



ATTACHMENT 10

March 6, 2017

Napa County Landmarks, Inc.
Attn: Ernest Schlobohm
1754 Second St., Ste. E
Napa

Escrow No.: 00140654-LF
Property Address: 1351 Second Street, Napa, CA
Seller: The United States Postal Service
Buyer: William R. Keller and Dorothy C. Keller,
as Trustees of The Bill and Dottie Keller Revocable Trust dated October 10, 2000

We are pleased to inform you that the above referenced transaction has been closed. We enclose herewith the following documentation:

One original executed Preservation Covenant

We appreciate having had the opportunity to handle your transaction, and will be glad to assist you at any time in the future.

Very truly yours,

First American Title Company of Napa

Laura Blessing
Senior Escrow Officer

PRESERVATION COVENANT

In consideration of the conveyance by Quitclaim Deed from the United States Postal Service (the "Grantor") to William R. Keller and Dorothy C. Keller, as Trustees of the Bill and Dottie Keller Revocable Trust dated October 10, 2000 (the "Grantee") of certain real property located at 1351 Second Street in the City of Napa, County of Napa, State of California (the "Property"), the legal description of which is

Lots Numbers One (1) and Three (3) in Block Number Twenty-seven (27), as the same are laid down and delineated upon a certain map entitled "Plan of Napa City", recorded November 28, 1853 in Volume B of Deeds, at page 433, in the Recorder's Office of said Napa County (APN: 003-208-001),

The Grantee, on behalf of itself, its successors and assigns, in respect of the improvements constituting part of the Property that are commonly known as the Napa Franklin Post Office Station (the "Property"), hereby agrees with and covenants to NAPA COUNTY LANDMARKS, INC., a non-profit corporation organized and operating under the laws of the State of California, having an office at 1754 Second Street, Suite E, Napa, California, 94559, (the "Covenant Holder") as follows:

1. Grantee shall apply to the City of Napa for approval of a Design Review permit (and other approvals as Grantee deems necessary) ("City Approvals") for the rehabilitation of the Property to as good or better than its condition prior to the earthquake damage that occurred on August 24, 2014, consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) (the "Standards"), within nine (9) months after transfer of title to the Property to Grantee from Grantor. Grantee shall apply for buildings permits from the City of Napa for the Property consistent with the City Approvals within nine (9) months of receiving the City Approvals. Grantee shall initiate construction, defined, at a minimum, as a call for inspection, to return the Property to a condition consistent with the City Approvals, within a period of six (6) months after the City of Napa issues a building permit for the Property consistent with the City Approvals. Grantee shall complete rehabilitation of the Property within a period of twenty-four (24) months after the start of construction, or under a schedule as modified under the terms of paragraph 16 of this Preservation Covenant. The foregoing periods shall be extended by the period of any delay caused by "force majeure," meaning an event such as, but not limited to, fire, earthquake, flood, explosion or other casualty; labor disturbance; unavoidable accident; riot, insurrection, civil disturbance, act of public enemy, embargo or war; inclement weather or other act of God; inability to obtain labor, materials or supplies; governmental regulations, restriction or prohibition or other action or inaction by any governmental authority; or any other cause beyond the reasonable control of Grantee.

2. Grantee shall at all times preserve, maintain, rehabilitate and/or restore the significant historic character defining features of the Property specified in paragraph 4 (the "significant Historic Character Defining Features") consistent with the Standards, as may be modified from time to time, and in accordance with the recommended approaches of the Secretary of the Interior's Standards and Guidelines, in order to preserve the physical integrity of those significant Historic Character Defining Features of the Property. The Grantee and Covenant Holder understand and recognize that in order to preserve, maintain, rehabilitate and/or restore the significant Historic Character Defining Features of the Property, Grantee will develop an adaptive reuse of the Property which will include alterations and additions to Property, including but not limited to side, rear and rooftop additions as allowed by the City Approvals and consistent with the Standards for Rehabilitation.

3. Covenant Holder, which has the willingness, expertise and financial resources to monitor and enforce these preservation conditions, and will use qualified personnel meeting the Secretary of the Interior's Professional Qualifications Standards for oversight to provide consistent application of the Standards and the Secretary of the Interior's Standards and Guidelines, has accepted the responsibility of this Preservation Covenant as its enforcement entity as indicated by its signature below.

4. No construction, alteration, or rehabilitation shall be undertaken or permitted to be undertaken that would affect the significant Historic Character Defining Features of the Property without consultation with, and the express permission of, Covenant Holder or a fully authorized representative thereof. No demolition of the Property may be done without the express approval of the Covenant Holder and the City of Napa, a California Certified Local Government.

In order to document the interior and exterior significant historic Character Defining Features of the Property, reference is made to Exhibit A, which is the 2015 NRHP nomination amendment #85000133 that documents the significant Historic Character Defining Features of the exterior and interior of the Property and its site.

a. The significant Historic Character Defining Features of the exterior of the Property specified in Exhibit A are as follows:

- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams and cows heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door

b. The significant Historic Character Defining Features of the interior of the Property located in the main lobby of the Property specified in Exhibit A are as follows:

- Decorative lobby
- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor
- Marble wainscoting
- Raised bas relief gilt and painted plaster walls and ceiling
- Terracotta panel with geometricized floral pattern at each end of the central frieze

5. Authorized representatives of Covenant Holder shall be permitted at all reasonable times to inspect the Property in order to ascertain if the conditions specified in paragraphs 2 and 4 are being met. The entity requesting the inspection shall provide reasonable advance written notification to Grantee of the date and time that such entity wishes to inspect the Property.

6. In the event of a violation of this Covenant, and in addition to any remedy now or hereafter provided by law, Covenant Holder may, following reasonable notice to Grantee, institute suit to enjoin the violation or to require the restoration of the significant Historic Character Defining Features of the Property.

7. This covenant is binding on Grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by Grantee verbatim or by express reference in any deed or other legal instrument by which Grantee divests itself of any interest in the Property or any part thereof.

8. The failure of any person or entity permitted by the terms hereof to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.

9. This covenant shall be a binding servitude upon the Property and shall be deemed to run with the land.

10. Execution of this Preservation Covenant by Grantee shall constitute conclusive evidence that the Grantee agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth. This Preservation Covenant shall be self-executing and thus the failure by Covenant Holder to execute this Preservation Covenant shall not impair its effectiveness or impeded its enforcement against Grantee.

11. This Preservation Covenant permits the Grantee to respond to an emergency as required by law, or as directed by governmental authorities, or as necessary to protect persons and property, without violation of the Preservation Covenant. In the event Grantee proposes an emergency action as an essential and immediate response to a disaster, emergency or other immediate threat to life or property, Grantee shall notify Covenant Holder of such actions as promptly as is reasonably feasible.

12. If Grantee or Covenant Holder determines that the terms of this Preservation Covenant cannot or will not be carried out for reasons of disaster, emergency or casualty loss through no fault of the Grantee, that party shall immediately consult to develop an amendment per Paragraph 16, or to extinguish the Preservation Covenant by mutual consent or as a result of a judicial proceeding in a court of competent jurisdiction. Notice of extinguishment shall be publicized within thirty (30) calendar days to the public by publication in a media of general circulation and availability. The amendment or extinguishment will be effective on the date a copy signed by Grantee and Covenant Holder is filed in the appropriate land records against title to the Property.

13. The unenforceability of any term or provision in the Preservation Covenant shall not affect the validity of the remaining sections or portions of the Preservation Covenant.

14. This Preservation Covenant shall take effect at the time and date that the Property is conveyed by Grantor to Grantee no matter when executed.

15. This Preservation Covenant is not subject to expiration under any Marketable Title Act or similar law. Covenant Holder may re-record this Preservation Covenant, at Covenant Holder's expense, from time to time to perpetuate Covenant Holder's rights. The parties expressly acknowledge that no such recording is necessary in order to perpetuate the validity or enforceability of the Preservation Covenant.

16. If circumstances arise under which an amendment to, or modification of this Covenant would be appropriate, Grantee and Covenant Holder may by mutual written agreement jointly amend this Covenant, provided that Covenant Holder will not agree to any amendment that will adversely affect the qualification of this Covenant or the status of Covenant Holder under any applicable laws of the State of California. Any such amendment shall be consistent with the preservation of the significant Historic Character Defining Features of the Property; shall not affect its perpetual duration; shall not

permit any private inurement to any person or entity, other than Grantee its successors and assigns. Any such amendment shall be recorded in the land records of the City of Napa, Napa County, California. Nothing in this paragraph shall require Grantee or Covenant Holder to agree to any amendment.

In Witness Whereof, Grantee and Covenant Holder have set their hands to this Preservation Covenant on the dates shown opposite each signature.

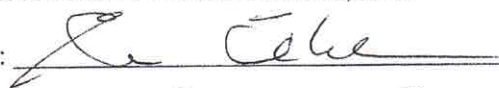
[signature pages follow]

COVENANT HOLDER:

NAPA COUNTY LANDMARKS, INC.

(Date) FEB 23, 2017

By:



Printed Name: ERNEST SCHLOBOHM

Its:

BOARD PRESIDENT

GRANTEE:

William R. Keller

William R. Keller, as Trustee of the Bill and Dottie
Keller Revocable Trust dated October 10, 2000

Dorothy C. Keller

Dorothy C. Keller, as Trustees of the Bill and Dottie
Keller Revocable Trust dated October 10, 2000

(Date) 3-1-17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of NAPAOn FEBRUARY 23, 2017 before me, RUTH APPLEBY, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared ERNEST SCHLOBOHM
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Reservation AgreementDocument Date: 2-23-17Number of Pages: 6Signer(s) Other Than Named Above: WILLIAM R KELLER & DOROTHY KELLER still to sign

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☒ Corporate Officer — Title(s): PRESIDENT☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

ATTACHMENT 10

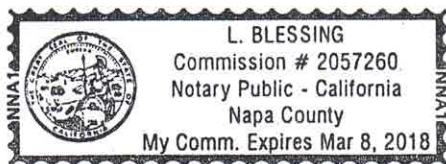
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF NAPA } ss

On March 1, 2017, before me, L. Blessing, Notary Public, personally appeared William R. Keller and Dorothy C. Keller who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

EXHIBIT A

2015 NATIONAL REGISTER OF HISTORIC PLACES NOMINATION AMENDMENT

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Napa Franklin Station

Name of Property

Napa County, California

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage Signature

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local
Applicable National Register Criteria:

A B X C D

Signature of certifying official/Title:

20 MAY 2015

Date

UNITED STATES POSTAL SERVICE

State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets does not meet the National Register criteria.

