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Historic Review

Juliana Inman
ARCHITECT

7 September 2017

Napa County Planning Department
County Administration Building
1195 Third Street
2nd Floor
Napa, CA 94559

Re: Aloft Winery
Historical Review
Napa, CA

Via email to: Emily.Hedge@countyofnapa.org

Dear Ms. Hedge,

I was requested to review a wood frame cottage on the site of the Aloft Winery project. My understanding is that the drive layout will require removal or demolition of this cottage. The request was to determine if the structure qualifies as an historical resource and whether the structure retains integrity under the California Environmental Quality Act (CEQA) regulations. Below is a discussion of the Standards, "integrity" of the structures, and the California Environmental Quality Act. Due to the poor condition of the structure, I did not conduct further studies. I visited the site on April 21, 2017, and all photos in this report are from that site visit.

The Cottage is a side gable single story wood frame cottage in a forest setting. It appears to have been built as a "summer cabin" or accessory dwelling unit, originally without a kitchen or bathroom. The era of construction is about 1900-1920. The cottage has been modified with screen porch extensions on 3 sides. It is difficult to tell the original extent of the porch, but most likely this front elevation had a full width porch. A kitchen and bathroom were eventually added, with varying kinds and styles of siding used. Rock infill was added under the pier and post foundation to prevent vermin from entering the structure. The cottage is in poor to very poor condition.



Figure 1. Front elevation of cottage.

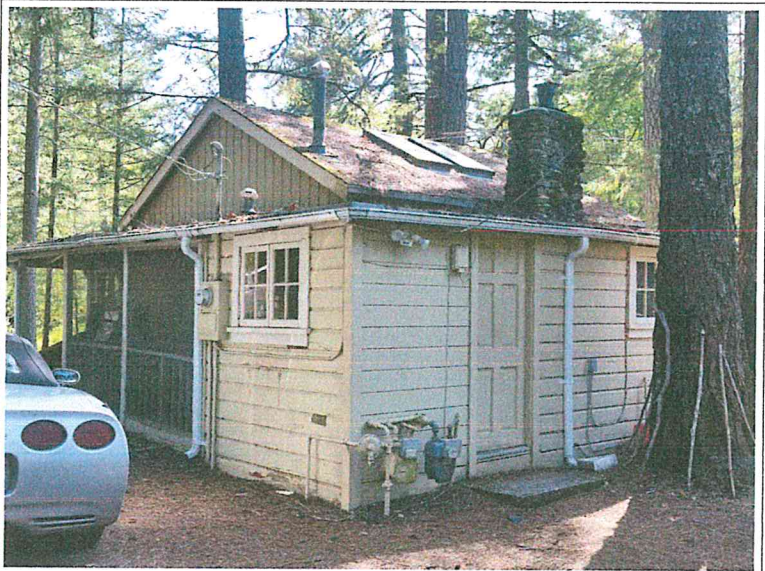


Figure 2. Rear of cottage showing bathroom/kitchen additions.



Figure 3. Screened porch additions and enclosure showing rock infill between the post and pier foundation.



Figure 4. Screened porch roof framing.

