

**Update:
Historic Resource Report
16 December 2013**

**Seismic Strengthening and Alterations
Louis M. Martini Winery
254 St. Helena Highway
St. Helena, CA 94574
APN 030-020-001**

Description, significance and evaluation:

Plans for seismic strengthening and alterations to the Louis M. Martini Winery were reviewed in May, 2010. A summary of historical information from that report includes the following:

The Louis M. Martini Winery is a large concrete and hollow clay tile structure built in 1933 as the first post-prohibition licensed winery in California. Louis Martini arrived in America in 1899 and in 1906 began making wine with his father in San Francisco. Between 1911 and 1918 Martini Wines were produced in Pleasanton. During prohibition, Martini produced sacramental wines and grape concentrate for home winemakers. This main winery building is constructed of concrete columns and structural system, with a double wythe hollow clay tile exterior wall system. Although it has a concrete roof support system, the sidewalls are unreinforced masonry. The building is capped with a hipped roof with gable on hip ventilation cupolas and hidden flat roof mechanical space. Seismic strengthening of this building is planned, and the interior wythe of hollow clay tile will be removed.

A non-historic office and tasting room addition on the south and west sides of the main building obscure part of the original winery. This addition, circa 1970, is planned to be demolished. A small, detached hospitality building is planned for the west side of the site in the space now occupied by a parking lot and lawn.

By 1984 this very large wine production facility comprised of a campus of buildings was operating with a Napa County Use Permit. The historic buildings on the site include the Monte Rosso Building and the winery expansion and crush pad areas dating from 1940. The Monte Rosso Building is a bowstring truss, concrete column and hollow clay tile building reflecting some of the design features of the original main winery building. Also historic is the fermentation building which was built in 1956. This building features a bowstring truss roof and partial side walls.

Non-historic buildings include the Skoda Building, a concrete gable roofed building from about 1964. Other non-historic buildings are the large production building added to the site in 1972 and expanded in 1980. An addition is planned adjacent to the non-historic production building and a new maintenance building is planned on the north side of the site past the tank farm and adjacent to the proposed employee parking lot.

... Although altered by tasting room and office additions on the west and south, the main building **retains integrity of location, design, materials, workmanship, feeling and**

association. The non-historic additions will be removed, restoring the exterior appearance of the main building.

The site retains integrity of the historical setting exemplifying a high volume winery production facility. The property does retain **integrity of location, design, feeling and association.**

Other historical buildings on site, including the Monte Rosso and fermentation buildings also retain integrity of **location, design, materials, workmanship, feeling and association.**

Secretary of the Interior's Compliance:

In addition to the work outlined in the previous report and documents, the Owners propose to restore the circa 1950 sign on the main building. Good pictorial and documentary evidence of the historic sign remain. A photograph from the 1950's accompanies this report. According to **The Secretary of the Interior's Standards and Guidelines for Restoring Historic Buildings:**

... the expressed goal of the **Standards for Restoration and Guidelines for Restoring Historic Buildings** is to make the building appear as it did at a particular--and most significant--time in its history.

... the scope of work in **Restoration** can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

In **Restoration**, repair may also include the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of existing features when there are surviving prototypes to use as a model. Examples could include terra-cotta brackets, wood balusters, or cast iron fencing.

Most **Restoration** projects involve re-creating features that were significant to the building at a particular time, but are now missing. Examples could include a stone balustrade, a porch, or cast iron storefront. Each missing feature should be substantiated by documentary and physical evidence.

Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in **Restoration** because, as emphasized, the goal of this treatment is to replicate the "appearance" of the historic building at a particular time, not to retain and preserve all historic materials as they have evolved over time.

Conclusions:

By using historic photographs to restore the historic sign on the Louis M. Martini Winery, work in the proposed project meets the Secretary of the Interior's Standards.

Sources:

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
6. Interview with Michael Martini, June 6, 2009.
7. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
8. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.

Report by:

A handwritten signature in cursive script, appearing to read 'Juliana Inman', with a long horizontal flourish extending to the right.

Juliana Inman Architect
California Architect, license #C14760

**Historic Resource Report
And CEQA Findings**

**Seismic Strengthening and Alterations
Louis M. Martini Winery
254 St. Helena Highway
St. Helena, CA 94574
APN 030-020-001**

Description, significance and evaluation:

This reviewer has reviewed plans for seismic strengthening and alterations to the historic Louis M. Martini Winery prepared by Backen Gillam Architects and dated February 2, 2010. Earlier schematic plans were also reviewed in 2009. Photographs from two site visits also accompany this report as Exhibit A.

