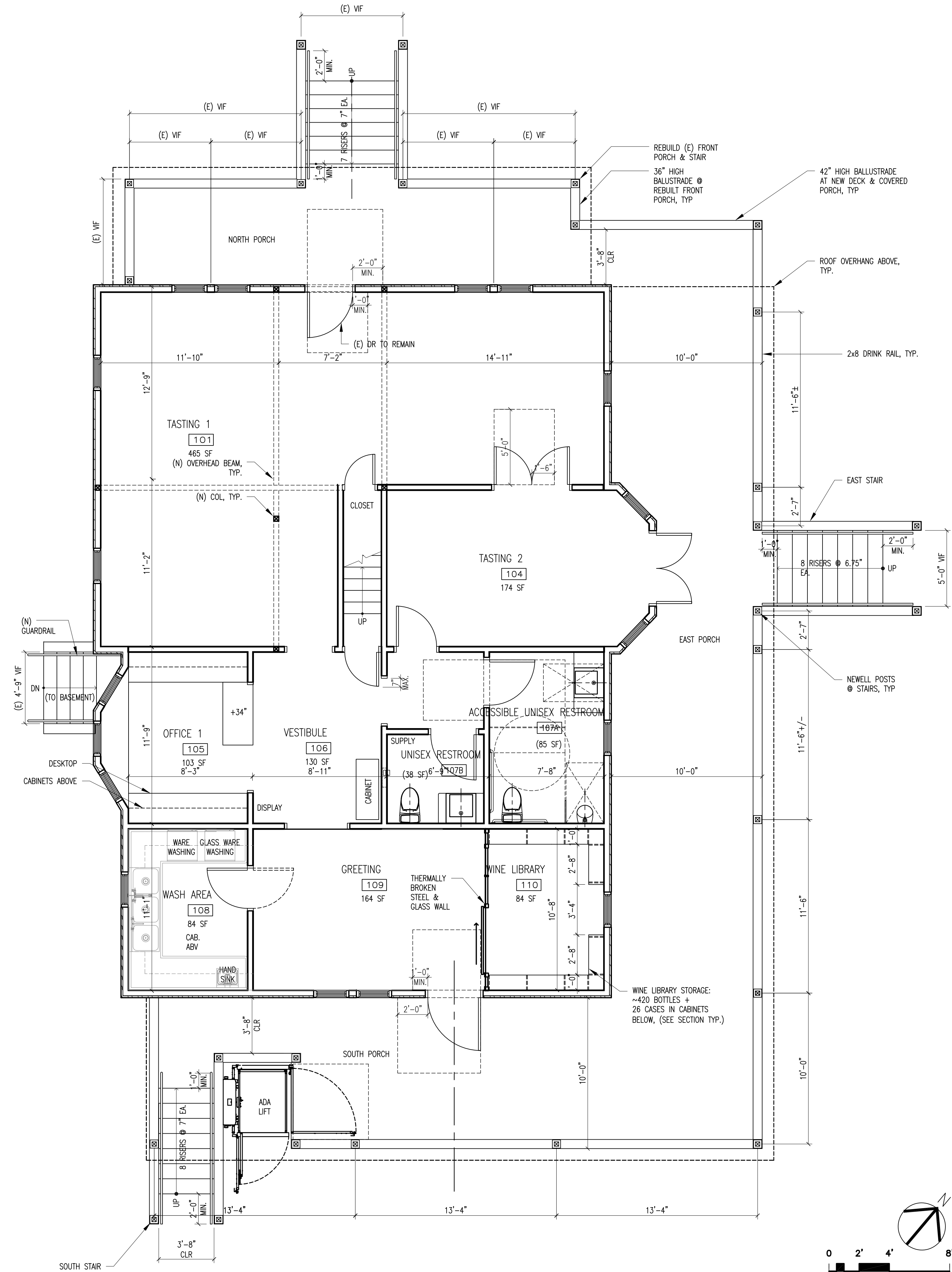
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**NEW BASEMENT PLAN**

A-210  
SHEET - OF -

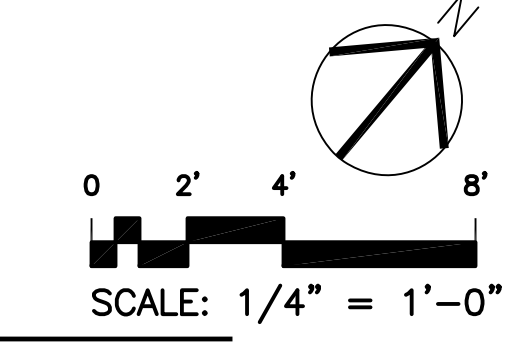


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RUTHERFORD, California 94573



1 NEW FIRST FLOOR PLAN  
1/4" = 1'-0"



MARK	DATE	DESCRIPTION
05.31.18		USE-PERMIT RE-SUBMITTAL
11.08.17		USE PERMIT SUBMITTAL

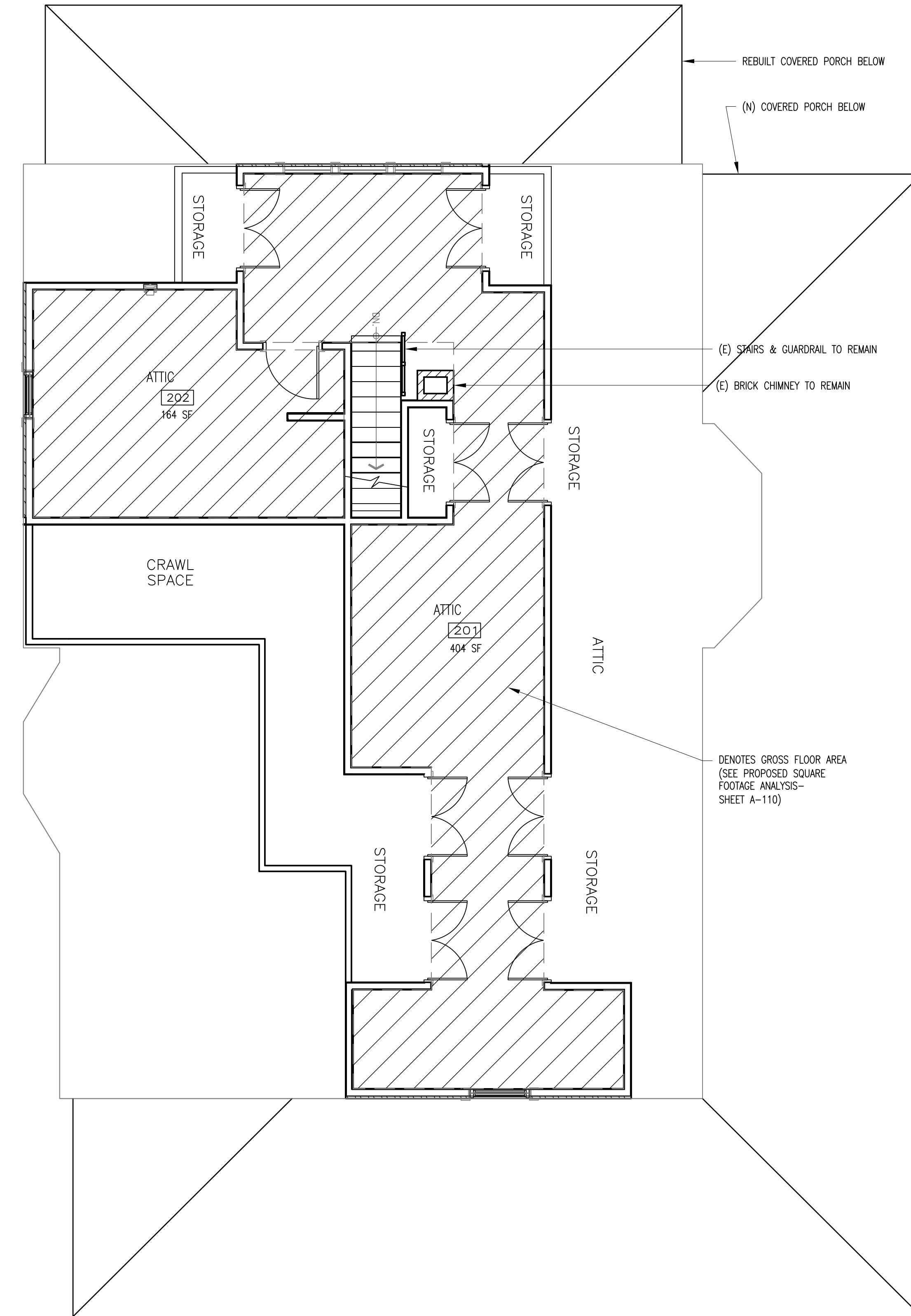
PROJECT NO:	1729
CAD DWG FILE:	A-211 NEW FIRST FLOOR & BASEMENT PLANDWG
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SHEET TITLE  
**NEW FIRST FLOOR PLAN**

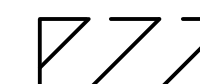


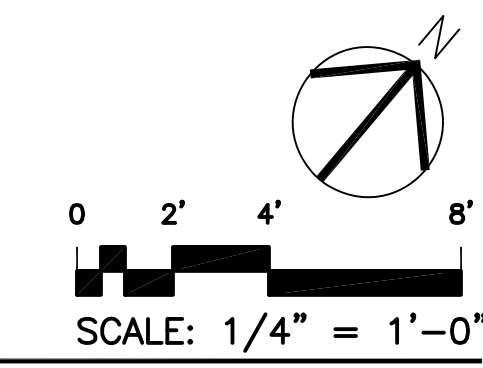
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**LEGEND**

 GROSS FLOOR AREA, SEE SQUARE FOOTAGE ANALYSIS, SHEET A-110



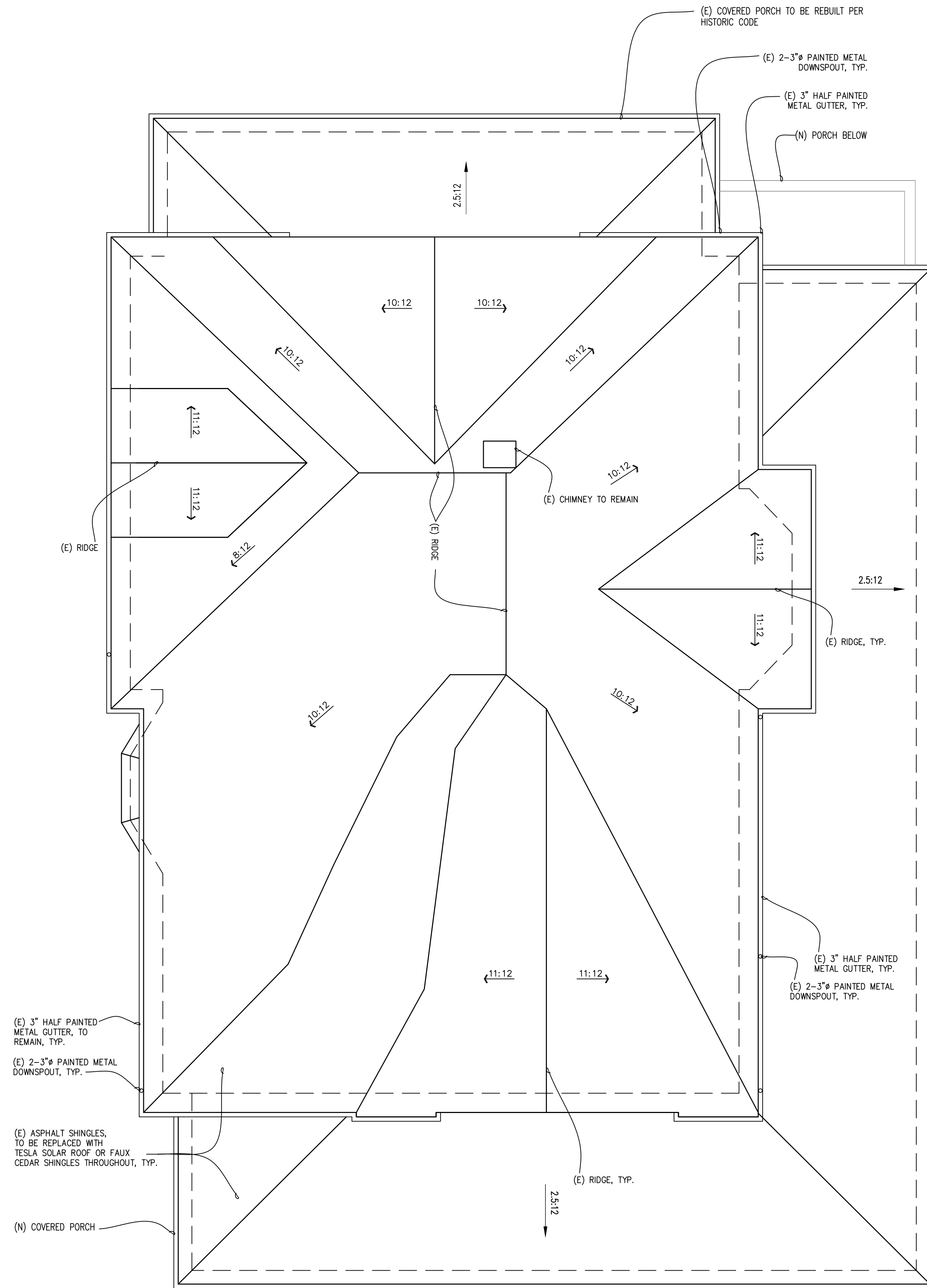
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PROJECT NO:	1729
CAD DWG FILE:	A-212 NEW SECOND FLOOR PLANDWG
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SHEET TITLE  
**NEW SECOND FLOOR PLAN**

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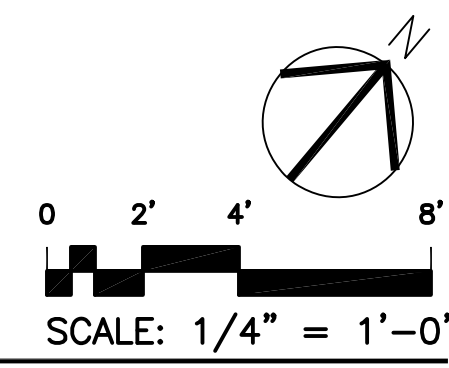
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	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	1729-A-213 NEW ROOF PLAN.DWG
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SHEET TITLE  
**NEW ROOF PLAN**

A-213  
SHEET - OF -

1 NEW ROOF PLAN  
1/8" = 1'-0"

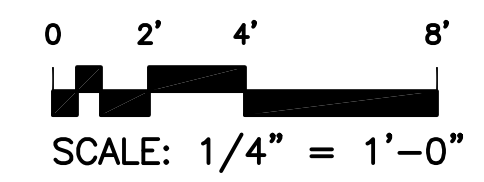
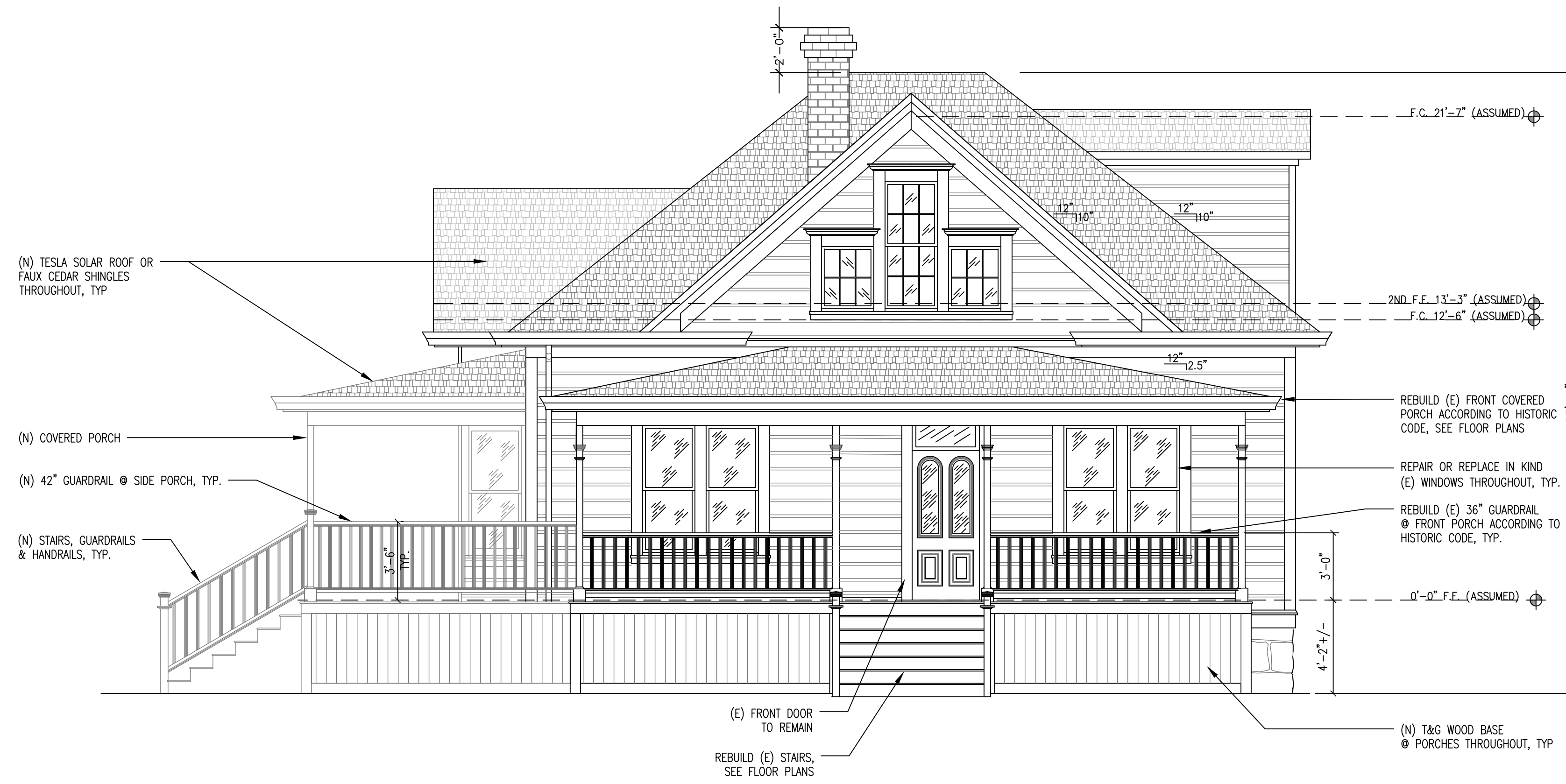


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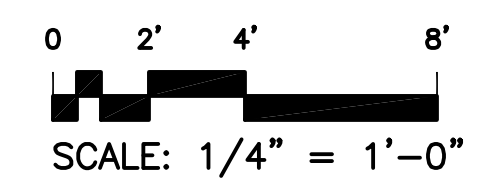
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MATHEW BRUNO  
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1 NEW NORTH ELEVATION  
1/4" = 1'-0"



2 NEW EAST ELEVATION  
1/4" = 1'-0"

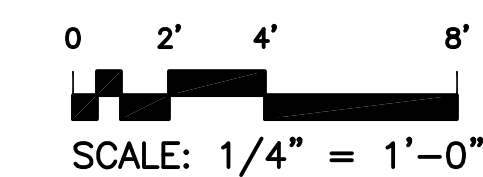
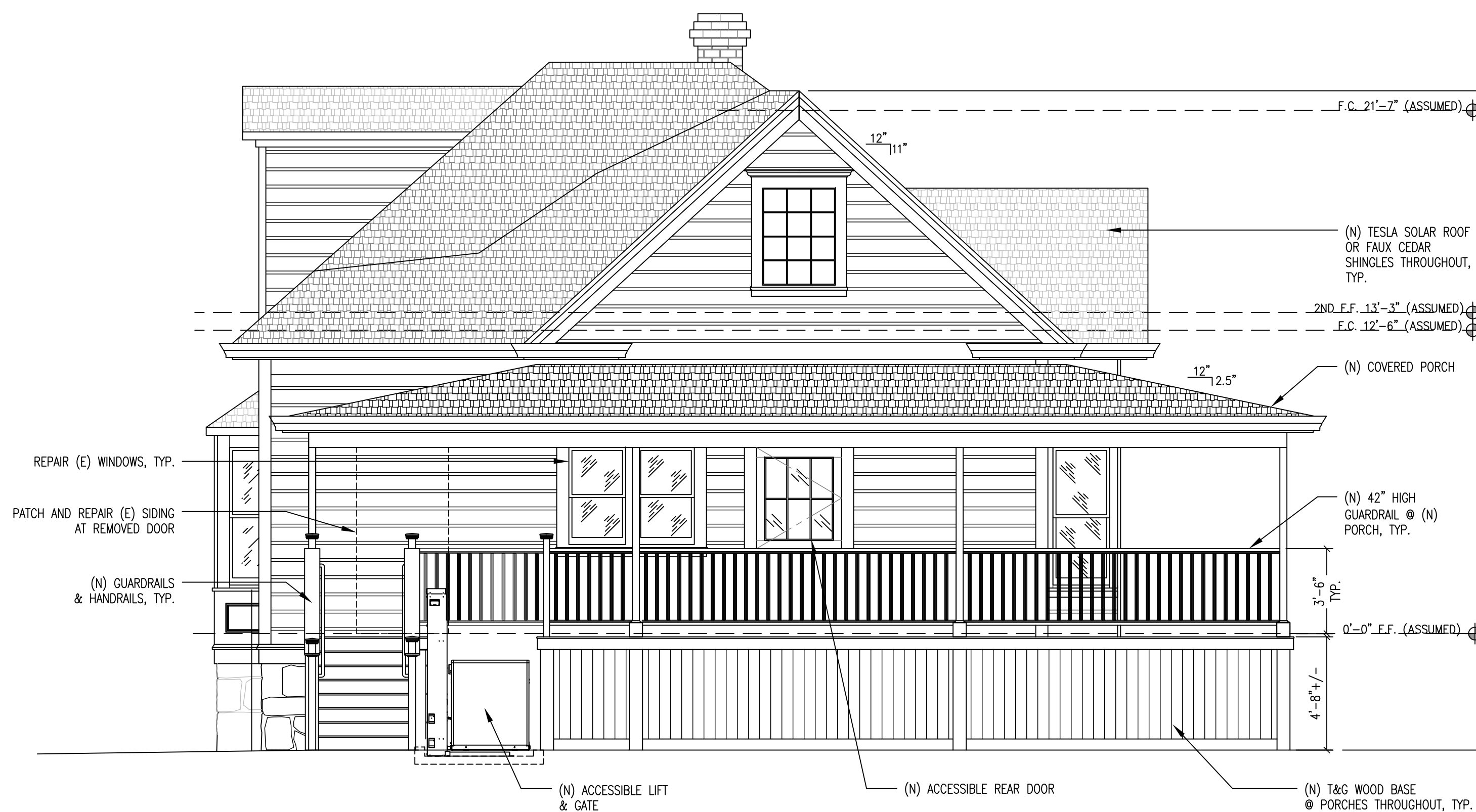
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	05.31.18	USE - PERMIT RE-SUBMITTAL
	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	A-220 NEW ELEVATIONS.DWG
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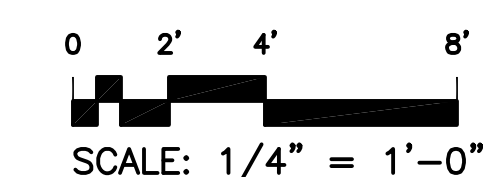
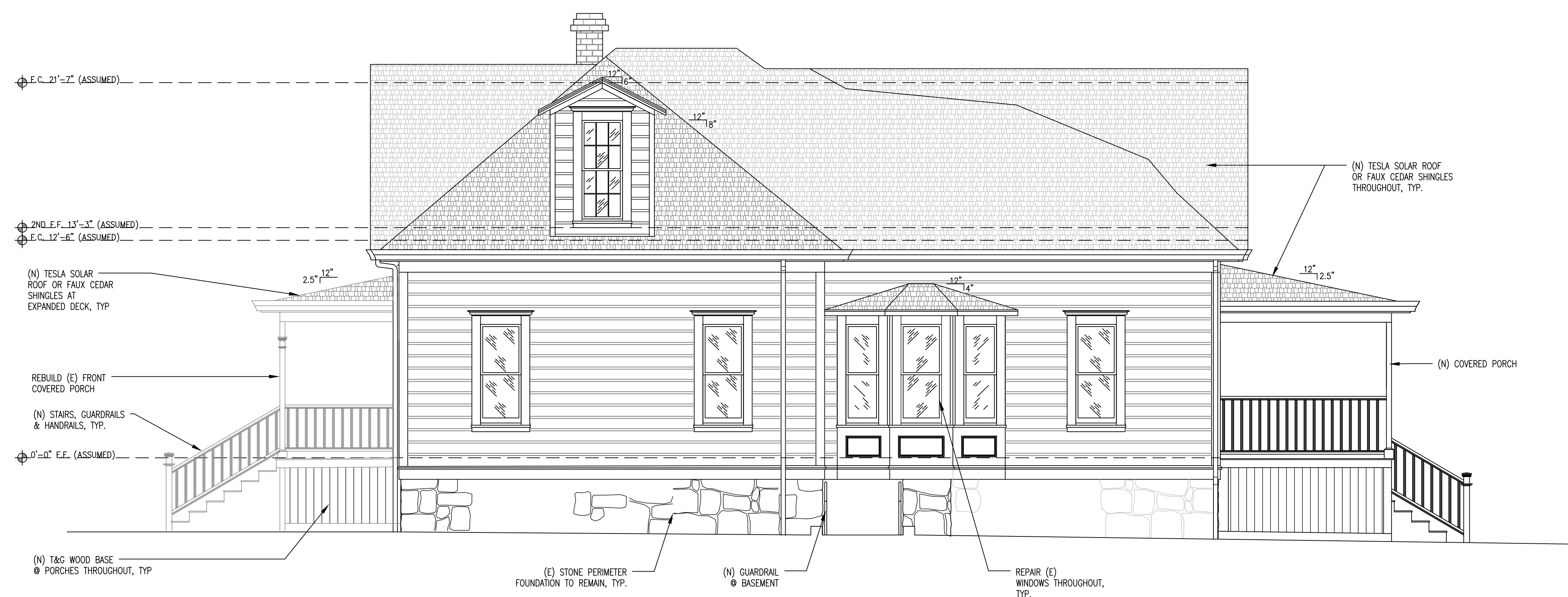
SHEET TITLE  
**NEW ELEVATIONS**

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NAPA, CALIFORNIA 94558  
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RUTHERFORD, California 94573



1 NEW SOUTH ELEVATION  
1/4" = 1'-0"



2 NEW WEST ELEVATION  
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
05.31.18		USE - PERMIT RE-SUBMITTAL
11.08.17		USE - PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	A-221 NEW ELEVATIONS.DWG
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SHEET TITLE  
NEW ELEVATIONS



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