Signature of commenting official: Carol Roland-Nawi, Ph.D.

Date

State Historic Preservation Officer

California State Office of Historic Preservation

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other (explain):

Signature of the Keeper

Date of Action

Appendix A:
Historic Resource Summary and Project Evaluation

EXHIBIT B

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EXHIBIT B

August 17, 2018

**Napa Franklin Station
1351 Second Street**

**Napa, Napa County, CA 94559-9991 (the "Property") National Register Information System
#85000133 OHP Ref. USPS_2015_0629_001**

Historic Resource Summary and Project Evaluation

INTRODUCTION

This Report addresses historic resource issues associated with a property and project at the above address. Included in this Report is a summary of the subject historical resources, including identification of the specific resource on the project site, the subject project summary and project evaluation. The project evaluation analyzes the project in its regulatory context, including the City's Historic Resource Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation, as required under the California Environmental Quality Act (CEQA). Following the analysis, the Report concludes that, with inclusion of the measures recommended in this report, the project meets the City's Historic Resource Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

This author's qualifications for this evaluation include more than thirty-five years of professional experience in the historical architecture and cultural resources field; qualifications in excess of the Secretary of the Interior's Professional Qualifications Standards in the fields of Historic Architecture and Architecture; listing by the State of California Historical Resources Information System (CHRIS) as a qualified historical architect and historic preservation consultant; a Certificate in Architectural Conservation from UNESCO's International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy; and licensure as a California Architect since 1989. I also have extensive technical rehabilitation and restoration experience, with a specific expertise on large and complex properties and projects, including numerous federal building rehabilitation projects and hotel adaptive reuse projects.

In addition to my qualifications, this evaluation is also based on several recent site visits as well as the review of all previous resource documentation, including:

- NRHP Nomination record, Napa Franklin Station, April 1984
- NRHP Additional Documentation record, Napa Franklin Station, May 2016
- Correspondence re: Section 106 consultation from USPS to SOHP, Feb. 2016
- City of Napa Downtown Historic Design Guidelines
- Historic Resource Design Guidelines
- Design Guidelines for Franklin Station
- Site plan, scale and massing exhibits

PROJECT SUMMARY

The project proposes a General Plan Amendment, Specific Plan Amendment, Certificate of Appropriateness and Zoning Amendments to rezone the Post Office Parcel from DP to DMU/PD (Planned Development Overlay) ("Project"). Concurrently with the zoning amendment applications, Developer submitted to the City a development agreement application for approval of this Agreement. The proposed rezoning and development agreement will allow new additions and related construction on the overall site of the historic building subject to Design Review and a Certificate of Appropriateness.

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The Planned Development Overlay will propose new Historic Standards that are intended to meet the intent and goals of the City of Napa Downtown Historic Design Guidelines, but apply specific requirements related to protection of the building's Significant Historic (i.e., character defining) Features and to the additions and alterations for the adaptive reuse. The PD Historic Standards would replace the recommendations in the Guidelines, which did not contemplate the rehabilitation that is now required to preserve the building after the 2014 earthquake. See attached proposed Guidelines.

The entire structure is in deteriorated condition due to the 2014 South Napa Earthquake. The Franklin Street Station Post Office experienced significant damage as a result of the South Napa Earthquake. The United States Postal Service estimated that the damage to the building would cost \$8 million in repairs to make the building functional again for Post Office purposes.

Directly relative to the historic structure, the Project would allow removal of the damaged shell of the building, retain and rehabilitate its historic front (north) and partial east and west side facades. The proposal also includes what constitutes an addition above and behind, along with related new construction at the west side of the historic structure that wraps around the rear of the overall site to the east side of the block. The Project would allow, with a future Certificate of Appropriateness and subject to detailed compliance with the Secretary of the Interior's Standards for Rehabilitation, the removal of approximately 4/5ths of the structure from the site, leaving the identified historic features of the building front to a depth equal to and inclusive of the depth of the existing interior lobby. The adaptive reuse and rehabilitation would include an addition to the retained portion of the building located behind the structure. The addition would be allowed to be taller than and wider than the resource, up to the City Height limits and property setbacks. The required removal of a significant portion of the structure was not contemplated in the pre-earthquake guidelines.

The proposed project additionally relates to separate historic structures on the subject block and an adjacent block, The Uptown Theatre and the First Presbyterian Church. The existing Historic Guidelines address those structures, which must be met in the future Design Review.

SUMMARY OF HISTORIC RESOURCES

- The Post Office was added to the National Register of Historic Places on January 11, 1985. Because the Franklin Street Station Post Office experienced significant damage as a result of the South Napa Earthquake, in May, 2015, the United States Postal Service in consultation with the California State Historic Preservation Officer submitted to the National Register of Historic Places nomination amendment #85000133, which documents the post-earthquake "Significant Historic Features" of the exterior and interior of the Property.
- The Napa Franklin Station was originally listed on the NRHP in 1985, in part for its strong identification with the use of the Art Deco movement in the WPA Post Offices of the 1930s. It was determined to be significant at the state and local levels under NRHP Criterion C (Design/Construction). Figure 1 is a historic photograph of the building, presumably shortly after its construction.
- The nomination stated that the Napa Franklin Station was considered "unusually well preserved." It retained integrity of location, design, setting, materials, workmanship, feeling, and association. It was described as "an important example of the transition to the Starved Classicism characteristic of federal design in the mid-to-late thirties, and makes plain the debt Starved Classicism owed to Art Deco stylistic concepts." In addition to this broader significance, it was found to possess "considerable aesthetic value in its own right."
- The 1985 nomination detailed the historic building's character defining features and which rendered it eligible for listing on the NHRP. Significant exterior features specified in the 1985 nomination include:

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- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams' and cows' heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door

Significant interior features specified in the 1985 nomination include:

- Decorative post office lobby
 - Original cast bronze drop lights and raised-plaster ceiling
 - Decorative terrazzo floor in lobby
 - Raised bas relief gilt and painted plaster on the ceiling
 - Terracotta panel with geometricized floral pattern at each end of the central frieze
- Additionally, per the NRHP Additional Documentation record, a site visit conducted on January 27, 2015 confirmed that the property had undergone few exterior alterations since the building was listed. United States Postal Service (USPS) maintenance records indicate that the roof was replaced in 2013. The new roof appears to be in-kind and in similar style to the original roof; gates were added to the outside staircases that lead to the basement in 2014. Neither of these alterations compromised the historic character of the property.

A 6.0 earthquake early in the morning on August 24, 2014 caused both interior and exterior damage to the building. The earthquake damaged some of the building's significant decorative features, while leaving others undamaged.

Elements of the property that were seriously damaged in the earthquake include:

- Brickwork
- Plaster walls and ceiling
- Tongue-in-groove wood workroom floor
- Decorative exterior terracotta
- Interior plaster and brickwork, especially at north interior wall of lobby and east and west vestibules
- Windows and damaged sashes including many on the main façade
- Marble wainscoting in the lobby

Some condition problems with terracotta on other portions of the building, (for example the beltcourse on the rear façade), are consistent with weathering rather than earthquake damage.

Elements of the overall design that sustained visibly minor or no damage include:

- Strong identification with Art Deco movement
- Symmetrical façade with projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Terracotta panels in geometric motifs
- Terracotta cornice with decorative rams' and cows' heads and oval shields
- Terracotta "capitals" and window moldings
- Terracotta eagle panels above doors
- Recessed, rectangular fenestration pattern separated by fluted pilasters
- Bas relief gilt plaster lobby ceiling over retail counter space
- Original hanging lobby lamps
- Original brass-framed bulletin boards

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- Original interior layout
- Carved Art Deco wood ornaments over the service counter
- Terrazzo flooring in lobby

The basement level has no public spaces and no historic character defining features.

In addition to elements of the building that are clearly damaged or undamaged, some elements are not visible due to stabilization work on the east and west sides of the lobby's interior, or building materials have fallen away or been removed. Photographs of these areas taken before and during the stabilization work have been included in the 2015 NRHP amendment. These areas include:

- Bronze and milk glass urn-shaped light fixtures adjacent to entryways. Two are undamaged or lightly damaged, but two are covered with plastic sheeting at the time of the field visit and therefore were not visible for inspection.
- Decorative terrazzo floor in much of the lobby appears undamaged, although some sections are not visible due to pallets and building materials that cover them.
- Damaged plaster ceiling on east and west sides of lobby.

The 2015 NRHP amendment determined that the 2014 earthquake damage affected the property's interior historic integrity with regard to the aspect of architectural materials. The materials of the interior at the east and west side lobbies have been severely compromised. Materials such as terracotta, marble, and brick were damaged, broken, and dislodged at the interior ends of the building. The central areas of the lobby's interior have less damage to the historic character defining features than the east and west sides of the building. The identified loss of interior material integrity is insufficient to result in the overall loss of historic integrity. Thus, this amendment determines that the 2014 earthquake damage did not significantly affect the property's exterior architectural integrity of design, workmanship, materials, and location. Consequently, the resource continues to meet NRHP Criterion C because the primary exterior characteristics and qualities which caused it to be originally listed and with which its identified significance is conveyed are still present.

Based on the information in the amendment, the Napa Landmarks and the United States Postal Service, with consultation with the California State Historic Preservation Officer, developed a Preservation Covenant. That document was completed in consultation with Keller prior to the building's sale, and the Preservation Covenant recorded with the quitclaim deed on March 6, 2017. In addition to providing guidance, process and restrictions on the building's rehabilitation, the Preservation Covenant is intended to mitigate impacts to the identified Significant Historic Features of the Historic Building, as it exists after the earthquake and removal of the post office use.

Paragraph 4 of the Preservation Covenant contains the Significant Historic Features of the building as described in the National Register of Historic Places nomination amendment. They are:

The Significant Historic Features of the exterior of the Building:

- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams and cows heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door
- Monolithic windows on the main façade

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The Significant Historic Features of the interior of the Building:

- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor
- Marble wainscoting
- Raised bas relief gilt and painted plaster walls and ceiling
- Terracotta panel with geometricized floral pattern at each end of the central frieze
- Carved Art Deco wood ornaments over the service counter
- Original hanging lobby lamps
- Original brass-framed bulletin boards

In addition, alterations and additions for the proposed reuse are contemplated in the Preservation Covenant, which is contained in Paragraph 2. It provides that the project will develop an adaptive reuse of the Property. In this case, the reuse is the proposed hotel. And, it provides that such reuse will include alterations and additions, including to the side, rear and rooftop.

PROJECT EVALUATION**A. Regulatory Context**

CEQA, as codified in PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the state. CEQA requires lead agencies to determine if a proposed project would have a significant effect on historic resources. Under CEQA, the City of Napa, as Lead Agency, must determine "whether the proposed project results in a substantial adverse change such that the qualities that make the resource significant are impaired or lost".

In conjunction with the Downtown Napa Specific Plan, the City certified an Environmental Impact Report (EIR), which determined that development envisioned in the plan could potentially have a significant impact on the historic resources in downtown. The City of Napa, in the DNSP process, evaluated the impacts of development under the Specific Plan on historic resources in the DSP EIR. Specifically, the EIR discussed the potential for development allowable by the DNSP, such as the Project, to alter the integrity of historic resources through demolition or incompatible new construction. Because of this, the EIR concluded that impacts to historic resources were potentially significant. Based on this, the EIR recommended Mitigation Measure 4.D-1, which states:

The City shall require that any future development under the Specific Plan meets the intent and goals of the City of Napa Downtown Historic Design Guidelines. This includes any project that would alter historic resources or would be constructed adjacent to a historic resource.

The Downtown Napa Historic Resources Design Guidelines direct the project proponent to follow, where feasible, the Secretary of the Interior's *Standards for Rehabilitation*. The purpose of this mitigation measure is to reduce impacts from development projects in the DSP on historic architectural resources to a less-than-significant level, consistent with the requirements of CEQA.

In addition to the General Guidelines, a set of specific guidelines was prepared (U.S. Post Office, Franklin Station, See Guidelines pages 116-117). With respect to additions and related new construction, the current Guidelines additionally recommend:

- That alterations should be minor and should meet the *Standards*;
- That rooftop or horizontal additions are not recommended to preserve the building's iconic massing and horizontality.

These Guidelines were based on information available from 1998 through 2011, published in 2011

EXHIBIT B

and 2012, and adopted in 2012, prior to the earthquake. Because the Guidelines were established prior to the 2014 Earthquake and damage to the building, the PD proposes replacing the Guidelines to allow the adaptive reuse of the damaged building.

B. Proposed Historic Resource Design Guidelines

Following the earthquake, new and better information about the Post Office became available that was not present in the context of the Guidelines. That information includes:

- The significant damage to the building caused by the earthquake.
- The Postal Service planned to demolish the building because it would cost \$8 million to repair quake damage, while it would cost only \$500,000 for demolition.
- The Postal Service would not continue use of the building as a post office.
- The Postal Service would sell the building.
- The 2015 National Register of Historic Places nomination amendment that documents the post-earthquake "Significant Historic Features" of the exterior and interior of the Property that differ from the Guidelines.
- The 2017 Preservation Covenant that contemplates additions and alterations, and provides for protection of the building's identified Significant Historic Features.
- The State Historic Preservation Officer's consultation on and review of the items above.

The proposed PD Historic Standards that would replace the Guidelines include the following:

- Adaptive reuse as a hotel with rooftop, side and rear additions, consistent with the site plan, scale and massing exhibits, is appropriate in order to rehabilitate the earthquake damaged historic resource.
- Retain those Significant Historic Features of the exterior and interior of the building as defined in the Preservation Covenant consistent with the site plan, scale and massing exhibits.
- Incorporation of the Secretary of the Interior *Standards for Rehabilitation* for the rehabilitation of the Significant Historic Features.

C. Standards for Rehabilitation

This effort concludes with evaluation of a proposed project in order to confirm if the proposed work would be in conformance with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties*. As the project will allow the alteration and add to The Franklin Street Station Post Office, the appropriate treatment and evaluation *Standard* is that of *Rehabilitation*, which is defined as follows:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."

As summarized above, the proposed project will adaptively reuse the currently identified significant portions of the historic building along with the addition of rearward, sideward and upward new construction. Rehabilitation treatments specific to the retained historic building are outlined in the current *Historic Resource Design Guidelines* while programmatic guidelines for the related new construction are outlined in the proposed *Design Guidelines for Franklin Station*.

The following lists the ten *Standards for Rehabilitation* and analyzes the proposed alterations and associated project with respect to each.

EXHIBIT B

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.***

The historic structure was historically used as a post office, including commercial and retail postal service uses. Yet, the historic post office has been vacant since 2014 and the postal uses have been abandoned. The proposed new uses associated with the historic structure will be commercial and, specifically, a hotel use, which will include public use areas. Per the PD Historic Standards, the project intent is to:

- Retain and rehabilitate all of the identified, historically significant areas, spaces and features of the historic building;
- Add related new construction behind, alongside and above the historic building and with which to adaptively reuse the property while continuing and reinforcing its identified historic character.

Based on the current sets of guidelines, the identified distinction and distinctive (i.e., character-defining) exterior and interior materials, features, spaces and spatial relationships of the historic building will be minimally changed.

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.***

The identified historic character and characteristics of the property consists of:

Exterior

- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams and cows heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door
- Monolithic windows on the main façade
- Original cast bronze drop lights and raised-plaster ceiling

Interior

- Decorative terrazzo floor
- Marble wainscoting
- Raised bas relief gilt and painted plaster walls and ceiling
- Terracotta panel with geometricized floral pattern at each end of the central frieze
- Carved Art Deco wood ornaments over the service counter
- Original hanging lobby lamps
- Original brass-framed bulletin boards

Relative to the identified extent of the historic building, which consists of the identified exterior and interior forms, features and materials of the building front to a depth equal to and inclusive of the depth of the existing interior lobby, the proposed project will, without exception, retain the historic building's identified character-defining forms, features, materials, and spatial relationships, so will retain and preserve the identified historic character and characteristics of the building and its property.

Further, while the identified historic building consists of its frontward portion, the character-defining cornice extends around the existing central building mass. Though the sideward and

EXHIBIT B

rearward portions of that cornice are not identified as character-defining, they are elements of historic architectural interest so may be additionally recommended for architectural salvage and potential reuse as part of the Project.

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.***

The identified historic building stands on the front portion of the project site. As summarized above, the project will develop the overall site, while retaining and rehabilitating all character-defining forms, elements, and materials of the historic building. Per the project guidelines, proposed new construction is intended to specifically avoid imitation that would result in a contrived appearance or would otherwise detract from or compete with the retained historic building, and conjectural features are to likewise be avoided. Based on this direction, the project will not create any false sense of historical development.

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

The identified character and characteristics of the historic building are original. No subsequent changes are identified as historically significant, so none are identified as character-defining nor are any proposed to be retained and preserved.

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

As discussed under *Standard 2*, the proposed work will retain and rehabilitate all distinctive spaces, materials, features and finishes, along with the construction techniques and craftsmanship embodied therein. Additionally, while the sideward and rearward portions of that cornice are not identified as character-defining, they are elements of historic architectural interest so may be additionally recommended for architectural salvage and potential reuse as part of the Project.

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.***

Per the current guidelines and Preservation Covenant and consistent with the site plan, scale and massing exhibits, the project proposes to rehabilitate the historic building without replacement of historic features and materials – except where missing or severely deteriorated elements preclude repair, then replacement will be based on existing matching examples (as there are no severely damaged or missing features or materials that do not have an existing counterpart).

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.***

The general approach to this work will be to clean, repair and refinish historic elements and materials to restore their architectural and material integrity, and when repair is infeasible to replace severely damaged and missing elements in-kind or with a compatible substitute material (ex: cast ornamentation) based on equivalent existing elements.

EXHIBIT B

Thus, at this programmatic design stage, foreseeable treatments of historic elements and materials include cleaning, patching/repairing, refinishing, and in-kind replacement. Each is an appropriate rehabilitation treatment.

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

No disturbance of archeological resources have been identified and any such is beyond the scope of this historic architectural report.

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 shall 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.***

The proposed work includes:

- Retention and rehabilitation of the identified historic building;
- A new, multi-story addition behind, alongside and above the retained historic building.

At this project stage, the design of future additions and related new construction are programmatic. Yet, based on the site plan, scale and massing exhibits, the placement and design of the addition, specifically where it will stand alongside and above the historic building, is intended to be effectively set back from the retained historic building, with the placement of the addition located behind the plane of the front façade and the retained building volume directly behind the facade. As the guidelines also indicate, additions and new construction must give deference to the historic structure rather than compete with it for attention and interest so that the historic building stands out independent and in the foreground of the addition, with the addition clearly in the background.

Overall, at this juncture, per the guidelines and based on the site plan, scale and massing exhibits, the proposed new additions, exterior alterations and new construction directly associated with the historic building will retain identified, character-defining historic materials, features and spatial relationships. Also per the guidelines, the future design will be independent of and differentiated yet with design characteristics that will complement the historic building in order to protect the present historic architectural integrity.

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.***

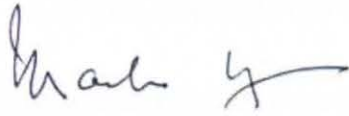
While there is little likelihood that the proposed new addition and any related new construction would be removed in the future, if so, the essential form, elements, materials and spatial relationship of the identified historic building would remain.

D. Conclusions

In conclusion, as demonstrated in the above evaluation and based on the currently proposed project related documentation, at this programmatic design stage, the proposed project meets each of the *Standards for Rehabilitation*. In order to ensure compliance, the specific designs of the exterior alterations, new addition and any related new construction will be fully reviewed for compliance with the *Standards* at the future design review stage, when the effects of the proposed project on adjacent resources will also be fully addressed.

EXHIBIT B

Signed:



Mark Hulbert
Preservation Architect

attached: figs.1-2; background documentation

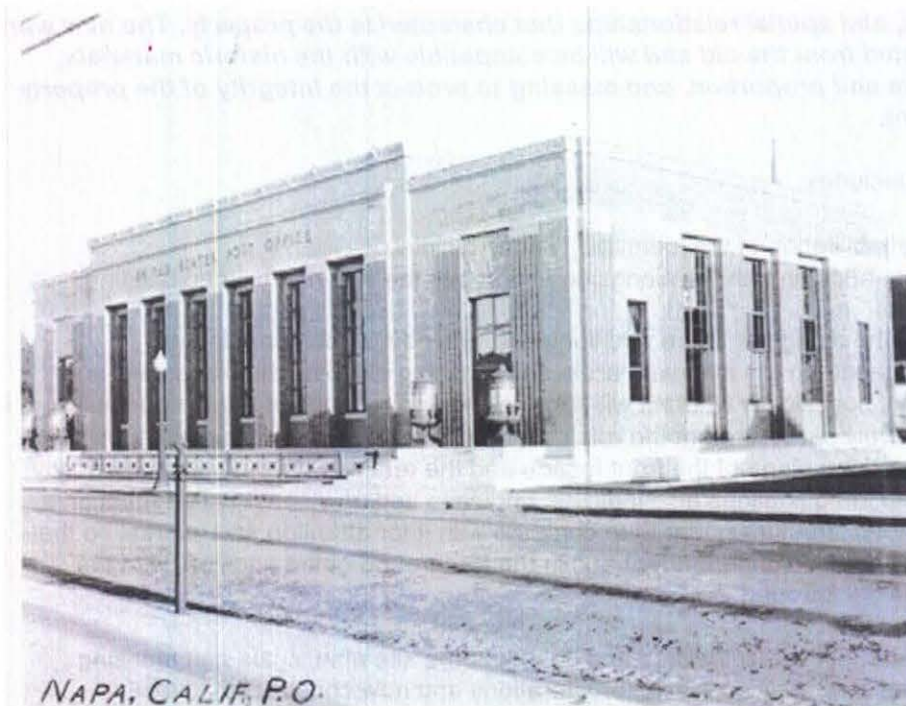


Fig.1 – Franklin Station, c1933



Fig.2 – Franklin Station, front (north), 2014

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

EXHIBIT B

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

RECEIVED NOV 27 1984

DATE ENTERED

JAN 11 1985

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

U.S. Post Office

AND/OR COMMON

Napa Franklin Station

2 LOCATION

STREET & NUMBER

1351 2nd Street

NA NOT FOR PUBLICATION

CITY, TOWN

Napa

NA VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

California

CODE

06

COUNTY

Napa

CODE

055

3 CLASSIFICATION**CATEGORY**☐ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT☒ Thematic Group**OWNERSHIP**☒ PUBLIC☐ PRIVATE☐ BOTH**PUBLIC ACQUISITION**

NA IN PROCESS

☐ BEING CONSIDERED**STATUS**☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS**ACCESSIBLE**☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO**PRESENT USE**☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☒ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 AGENCY**

REGIONAL HEADQUARTERS: (If applicable)

U.S. Postal Service, Western Regional Office

STREET & NUMBER

850 Cherry Ave.

CITY, TOWN

San Bruno

NA

VICINITY OF

STATE

CA 94099

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Napa County Recorder

STREET & NUMBER

1195 3rd Street

CITY, TOWN

Napa

STATE

CA

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Napa County Cultural Resource Survey

DATE

1979

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Napa County Planning Department

CITY, TOWN

Napa

STATE

CA

7 DESCRIPTION**EXHIBIT B****CONDITION**

☒ EXCELLENT ☐ DETERIORATED
☐ GOOD ☐ RUINS
☐ FAIR ☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE NA

4/27/84

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Napa Post Office is one of the three buildings in this nomination most strongly identified with the Art Deco movement. As is the case with the Porterville and Visalia offices, the Napa Post Office has a projected central area flanked by two recessed wings. Ornament consists of decorative brickwork and terracotta panels in geometric motifs. The cornice formed of terracotta rams' and cows' heads is a decorative feature unique to the Napa office. The interior is in an excellent state of preservation, and boasts its original cast bronze drop lights and raised plaster ceiling.

PHYSICAL DESCRIPTION

The building is in excellent structural condition and has received careful and consistent maintenance. The basement and foundation are reinforced concrete on spread concrete footings, and the floors are concrete beam and solid slabs. The structure has a flat roof and is covered with an asphalt composition material; the exterior facing is a smooth surfaced red brick.

The front facade is strictly symmetrical, and the end wings are recessed in two steps dividing the facade into three segments. Fenestration divides the central portion into six bays, separated by seven large brick piers. Each pier is topped by a terracotta "capital" in a stylized floral motif, which echoes the molding at the top of each window. The composition is topped by a cornice extending a few feet above the roofline. This cornice is crowned with light tan terracotta molding containing sculpted rams' and cows' heads, alternated with oval shields.

The entrances to the lobby are located in each wing end, and are flanked by two cast-bronze and milk glass urn-shaped lighting fixtures. A large terracotta panel containing an Art Deco eagle is placed above each door. The structure's idiosyncratic style is reminiscent of Art Deco design, and of the Starved Classicism which was evolving in the early thirties.

A terracotta panel with a geometricized floral (acanthus leaf) pattern is placed at each end of the central frieze.

The side facades are identical, and contain five rectangular windows, recessed with fluted pilasters.

The public lobby has a twenty-foot ceiling, which is decorated with bas-relief gilt plaster. Marble strips divide the terrazzo floor into bays that correspond to the bays on the ceiling, and a similar star pattern was used on both the floor and ceiling. The original drop lights and brass post office boxes are still in place.

The workroom has plaster walls and tongue-in-groove oak flooring.

The basement contains the boiler room, storage space, and office space. The bulk of the basement was originally used for mail processing; however, the 3,800 gross square foot

8 SIGNIFICANCE**EXHIBIT B**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION		
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE		
☐ 1500-1599	☒ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE		
☐ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN		
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER		
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION		
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)		
☒ Thematic Group		☐ INVENTION				
SPECIFIC DATES		BUILDER/ARCHITECT				
Begun/completed 1933.		William H. Corlett, Reed and Corlett Associated Architects				

STATEMENT OF SIGNIFICANCE

The Napa Post Office is important in its local context as an example of William Corlett's work, and as a rare example of the Art Deco Style in Napa. The structure, with a construction date of 1933, is representative of the massive building programs of the New Deal. It is a well preserved example of its type.

ARCHITECTURE

William H. Corlett, 1856-1937.

Corlett was an active local architect, and designed numerous buildings in Napa and other nearby towns. The Napa High School and Napa Elks Hall were among his major commissions. In addition to his architectural practice, Corlett operated a planing mill, served on the Napa City Council for three terms, and on the Napa County School Board for 11 years.

The Napa Franklin Station is unusually well preserved, and retains integrity of location, design, setting, materials, workmanship, feeling, and association. It is one of a few post office buildings constructed in California with such overtly Art Deco elements. The basic form, though, remains true to the classical ideals of the Supervising Architect's office in the early thirties. Along with the Oroville Main Office, the Napa Franklin Station is an important example of the transition to the Starved Classicism characteristic of federal design in the mid-to-late thirties, and makes plain the debt Starved Classicism owed to Art Deco stylistic concepts.

In addition to its significance as an example of a type, it possesses considerable aesthetic value in its own right. The simple geometry of the building's massing contrasts with the elaborate terracotta ornament and textured brick to create an imposing, yet human-scaled building. The lobby is one of the most flamboyantly decorated post office lobbies in California, and contains a rare (for federal construction) use of raised and painted plaster in the ceiling. The terrazzo floor, while less unique than the ceiling, is one of the last surviving in Napa.

The structure is significant on both the state and local levels as an important example of a type, and as possessing high artistic values, as per National Register Criterion C.

9 MAJOR BIBLIOGRAPHICAL REFERENCES
EXHIBIT B

ATTACHMENT 10

"Corlett, W. H. - Obituary", Architect & Engineer, Vol. 131, Nov. 1937.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .75

UTM REFERENCES

A 1 0 5 6 2 3 1 0 4 2 3 0 8 3 0
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

Block 208, Lot 1, Town of Napa, Napa County. The site is a rectangle with a 240' northern frontage along 2nd Street and a 120' eastern frontage on Randolph Street and western frontage on Franklin Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE
NA

CODE
NA

COUNTY
NA

CODE
NA

STATE
NA

CODE
NA

COUNTY
NA

CODE
NA

11 FORM PREPARED BY

NAME / TITLE

Doug Robertson, Planner

ORGANIZATION

Beland/Associates, Inc.

STREET & NUMBER

16 S. Oakland Ave. #204

CITY OR TOWN

Pasadena

DATE

April 27, 1984

TELEPHONE

(818) 796-8093

STATE

CA 91101

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES

NO

NONE

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is National State Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

EXHIBIT B

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

CONTINUATION SHEET Napa, Franklin ITEM NUMBER 7 PAGE 1
Station

workroom was renovated in 1965 and turned into office space, now leased to federal agencies. There are exterior entrances to the basement on the east and west sides of the building.

Two entrances to the lobby on the main floor are in the east and west corners of the front facade. A small foyer at each doorway leads to the public lobby along the north side of the building; the service counters are in the central portion of the lobby. An office, originally for the postmaster's use, is adjacent to the southwest corner of the lobby; a vault and toilet separate it from the workroom. A majority of the main floor is taken up by the workroom. A mailing platform, with direct access from the workroom, is to the rear.

A mezzanine over the east side of the workroom contains a swing room and toilet. A lookout gallery above the center of the workroom was removed for the installation of air conditioning equipment in 1965. Stairs to the basement and mezzanine are southeast of the work area.

The site, on the south side of Second Street between Franklin and Randolph Streets, is 240 feet by 120 feet and contains 28,800 gross square feet. The building is centered on the north (front) edge of the site. A paved parking and maneuvering area is located to the rear with access to both Franklin and Randolph Streets. The property is landscaped on the east and west ends with lawns and small trees and bushes. Two tall evergreen trees stand at each corner of the building. A thin strip of grass in the front is planted with small trees.

All changes to the building have been minor; the floor plan remains largely unchanged since the building was completed in 1933.

EXHIBIT B
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

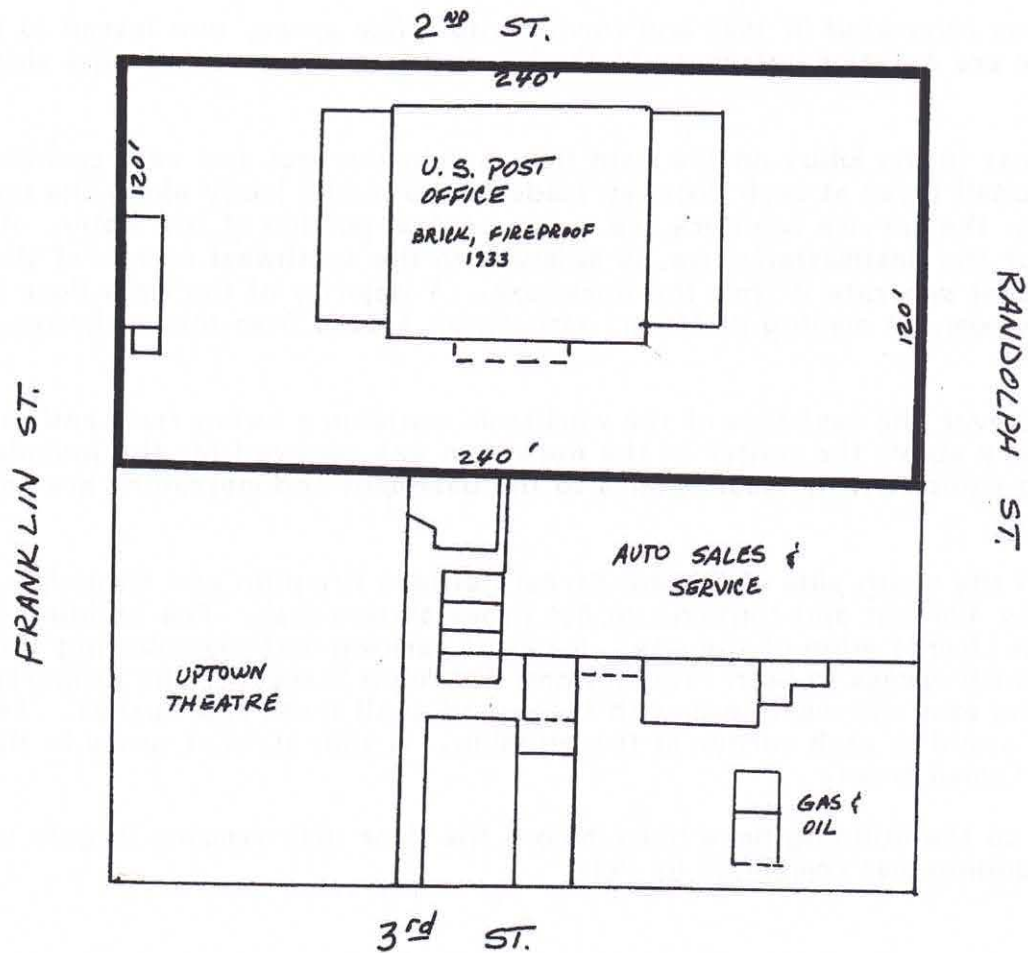
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CONTINUATION SHEET Napa-Franklin Station ITEM NUMBER 10 PAGE two



Note: Post office site outlined in red.

Source: Sanborn Map, Napa Book, page 21, 1945; Geography Dept.
California State University, Northridge, Calif.

United States Department of the Interior
National Park Service

EXHIBIT B

National Register of Historic Places Continuation Sheet

Napa Franklin Station
Name of Property
Napa County, California
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page Signature

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local
Applicable National Register Criteria:

A B X C D

Signature of certifying official/Title:

Date

UNITED STATES POSTAL SERVICE

State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets does not meet the National Register criteria.

Signature of commenting official: Carol Roland-Nawi, Ph.D.

Date

State Historic Preservation Officer

California State Office of Historic Preservation

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service

EXHIBIT B

National Register of Historic Places
Continuation Sheet

Napa Franklin Station
Name of Property
Napa California
County and State
N/A
Name of multiple listing (if applicable)

Additional Documentation Page 1

NRHP Nomination Amendment

This update has been prepared by the United States Postal Service in order to assess its continued eligibility for listing in the NRHP after being damaged by an earthquake.

The Napa Franklin Station was originally listed on the NRHP in 1985, in part for its strong identification with the use of the Art Deco movement in the WPA Post Offices of the 1930s. It was determined to be significant at the state and local levels under Criterion C. Figure 1 is a historic photograph of the building, presumably shortly after its construction.

Exterior alterations since 1985

A site visit conducted on January 27, 2015, confirmed that the property has undergone few exterior alterations since the building was listed. United States Postal Service (USPS) maintenance records indicate that the roof was replaced in 2013. The new roof appears to be in-kind and in similar style to the original roof; gates were added to the outside staircases that lead to the basement in 2014. Neither of these alterations compromised the historic character of the property.

Summary of 1985 Nomination's Historic Character Defining Features

The 1985 nomination details the historic character defining details that the building possesses that render it eligible for listing on the NHRP.

The nomination stated that the Napa Franklin Station was considered "unusually well preserved." It retained integrity of location, design, setting, materials, workmanship, feeling, and association. It was described as "an important example of the transition to the Starved Classicism characteristic of federal design in the mid-to-late thirties, and makes plain the debt Starved Classicism owed to Art Deco stylistic concepts." In addition to this broader significance, it was found to possess "considerable aesthetic value in its own right."

Significant exterior features specified in the 1985 nomination include:

- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams' and cows' heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door

Significant interior features specified in the 1985 nomination include:

- Decorative post office lobby
- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor in lobby
- Raised bas relief gilt and painted plaster on the ceiling
- Terracotta panel with geometricized floral pattern at each end of the central frieze

United States Department of the Interior
National Park Service

EXHIBIT B

National Register of Historic Places
Continuation Sheet

Napa Franklin Station
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Napa California
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N/A
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Additional Documentation Page 2

Current Assessment of Historic Character Defining Features

A 6.0 earthquake early in the morning on August 24, 2014 caused both interior and exterior damage to the building. The earthquake damaged some of the building's significant decorative features, while leaving others undamaged.

Elements of the property that were seriously damaged in the earthquake include:

- Brickwork
- Plaster walls and ceiling
- Tongue-in-groove wood work room floor
- Decorative exterior terracotta
- Interior plaster and brickwork, especially at north interior wall of lobby and east and west vestibules
- Windows and damaged sashes including many on the main façade
- Marble wainscoting in the lobby

Some condition problems with terracotta on other portions of the building, (for example the beltcourse on the rear façade), are consistent with weathering rather than earthquake damage.

Elements of the overall design that sustained visibly minor or no damage include:

- Strong identification with Art Deco movement
- Symmetrical façade with projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Terracotta panels in geometric motifs
- Terracotta cornice with decorative rams' and cows' heads and oval shields
- Terracotta "capitals" and window moldings
- Terracotta eagle panels above doors
- Recessed, rectangular fenestration pattern separated by fluted pilasters
- Bas relief quilt plaster lobby ceiling over retail counter space
- Original hanging lobby lamps
- Original brass-framed bulletin boards
- Original interior layout
- Carved Art Deco wood ornaments over the service counter
- Terrazzo flooring in lobby

The basement level has no public spaces and no historic character defining features.

In addition to elements of the building that are clearly damaged or undamaged, some elements are not visible due to stabilization work on the east and west sides of the lobby's interior, or building materials have fallen away or been removed. Photographs of these areas taken before and during the stabilization work have been included in this amendment. These areas include:

- Bronze and milk glass urn-shaped light fixtures adjacent to entryways. Two are undamaged or lightly damaged, but two are covered with plastic sheeting at the time of the field visit and therefore were not visible for inspection.
- Decorative terrazzo floor in much of the lobby appears undamaged, although some sections are not visible due to pallets and building materials that cover them.
- Damaged plaster ceiling on east and west sides of lobby.

United States Department of the Interior
National Park Service

EXHIBIT B

National Register of Historic Places
Continuation Sheet

Napa Franklin Station
Name of Property
Napa California
County and State
N/A
Name of multiple listing (if applicable)

Additional Documentation Page 3

Readily apparent damage to ceilings, wood floors, and walls is concentrated in the workroom and other non-public spaces. These features and areas of the building are not historic character defining.

Evaluation

Eligibility for listing on the NRHP rests on significance and architectural integrity. A property must have both factors to be considered eligible. The property was listed under Criterion C in 1985 and its most related aspects of integrity are design, workmanship, materials, and location.

This amendment assesses the historic character defining features of the building and whether or not they have been rendered damaged or destroyed enough to impact the property's retention of design, workmanship, materials, and location.

This amendment determines that the 2014 earthquake damage affected the property's interior architectural integrity with regard to the aspect of materials. The materials of the interior at the east and west sides of the lobby have been severely compromised. Materials such as terracotta, marble, and brick were damaged, broken, and dislodged at the interior ends of the building. The central areas of the lobby's interior have less damage to the historic character defining features as the east and west sides of the building. Overall, the amount of materials lost is insufficient to result in diminished integrity of the building's interior great enough to impact the building's historic status. This amendment determines that the 2014 earthquake damage did not significantly affect the property's exterior architectural integrity of design, workmanship, materials, and location. The property continues to meet Criterion C for listing in the National Register because the qualities which caused it to be originally listed are still conveyed.

Form Prepared By

name/title: Kara Brunzell & Julia Mates
organization: Tetra Tech, Inc.
street & number: 1999 Harrison Street, Suite 500, Oakland, CA 94612
city or town: Oakland state: CA zip code: 94612
e-mail: Kara.Brunzell@tetrattech.com, julia.mates@tetrattech.com
telephone: 510.302.6300
date: February 4, 2015

United States Department of the Interior
National Park Service

EXHIBIT B

National Register of Historic Places
Continuation Sheet

Napa Franklin Station
Name of Property
Napa California
County and State
N/A
Name of multiple listing (if applicable)

Additional Documentation Page 4

Figures

Figure Log

Name of Property:	Napa-Franklin Station
City or Vicinity:	Napa
County:	Napa County
State:	CA
Name of Photographer:	Unknown
Date of Photographs:	Unknown, (circa 1933)
Location of Original Digital Files:	USPS Headquarters, 475 L'Enfant Plaza W, SW Rm. 6631, Washington DC 20260-1862
Number of Figures	1

Figure #1

Historic photo of Napa Franklin Station, north elevation, camera facing south (photographer unknown)

Photographs

Photo Log

Name of Property:	Napa-Franklin Station
City or Vicinity:	Napa
County:	Napa County
State:	CA
Name of Photographers:	Northstar Group Services; ATI Architects + Engineers; Julia E. Mates, Tetra Tech, Inc.
Date of Photographs:	September 16 & 22, 2014; November 18, 2014 and January 27, 2015
Location of Original Digital Files:	101 California Street, San Francisco, CA 94111 3860 Blackhawk Rd., #100, Danville, CA 94506 1999 Harrison St., Suite 500, Oakland, CA 94612
Number of Photographs:	26

Photograph #1

Main (north) façade on left, west elevation on right, camera facing southeast

Photograph #2

Rear (south) elevation on left, east elevation on right, camera facing northwest

Photograph #3

Rear (south) elevation cracked in wall, camera facing north

Photograph #4

Rear (south) elevation, large crack in wall (photograph taken prior to installed over damage), camera facing north

Photograph #5

Main (north) façade, east side, terracotta eagle, entrance and lanterns, camera facing south

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Photograph #6

Damaged northeast corner (photograph taken prior to tarp installed over damage), camera facing south

Photograph #7

Main (north) façade, west side, terracotta eagle, entrance, and lanterns, camera facing south

Photograph #8

Main (north) façade, west side column damage (photograph taken prior to stabilization), camera facing southwest

Photograph #9

Interior, northwest corner damage (photograph taken during stabilization process), camera facing west

Photograph #10

Interior, northwest corner and north wall damage (photograph taken during stabilization) camera facing north

Photograph #11

Interior, main (north) façade, lobby windows, camera facing north

Photograph #12

Interior, counters, windows above counter space, doors to box lobby (at left), camera facing southeast

Photograph #13

Interior, lobby ceiling, hanging lamps, camera facing north

Photograph #14

Interior, crack in west lobby decorative ceiling, camera facing west

Photograph #15

Interior, box lobby (foreground), retail lobby (background), camera facing west

Photograph #16

Interior, retail lobby, west vestibule (background), camera facing northwest

Photograph #17

Interior, lobby, original bulletin board case and damaged portion of north wall, camera facing north

Photograph #18

Interior, post office boxes in box lobby, camera facing south

Photograph #19

Interior, lobby terrazzo flooring, (damaged pieces stored on flats), camera facing southeast

Photograph #20

Interior, counter, camera facing south

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Photograph #21

Damaged portion of marble wainscot on counter, camera facing southwest

Photograph #22

Damaged wall in workroom, camera facing west

Photograph #23

Area behind counter, camera facing northwest

Photograph #24

Damaged floor of workspace due to open window after earthquake, camera facing north

Photograph #25

Conference room in basement, camera facing west

Photograph #26

Hallway to offices in basement, camera facing west

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Figure #1

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Photograph #1

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Photograph #2

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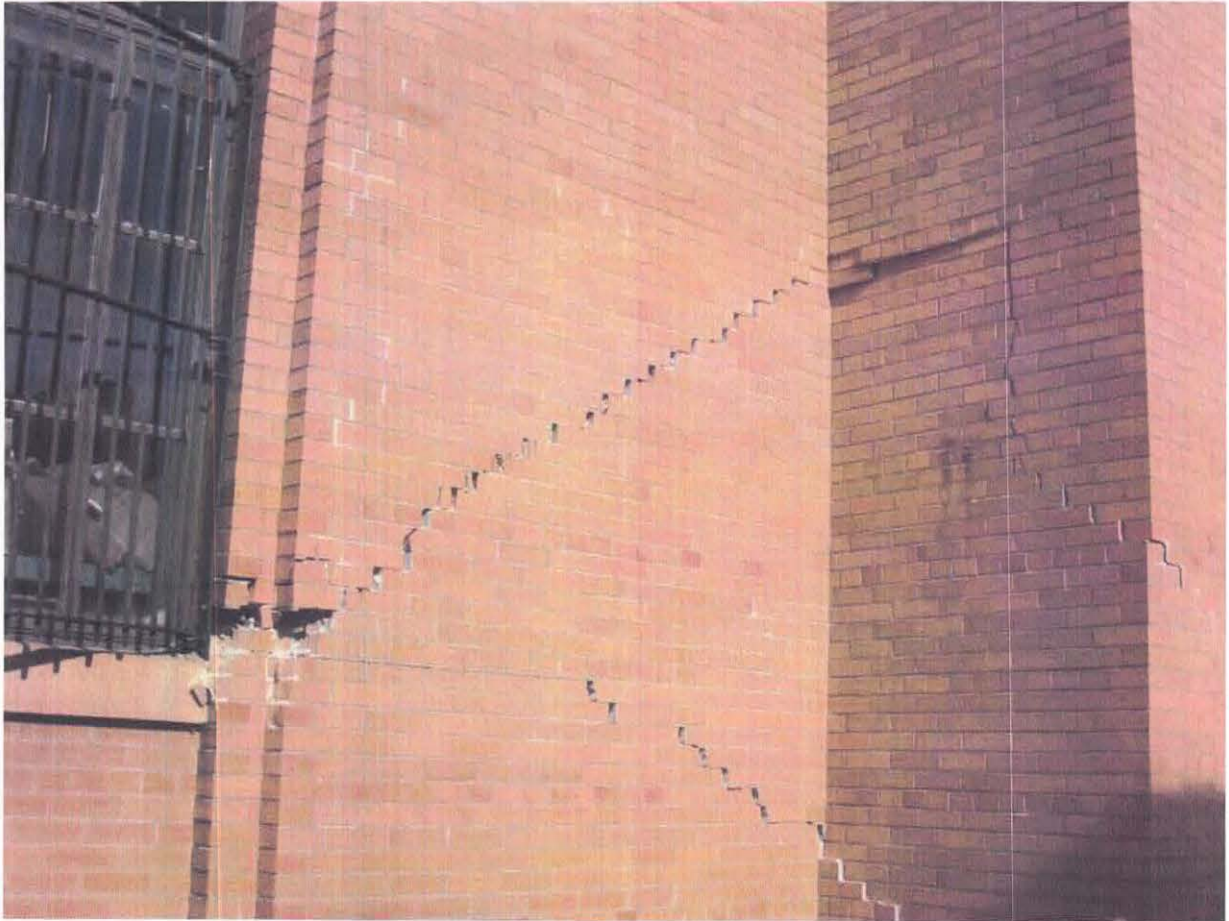
Additional Documentation Page10

Photograph #3

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Photograph #4

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Photograph #5

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Photograph #6

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Photograph #7

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Photograph #8

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Photograph #9

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Photograph #10

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Photograph #11

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Photograph #12

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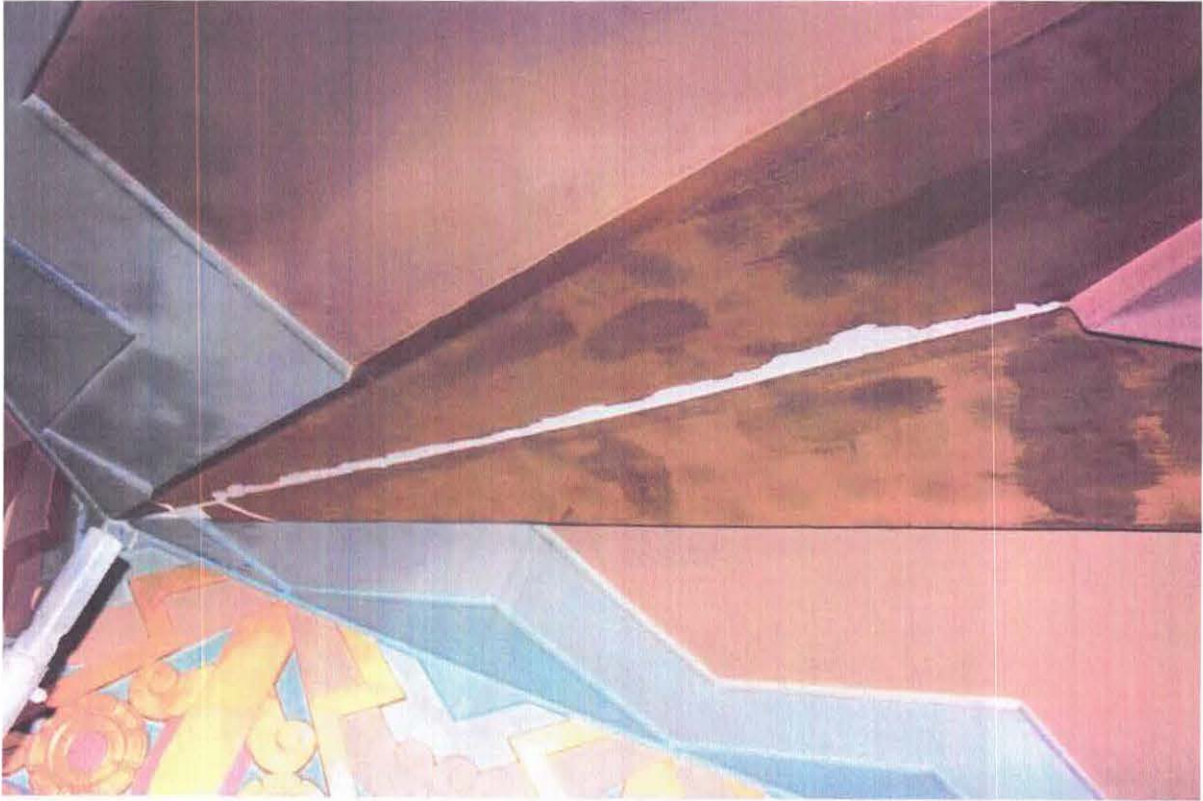


Photograph #13

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Photograph #14

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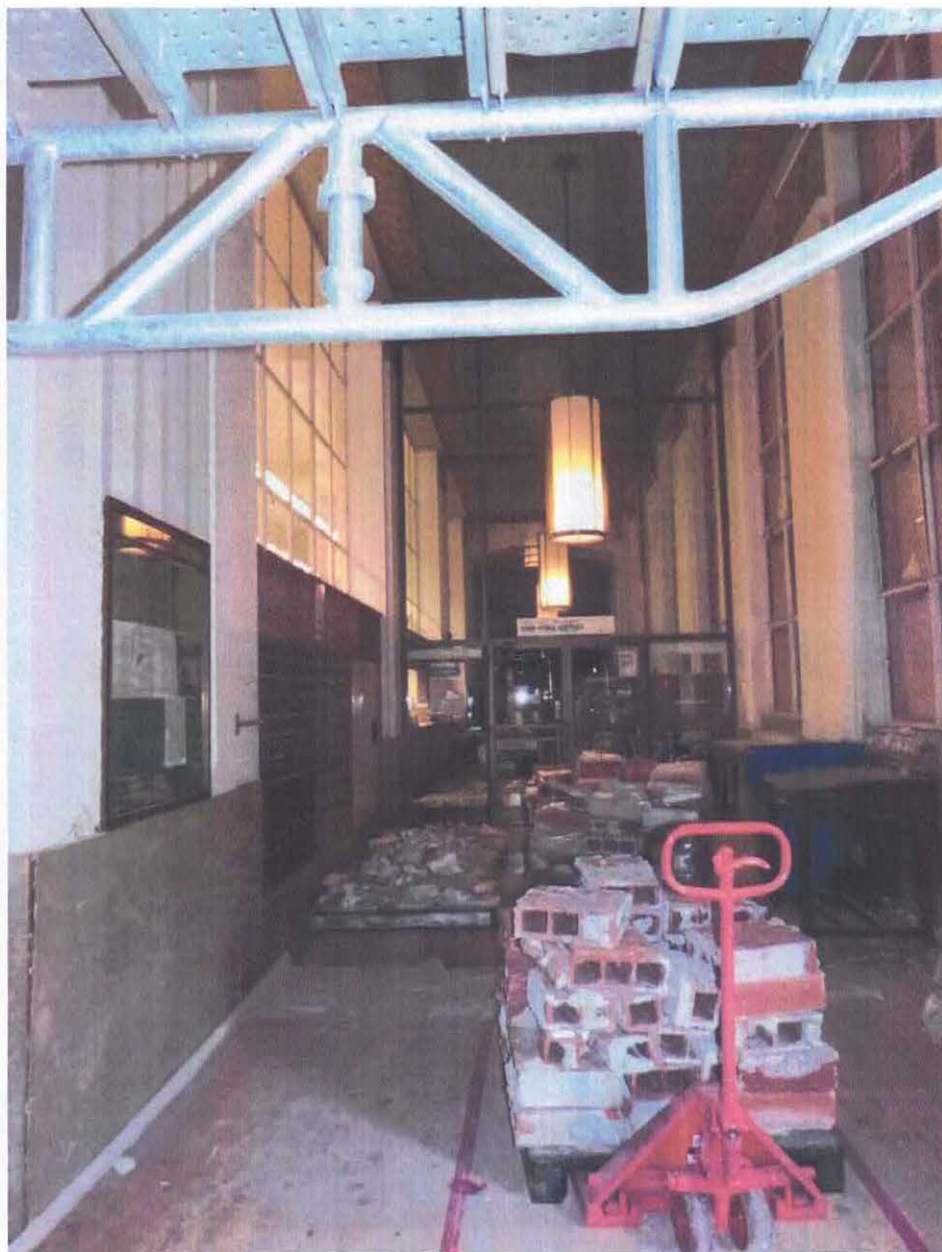
Name of Property

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Photograph #15

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Photograph #16

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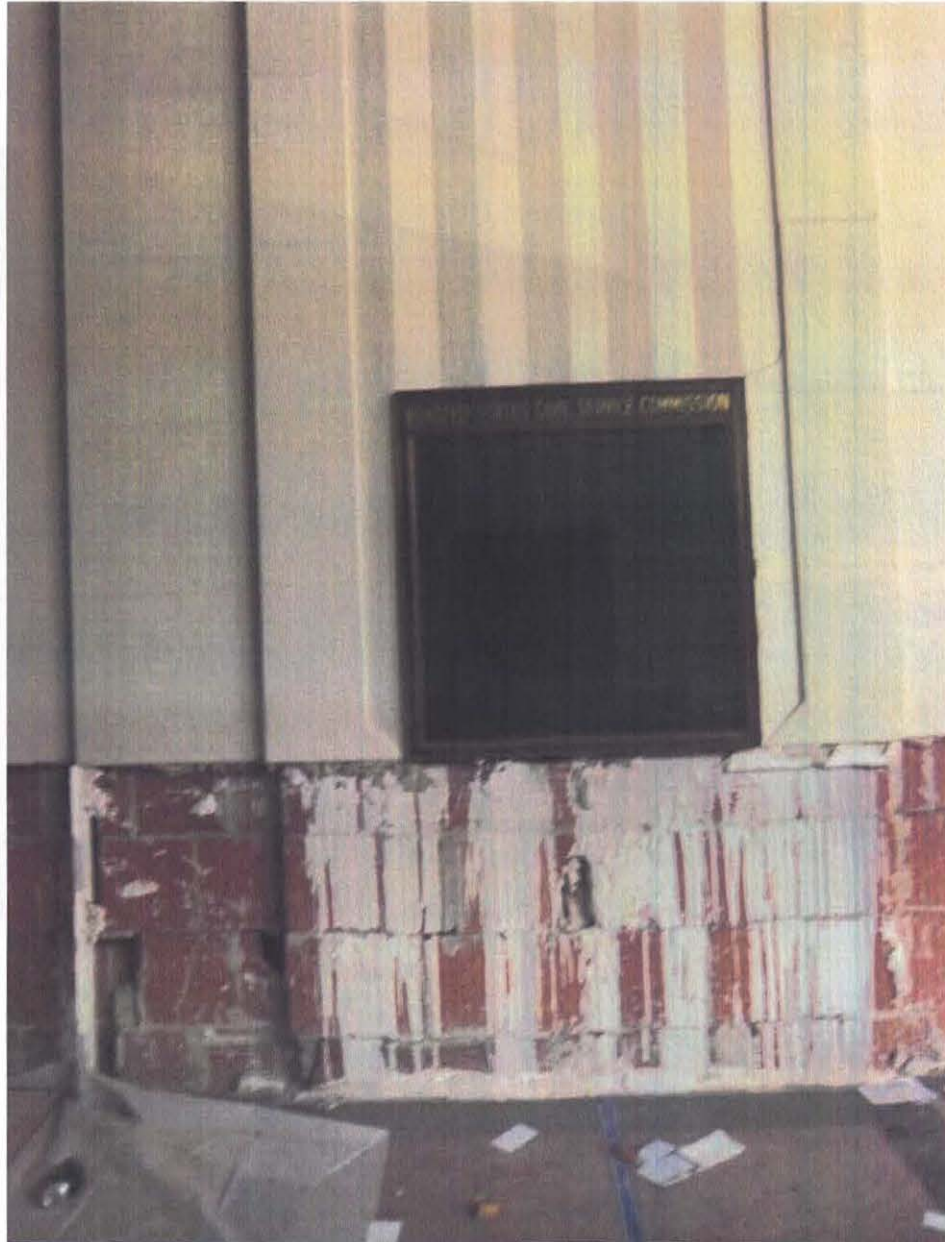
Name of Property

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Photograph #17

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Photograph #18

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Photograph #19

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Photograph #20

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Photograph #21

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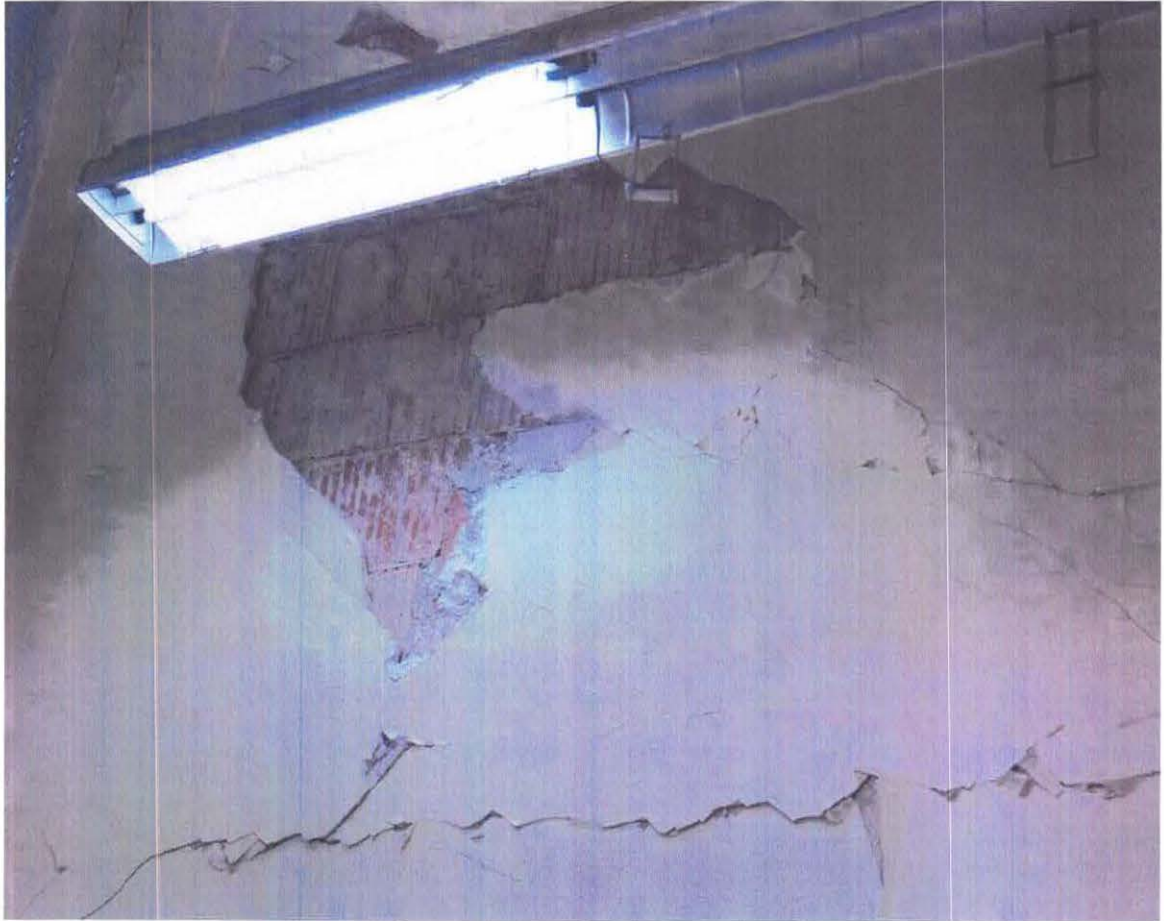
Name of Property

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Photograph #22

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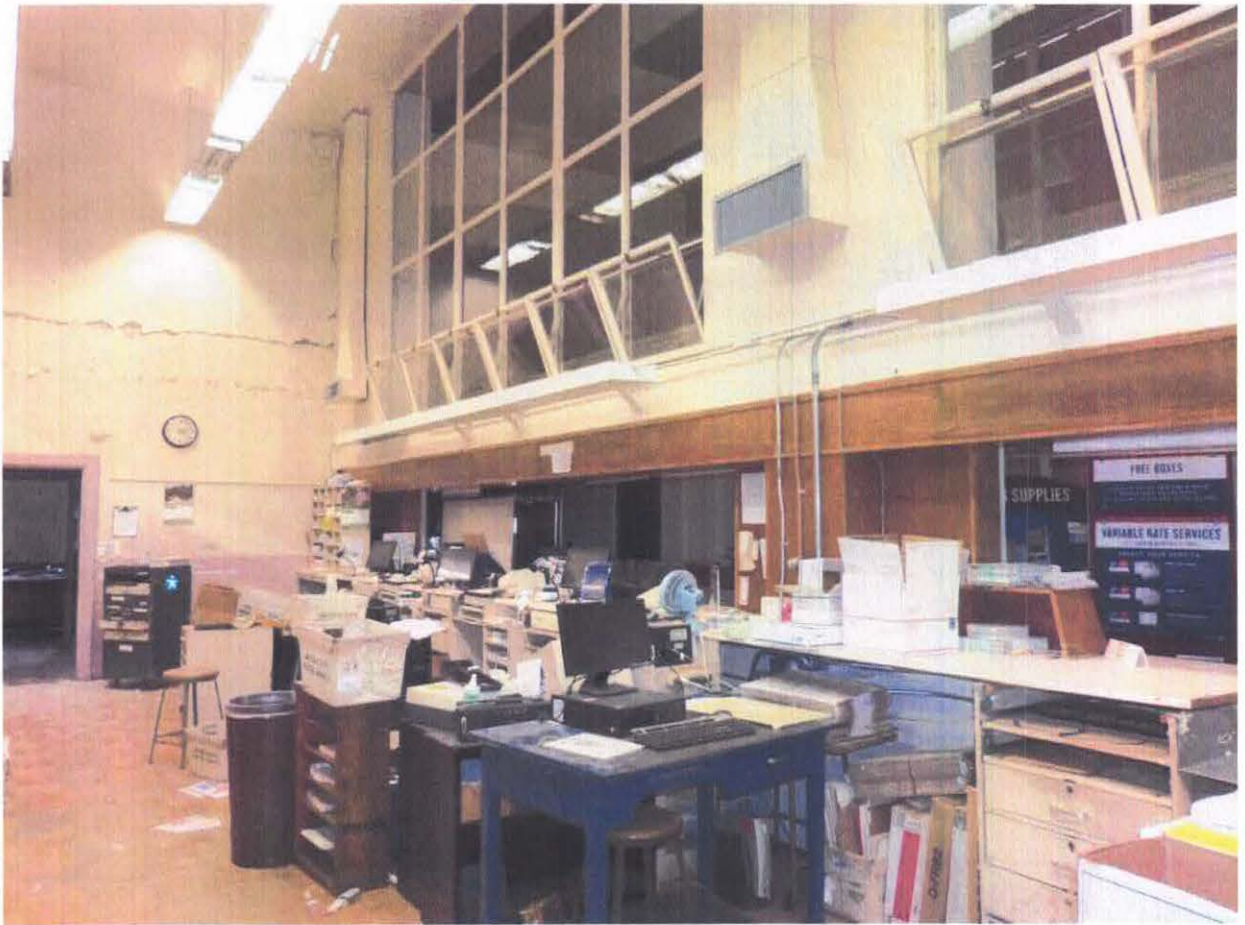
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Photograph #23

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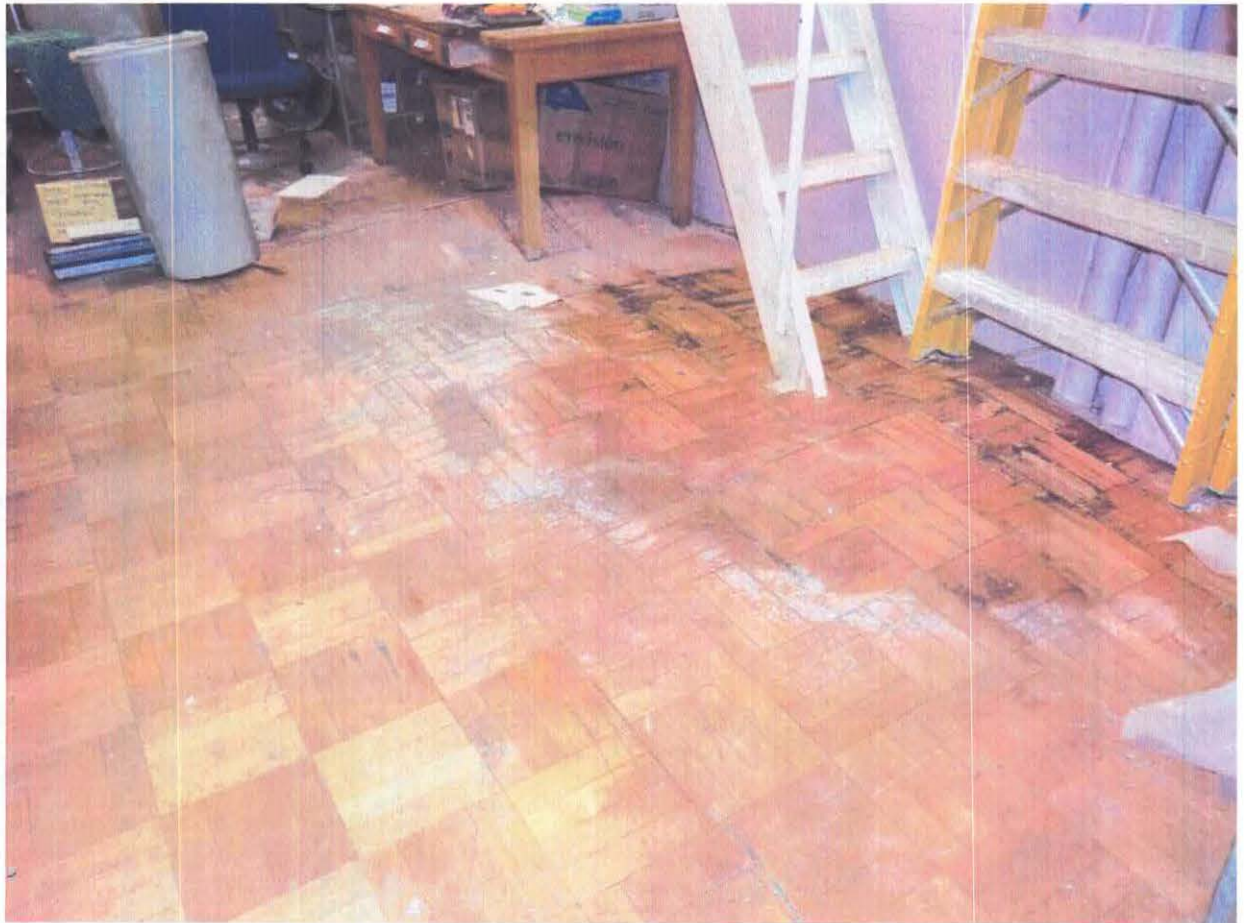
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Photograph #24

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Photograph #25

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Photograph #26