The Louis M. Martini Winery is a large concrete and hollow clay tile structure built in 1933 as the first post-prohibition licensed winery in California. Louis Martini arrived in America in 1899 and in 1906 began making wine with his father in San Francisco. Between 1911 and 1918 Martini Wines were produced in Pleasanton. During prohibition, Martini produced sacramental wines and grape concentrate for home winemakers. This main winery building is constructed of concrete columns and structural system, with a double wythe hollow clay tile exterior wall system. Although it has a concrete roof support system, the sidewalls are unreinforced masonry. The building is capped with a hipped roof with gable on hip ventilation cupolas and hidden flat roof mechanical space. Seismic strengthening of this building is planned, and the interior wythe of hollow clay tile will be removed.

A non-historic office and tasting room addition on the south and west sides of the main building obscure part of the original winery. This addition, circa 1970, is planned to be demolished. A small, detached hospitality building is planned for the west side of the site in the space now occupied by a parking lot and lawn.

By 1984 this very large wine production facility comprised of a campus of buildings was operating with a Napa County Use Permit. The historic buildings on the site include the Monte Rosso Building and the winery expansion and crush pad areas dating from 1940. The Monte Rosso Building is a bowstring truss, concrete column and hollow clay tile building reflecting some of the design features of the original main winery building. Also historic is the fermentation building which was built in 1956. This building features a bowstring truss roof and partial side walls.

Non-historic buildings include the Skoda Building, a concrete gable roofed building from about 1964. Other non-historic buildings are the large production building added to the site in 1972 and expanded in 1980. An addition is planned adjacent to the non-historic production building and a new maintenance building is planned on the north side of the site past the tank farm and adjacent to the proposed employee parking lot.

California Environmental Quality Act (CEQA) analysis:

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

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

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

Although altered by tasting room and office additions on the west and south, the main building **retains integrity of location, design, materials, workmanship, feeling and association**. The non-historic additions will be removed, restoring the exterior appearance of the main building.

The site retains integrity of the historical setting exemplifying a high volume winery production facility. The property does retain **integrity of location, design, feeling and association**.

Other historical buildings on site, including the Monte Rosso and fermentation buildings also retain integrity of **location, design, materials, workmanship, feeling and association**.

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

According to current CEQA regulation:

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

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

Secretary of the Interior Review:

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

According to the introduction of these standards:

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

The introduction further states:

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

And the final introductory statement:

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

Analysis:

Work described in the revised drawings conforms to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved:

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

Use will remain unchanged as wine production, offices, wine tasting and hospitality buildings.

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

Removal of the non-historic tasting room and office additions will restore the historic appearance of the south west portion of the building. The greatest alteration of the appearance of the main building is the removal of clay tiles in two bays of the front elevation for an enlarged tasting room main entrance. Since this change is reversible if adequate stock of the original tiles is retained, this alteration is acceptable.

As a part of the seismic rehabilitation of the unreinforced masonry main winery building, the interior wythe of hollow clay tile will be removed. This removal of historic material is unavoidable. The exterior wythe of hollow clay tile will remain as a fully anchored veneer, so the exterior appearance will be minimally altered.

The Monte Rosso Building will also have some alterations and removal of interior hollow clay tile as a part of the seismic rehabilitation of the building. Similar structural systems will be used for both unreinforced masonry buildings.

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

No features from other buildings will be added. No conjectural features are proposed. New construction does not create a false sense of historical development. No inappropriate light fixtures, finishes or materials will be added.

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

Existing alterations that have become part of the historic fabric of the buildings will remain. Non-historic additions to the main winery building will be removed.

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

Distinctive features and finishes will be not be removed. The interior wythe of hollow clay tile exterior walls will be removed for seismic retrofitting of the buildings.

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

No replacement of historic materials is proposed.

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

No sand blasting or chemical treatments are proposed.

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

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

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

The building alterations in this setting hinges on this standard. New construction should be respectful of the historic context, while at the same time avoiding creating a false sense of what is historic on the site. The standards and guidelines allow for a wide range of design options and styles.