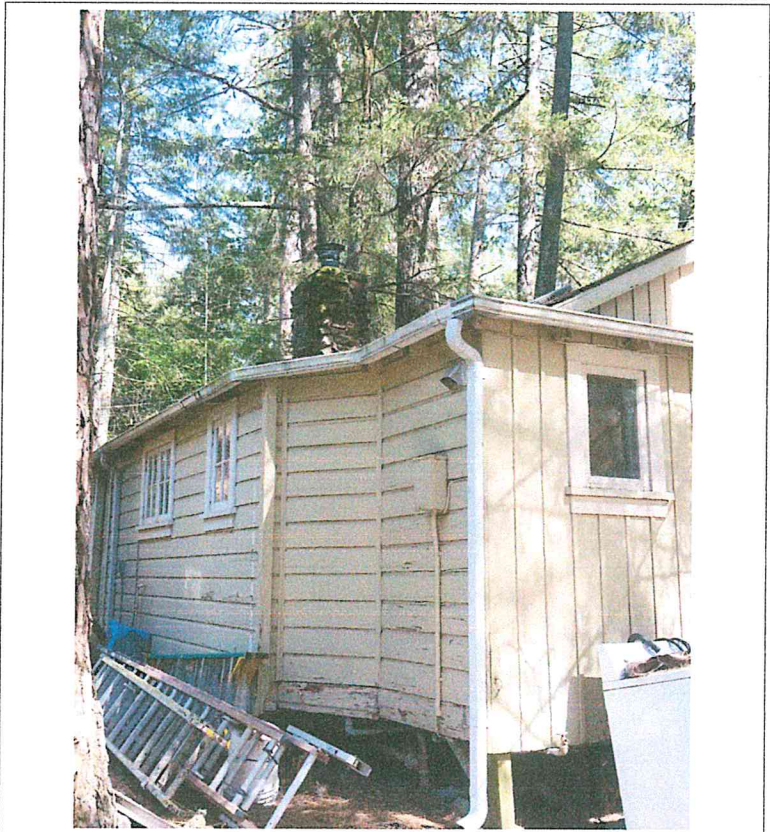


Figure 5. Bathroom additions showing use of different siding.

Significance Criteria

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

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

The importance of a resource is measured in terms of criteria for inclusion on the California Register (Title 14 CCR, §4852) listed below. An important historical resource is one which:

1. Is 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.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance.

The purpose of this evaluation is to determine if the building is historically significant based on the California Register criteria. A resource acquires significance with its association with an important event or pattern of history; through association with an important person; because it represents a particular type, period, region, or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

In addition to meeting at least one of these criteria, eligibility for listing in the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance.

Assessment of Significance

After examining the site, researching the physical evidence on the site, the following conclusions were reached regarding the four California Register criteria:

Criterion 1

In order to be considered important under Criterion 1, the property must be able to convey its importance in events or patterns that are significant in federal, state, or local history. This property is not directly tied to a particular event or pattern of events and does not meet Criterion 1 for inclusion on the California Register.

Criterion 2

This property is not associated with any notable individuals. The property does not meet Criterion 2.

Criterion 3

The architectural significance of the building on the site cannot be met due to the lack of integrity and many alterations to the building. The property does not meet Criterion 3.

Criterion 4

Since Criterion 4 generally applies to archaeological resources or to resources that provide information about construction details that cannot be obtained in other ways, this property does not meet Criterion 4.

Assessment of Integrity

California Environmental Quality Act (CEQA):

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 cottage on this site retains integrity of **location and setting**. Due to the large number and kind of alterations, and the poor condition of remaining materials, the structure no longer retains integrity of **materials, design, workmanship, feeling and association**.

Discussion

1. Location: The cottage is in its original location.
2. Design: The existing building does not retain integrity due to many alterations including addition of screened porches, addition of bathroom and kitchen, siding changes, addition of rock infill at the foundation.
3. Setting: The setting in a small farm/forested setting retains integrity.
4. Materials: The building has been festooned with additions, porches and siding changes, covering and removing original material and adding inappropriate additions.
5. Workmanship: Due to the loss of original materials and their construction methods, integrity of workmanship on the original is lost.
6. Feeling: The overall form of the original cottage has been obscured.
7. Association: The association of the buildings with a small farm setting has been severed.

The building does not retain integrity of material, design, workmanship, feeling or association.

Overall the structure does not retain integrity.

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 Archaeological 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 Standards:

Since this is not a qualified historic resource, it is recommended that The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings should not be applied to this site.

Conclusions:

This is not a qualified historic resource, and recording it and placing it on the historic resources inventory is not recommended.

Regards,

A handwritten signature in cursive script, appearing to read "Juliana Inman".

Juliana Inman Architect #C14760
CHRIS listed