In this location the massing, height, and scale of the existing and new door openings are important. The central bay of the existing main winery building has a large sliding wooden door covering the entire bay. This bay and the

adjacent two bays are planned to be opened to create an entry court with recessed glass and steel wall system beyond. There is no attempt to copy the historic building or doors, while using appropriate materials for the new work. Other more minor doors opening to the new western garden area and for egress on the east side of the building are also planned. All proposed doors match the monumental scale of the existing building. Sufficient stock of historic hollow clay tiles should be stored to replace wall areas removed for door openings. Alterations to the walls could then be considered "reversible" alterations.

The proposed additions and alterations are differentiated from the original and are contemporary in style. According to the Guidelines, "...additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource." The Guidelines further recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

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

New openings in the building are reversible changes as the structural columns will remain and adequate supply of existing hollow clay tile should be retained on site for repairs and replacement as needed.

Conclusions:

Work in the proposed project meets the Secretary of the Interior's Standards. It is recommended that a large stock of the original hollow clay tiles be salvaged from the interior seismic rehabilitation project and be stored on site for future repair or restoration projects. These salvaged clay tiles should also be used to patch openings in the south and west walls of the main winery building. After evaluation of many alternatives, removal of interior hollow clay tiles is an unavoidable alteration required for the seismic strengthening of the main winery building and the Monte Rosso building.

Sources:

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
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Report by:



Juliana Inman Architect
California Architect, license #C14760

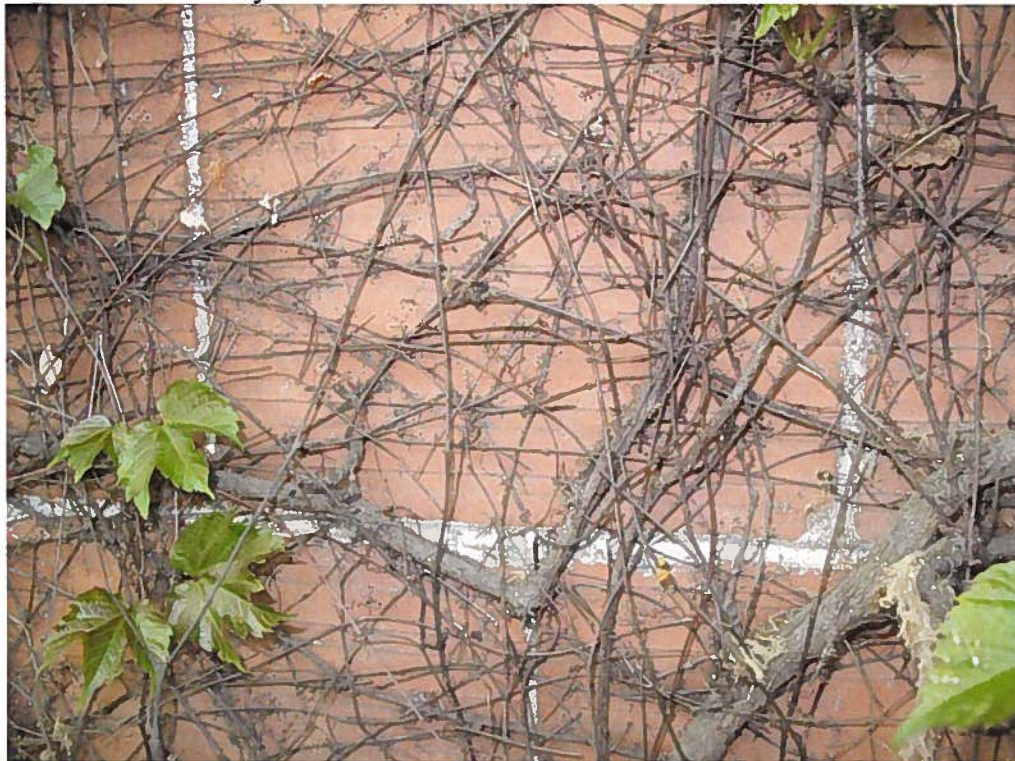
Front (south) elevation:



West elevation:



Exterior hollow clay tile detail:



Tasting room addition to be removed:



East elevation:



Winery addition (north) to remain:



Interior wall finish and shredded bark insulation:



Monte Rosso Building:

