

FRANKLIN STATION

CERTIFICATE OF APPROPRIATENESS | AUGUST 28, 2025

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LETTER OF ENDORSEMENT



Napa County Landmarks
P.O. Box 267
Napa, CA 94559-0267
707-231-8261
napacountylandmarks.org
christine@napacountylandmarks.org

April 28, 2025

William R. Keller and Dorothy C. Keller
Trustees of the Bill and Dottie Keller Revocable Trust
c/o James Keller
1351 Second Street LLC
Napa, CA 94559

RE: Preservation Covenant for the Napa Franklin Post Office Station

Dear Mr. Keller,

I am writing on behalf of Napa County Landmarks, the holder of a Preservation Covenant for the Napa Franklin Post Office Station located at 1351 Second Street in the City of Napa. After reviewing the restoration plans presented to the Board of Directors on April 23, 2025, we believe that the requirements under the Preservation Covenant have been adhered to, and we feel confident in endorsing your plans for rehabilitation.

We understand that your approach aims to preserve and restore the significant Historic Character Defining Features of the property, as documented in Exhibit A of the Preservation Covenant and in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, using original materials wherever feasible.

Please note that, as outlined in the Covenant, any significant changes to the plans that could affect the Historic Character Defining Features require prior consultation with and express permission from Napa County Landmarks. We ask that any such changes be communicated to us in a timely manner to ensure ongoing compliance with the terms of the Covenant.

Thank you for your stewardship of this important historic resource. We look forward to working with you throughout the restoration process.

Sincerely,

Christine Madrid French
Executive Director

cc: Terry Wunderlich, President, Board of Directors

*Celebrating 50 Years of Historic Preservation, Public Education, and Advocacy
Founded 1974*

BACKGROUND PROJECT NARRATIVE

“Artistic and modern in every detail, the new Napa post office will be one of the most beautiful buildings in this city.” - Napa Valley Register, April 1932

PROJECT NARRATIVE



EXECUTIVE SUMMARY

The Franklin Station Post Office is located at the heart of downtown Napa and has sat wounded since the 2014 earthquake. As this documentation summarizes, the historical and architectural foundations upon which to rebuild have been firmly established. The ongoing integration of the project's historical and architectural goals require, above all, respect for this building and its setting based on established project directives. Ten years hence, with priorities all the more clear and all the more focused on saving Franklin Station, BAR, Preservation Architecture and 1351 Second Street LLC have closely collaborated to develop, relative to the previously proposed hotel, a smaller project of a lighter architectural design yet of no less historical ambition.

PROJECT NARRATIVE



OVERVIEW

The historic rehabilitation of Franklin Station is an exciting project for the City of Napa and the region. It provides an opportunity to capture the history of the Post Office and create a nationally renowned rehabilitation that is also a great story for Napa, with overlapping threads.

This is truly the story of transforming a tragedy into a local effort to rehabilitate a national treasure. The Franklin Station Post Office experienced significant damage as a result of the South Napa Earthquake on August 24, 2014. After surveying the damage, the Postal Service declared that it would demolish the building. This decision was made based on the assessment that, in 2014 dollars, it would cost over \$8 million to repair the earthquake damage to the post office, while it would only cost \$500,000 to demolish.

The community wanted its history preserved and the building reused if possible. This application represents the next chapter of the process to allow the Franklin Station Post Office to be reborn.

PROJECT NARRATIVE



The Franklin Station Post Office, built in 1933, is a striking example of Art Deco architecture funded under the Roosevelt-era Public Buildings Act. But the story of this building begins in Napa.

Architects William “Will” Corlett and Walter Reed of the Oakland firm Reed & Corlett designed the post office following federal specifications issued by the U.S. Treasury Department. Will Corlett was born and raised in Napa, the son of architect William H. Corlett. W.H. Corlett designed many notable structures throughout Napa Valley, several of which still stand today and remain important elements of the region’s historic landscape. A graduate of the University of California, Berkeley, William followed in his father’s footsteps. Father and son worked together on the post office with W.H. consulting as associated architect for the principal firm.

In Napa, William Corlett designed:

- The Alexandria Hotel on Second & Brown Street
- The Noyes Mansion on First and Jefferson
- The Old Country Courthouse and Hall of Records in downtown
- The Migliavacca Mansion on 4th Street
- The Richie Block in St. Helena
- Elks Hall and the original Napa High School
- His own home, the Corlett House, at Jefferson & Laurel Street

Corlett also served on the Napa School Board for 11 years and served three terms on the Napa City Council.



PROJECT NARRATIVE



The Franklin Station Post Office was originally added to the National Register of Historic Places (NRHP) on January 11, 1985. Twenty-five years after being placed on the NRHP, the U.S. Congress acted to rename the Post Office the Thomas Kongsgaard Post Office in 2010.

Judge Kongsgaard was a renowned judge and local legend among lawyers and community members. He retired from the bench after 26 years and lived in Napa for more than 50 years. Judge Kongsgaard traveled to more than 30 California counties as a visiting judge. He is known for his genuine concern for the welfare of others. He served on the Napa Valley Unified School Board, the board at Napa Valley College, the Board of Directors of COPIA, and the Napa Valley Symphony. He was also a public member of the Napa Valley Wine Auction Board for more than a decade.

For over 80 years prior to the post office’s closing due to the South Napa earthquake, the Franklin Station United States Post Office was the main post office serving Napa.



PROJECT NARRATIVE



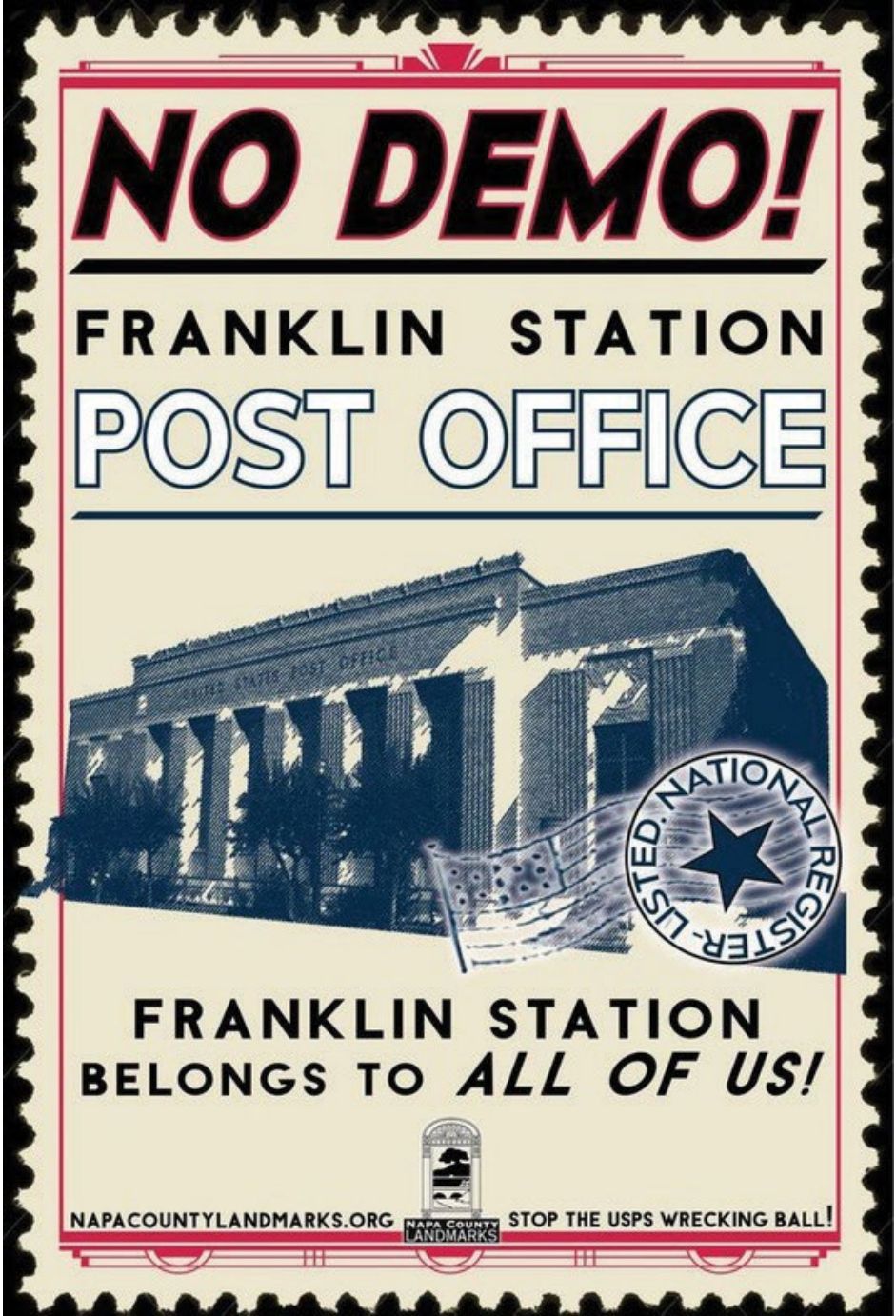
SOUTH NAPA EARTHQUAKE

On August 24, 2014, at 3:20 a.m., the strongest earthquake in the Bay Area in 25 years shook Napa. With a magnitude of 6.0, the event was the largest earthquake since the 1989 Loma Prieta earthquake. The 2014 South Napa earthquake caused damage to residences and commercial buildings and significantly impacted Napa’s historic structures. According to city reports, 156 commercial and residential buildings were red-tagged, and 1,398 were yellow-tagged. The estimated damage to the city’s infrastructure reached \$57.9 million.

The Franklin Station Post Office experienced some of the most significant damage of any building due to the South Napa earthquake. The United States Postal Service (USPS) estimated that repairs to make the building functional again for postal purposes would cost over \$8 million. As a result, the USPS planned to demolish the building, as it would cost only \$500,000 to do so. Initial estimates by the USPS were prepared shortly after the 2014 earthquake, and since that time, California has experienced a significant rise in construction costs. This has substantially increased the cost for rehabilitation.



PROJECT NARRATIVE

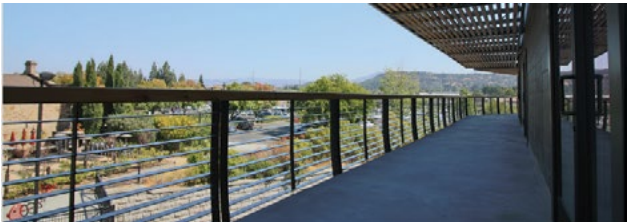


Napa County Landmarks, along with community leaders like Mike Thompson, Juliana Inman, Steve Cuddy, Mary Ellen Boyett, Sarah Van Geisen, and others, rallied together to stop the demolition in an effort called “Save Our Historic Post Office” Through this movement, Congressman Thompson helped persuade the federal government to sell the building rather than demolish it. On June 26, 2015, after significant local efforts and a coordinated campaign spearheaded by Congressman Mike Thompson, the USPS agreed to halt the demolition plans for the Franklin Station Post Office and instead pursue the sale of the building and property.

Juliana Inman, with the City of Napa and Napa County Landmarks, worked alongside the USPS, National Park Service, State Historic Preservation Office, and Congressman Thompson to create a plan to rehabilitate the building. The local effort to save the building highlights the city’s deep affection for this historic structure and its commitment to preserving the building’s legacy—not only for the past but for the future. The collective drive to protect and rejuvenate the Franklin Station Post Office reflects the community’s passion for preserving the rich history, character, and spirit of Napa.



PROJECT NARRATIVE



RESTORATION LEADERSHIP

After attempts by others to rehabilitate the building fell through, Jim Keller believed he could make the project work. Jim’s family has a long track record of owning residential and commercial properties around Napa. Jim has a passion for Napa and historic buildings. He purchased and restored both the Main Street Exchange Building and the Young Building.

The foundation of the rehabilitation is built on two key concepts:

- 1) Preserve and rehabilitate the significant historic features of the Post Office structure into the new use.
- 2) Financially accommodating that integration in a viable use project.

Rehabilitating the historic elements alone, along with partial demolition, would cost over \$12 million, and any project to finance the rehabilitation itself would exceed \$100 million to build, in order to stabilize the rehabilitation costs. Consistent with the federal government’s analysis, the project would need to be significant in scope to justify the rehabilitation of the damaged structure.

Earl Wilson, Principal of BAR Architects & Interiors and Mark Hulbert, Principal of Preservation Architecture will continue to lead the restoration effort, together, they bring a complementary blend of architectural expertise and preservation philosophy to restoration projects, grounded in decades of experience and a deep respect for cultural heritage.

Mark Hulbert of Preservation Architecture is a registered architect (since 1989) and a certified architectural conservator. He specializes in the rehabilitation of historic structures, offering hands-on guidance rooted in a thoughtful and balanced approach to complex preservation challenges. Holding a Certificate in Architectural Conservation from UNESCO’s International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy, his work reflects a career-long commitment to the integrity of existing and historic buildings.

Earl Wilson, AIA, of BAR Architects & Interiors, contributes over 30 years of design and project management experience across cultural, hospitality, institutional and custom residential projects. He has collaborated with major clients such as the Library of Congress, Lucasfilm Ltd., and the Pebble Beach Company. His design philosophy emphasizes drawing narrative inspiration from a site’s unique character and purpose—an approach evident in landmark projects like the Packard Campus for Audio-Visual Conservation and his extensive work at Skywalker Ranch.

Together, Mark Hulbert and Earl Wilson approach restoration with both technical precision and a creative sensitivity to place and story.

PROJECT NARRATIVE



SIGNIFICANT HISTORIC FEATURES

The rehabilitation approach involved all of the prior agency work by the Park Service, State Historic Preservation Office (SHPO), the City of Napa, and Napa County Landmarks. The first step was assessing the damage.

Because the Post Office experienced significant damage as a result of the earthquake, in May of 2015, the USPS, in consultation with the SHPO, submitted a nomination amendment to the National Register of Historic Places. This process documented the condition of the post-earthquake exterior and interior to identify “significant historic features” of the of the property. It examined and focused on those features that were historic character-defining architectural features for the National Register, which were:

Significant Historic Features of the Exterior of the Building:

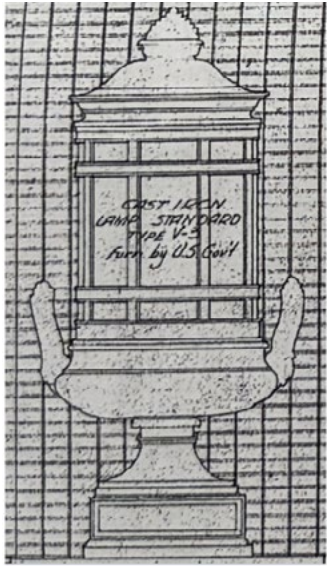
1. Projected central area flanked by two recessed wings
2. Simple geometry of the building’s massing
3. Seven piers topped by a terracotta “capital” in a stylized floral motif
4. Cornice extending from the roof line formed of terracotta ram and how heads
5. Decorative brickwork and terracotta panels in a geometric motif
6. Bronze and milk glass urn-shaped light fixtures adjacent to the entry ways
7. Large terracotta panels containing an Art Deco eagle above each door
8. Monolithic windows on the main facade

Significant Historic Features of the interior of the Building:

1. Decorative terrazzo floor
2. Marble wainscoting
3. Raised bas relief gilt and painted plaster walls and ceiling
4. Decorative panel with geometric floral pattern at each end of the central frieze
5. Carved Art Deco wood ornaments over the service counter
6. Original brass-framed bulletin boards



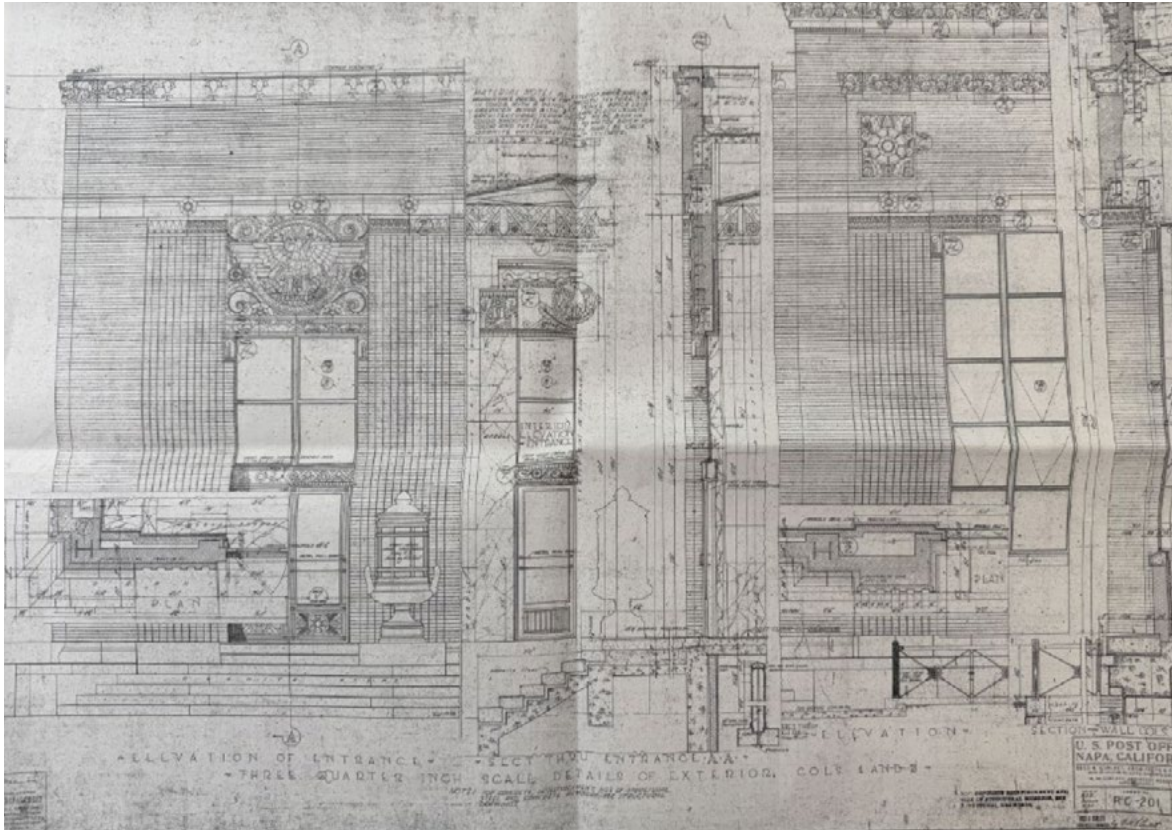
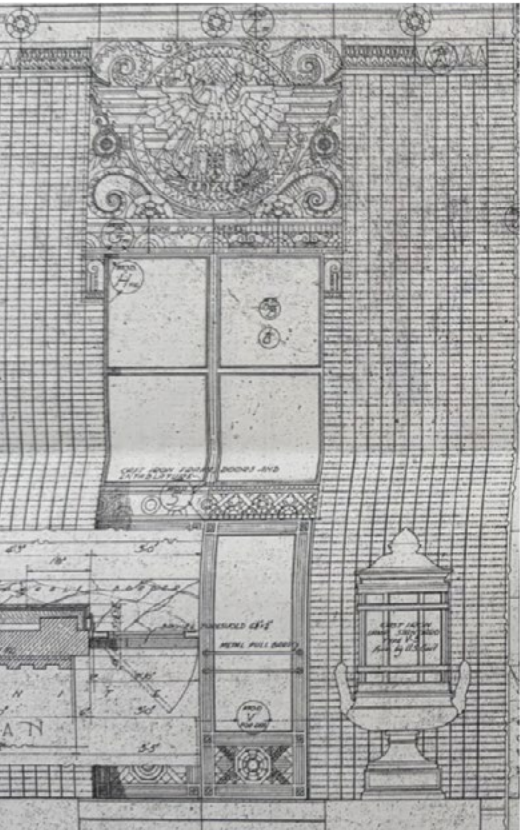
PROJECT NARRATIVE



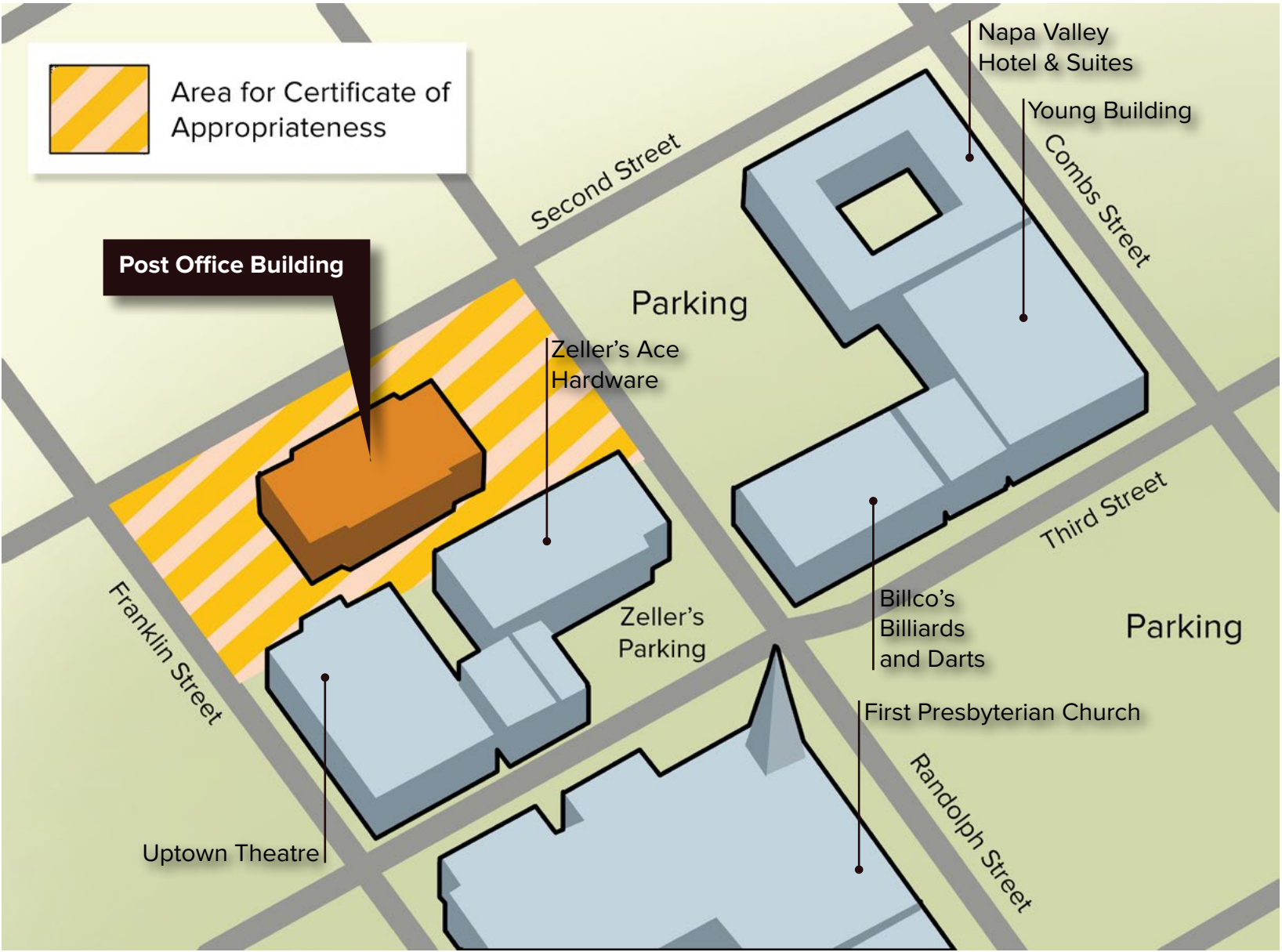
The USPS, State Historic Preservation Office (SHPO), the City of Napa, and Napa Landmarks (NCL) worked together to come to an agreement to avoid demolition and an adverse effect undertaking review under Section 106 of the Historic Preservation Act. The agreement resulted in the development of a Preservation Covenant for the sale of the property to a non-federal owner.

The Preservation Covenant (and ultimately the City’s approved Historic Guidelines and Development Agreement) is based on retention and rehabilitation of the identified significant historic features. The agencies and NCL worked on the covenant to protect the significant historic features of the building while the community tried to find a buyer for the property. NCL is the holder of the covenant.

Jim Keller worked with NCL, SHPO, and the USPS to finalize that covenant, which was attached to the sale of the property. Keller worked with NCL and the agencies to include the City process and the significant additions required to be made to the building in order to purchase the property, which was completed in February 2017.



PROJECT NARRATIVE



PRESERVATION COVENANT

The Preservation Covenant contains a list of character defining features (i.e., significant historic features) of the building and provides for alterations and additions for reuse and rehabilitation. It specifies that Keller will develop an adaptive reuse of the property, which will include significant alterations and additions, including to the side, rear, and rooftop, along with demolition of the non-contributing portions of the post office structure located behind the retained historic building.

Along with the required Development Agreement, the City supported the Planned Development Overlay concept to establish the parameters for the project. This involved:

- 1) Permitting up to 163 hotel rooms with retail, amenities, and accessory uses, subject to future design review.
- 2) The creation of historic guidelines and state-specific design guidelines for the hotel and parking structure.
- 3) Allowing height limits to be exceeded for rooftop patios, provided that such features are accessory to the main use of the site and are set back to minimize visibility and massing.



PROJECT NARRATIVE

ECONOMIC ANALYSIS

The Franklin Station United States Post Office building is located at the heart of downtown Napa and has sat wounded since the South Napa earthquake on August 24, 2014, requiring significant effort to effectively establish its structural integrity.

After surveying the damage in 2014, the Postal Service declared that it would demolish the building. This decision was made based upon assessment that it would cost over \$8,000,000 to repair the earthquake damage, while it would only cost \$500,000 to demolish.

By nature of the site, demand in the Napa market and a previously approved city development agreement, a hotel and residential development is the only viable project that can be economically successful while incurring the additional cost to renovate the post office and preserve the public access to the building.

Since 2014, the expenses required to restore the Post Office have greatly increased, raising the current estimated costs associated with a superior rehabilitation of the character defining features and the historic portion of the building to more than \$12,000,000. The primary rehabilitation costs include:

- \$2,000,000: Post Office Purchase
- \$8,125,000: Estimated Hard Construction Cost Rehabilitation: includes earthquake repairs, shoring & specialized renovation techniques to preserve the historical architectural features.

- \$1,275,000: Structural and Historic Rehabilitation Design and Technical Costs: includes fees for the following consultants: architecture, a historical architect of record for renovation preservation techniques, civil engineering, structural engineering, and mechanical & plumbing.
- \$2,000,000: Soft Costs & Finish Out: includes financing costs (lender fees & interest) as well as other customary closing and soft costs such as title, surveys, etc. There would be customary fees with the City of Napa for development costs at the building permit phase. If the restoration contained a restaurant, further fees would include Napa Sanitation Capacity Charges, Water Capacity and PG&E fees.



PROJECT NARRATIVE

DEVELOPMENT PROGRESSION

The passage of time and previous studies of various adaptive reuses for the Franklin Station Post Office have provided a better understanding of the ideal restoration and development model. A model which preserves the Post Office’s historical elements, is aesthetically appropriate for Downtown Napa and supports an economically sustainable business.

Led by Jim Keller, the seasoned development and design team is fluent in the restoration of historic buildings and seeks to approach the adaptive reuse of Franklin Station in a sensible and respectful manner. The following progression of activities have been or will occur to ensure the successful design, entitlement, restoration and operation of the Franklin Station:

• **Defining Core Values**

Determined to not only restore the Franklin Station but create an inviting and thriving venue for all to appreciate the Post Office’s past, the design team and developers first performed a series of envisioning sessions to identify a set of guiding values for the development and future operations. Those values, as applied to design have been termed “Design Pillars” are explained in detail further into this presentation. In summary, they include:

- 1 - “Authentically Napa”: Possesses a sense of place consistent with the Downtown Napa environment and lifestyle.
- 2 - “Revere and Respect”: The restored historic Franklin Station Post Office façade dictates vision, design and operations.
- 3 - “A Place to Gather”: As when operating as a Post Office, the Franklin Station is intended to be place for locals to be immensely proud of and visit frequently.

• **Design**

Guided by BAR Architecture and Interiors, Preservation Architecture and other talented designers, the historic restoration and hotel plans have reached the 50% Schematic Design completion level, with the intention to proceed through all phases of design without hesitation. The goal is to both meticulously restore the historic Franklin Station façade and showcase its past as an integral part of a future iconic Downtown Napa hotel.

• **Economic Sustainability**

Developing and operating a significantly scaled business in Downtown Napa requires considerable planning and financial modeling in the best of scenarios, adding the expenses related to restoration of a significantly damaged 1933, Art Deco-Era building further challenges that effort. The development team have identified a model which allows for both restoration and economic stainability (which provides for the ongoing maintenance of the historic element). That model includes a boutique hotel with approximately 94 guest rooms, public dining, meeting spaces, grand lobby with bar and rooftop amenities, all located on the former Post Office parcel.

• **Enduring Success**

To ensure the long term success and proper ongoing maintenance of the Franklin Station Post Office, 1351 Second Street LLC is in active discussions with several “Upper Upscale” hotel brands to manage the property in a manner consistent with the core values previously described. Each of those brands/operators understand the unique opportunity the Franklin Station offers.

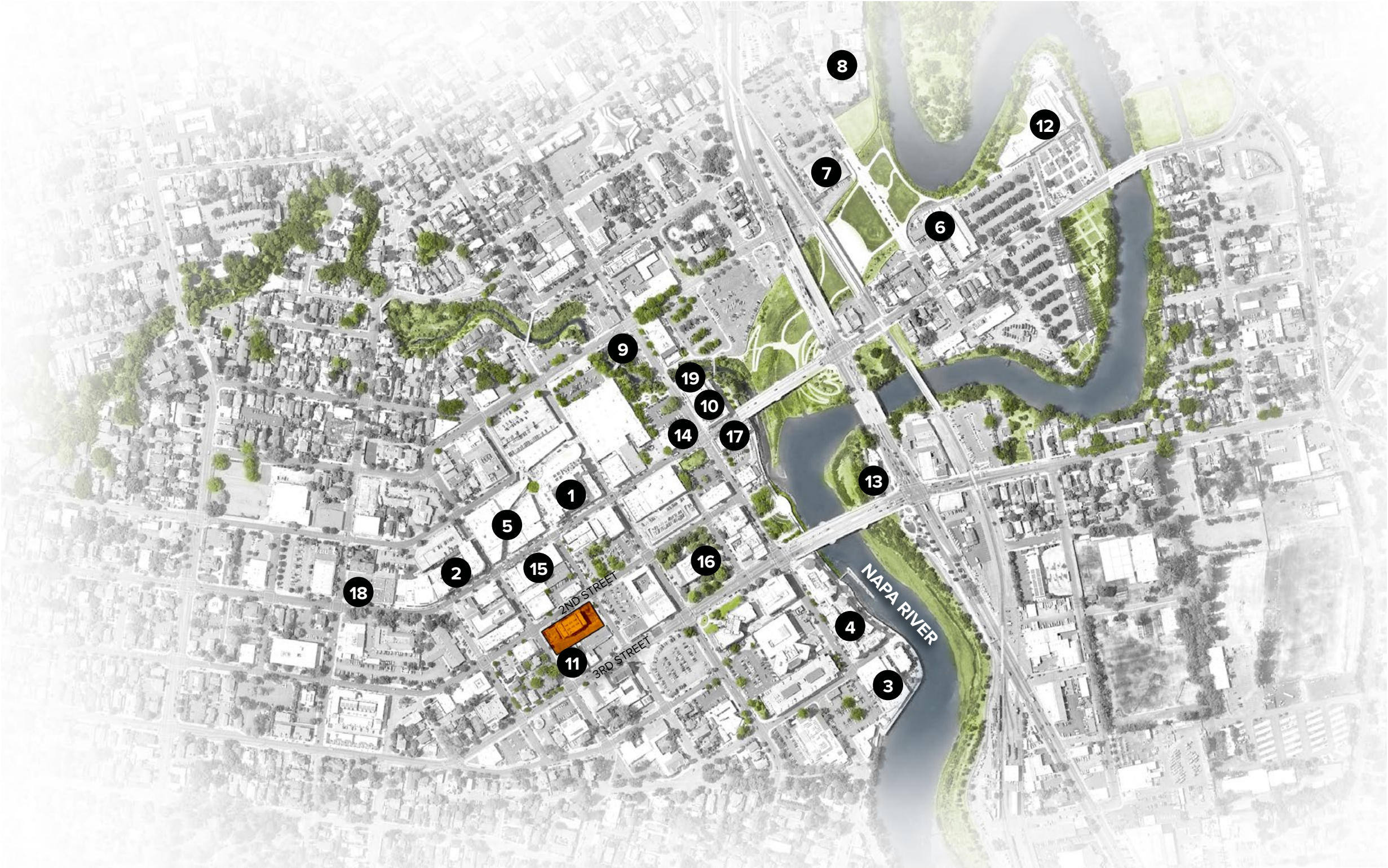
The current Franklin Station Post Office restoration and rejuvenation plan represents the ideal balance between preserving the past, creating a vibrant hospitality centric venue and contributing to the overall revitalization of Downtown Napa.



ANALYSIS SITE CONTEXT

“On glancing at the building even from a distance, one is immensely impressed with the architectural splendor, high quality material and expert workmanship which where combined to give Napa one of the finest post offices in Northern California.” - Napa Valley Register, October 28, 1933

SITE CONTEXT



PLACES OF INTEREST	
1	The Archer Hotel
2	Andaz Hotel
3	Napa River Inn
4	Riverfront Shops
5	First Street Napa Retail
6	Oxbow Public Market
7	Napa Valley Wine Train
8	Westin Verasa Napa
9	Vintners Collective
10	Napa Opera House
11	Uptown Theater
12	CIA at Copla
13	Historic Borreo Building
14	First National Bank
15	Goodman Library
16	Historic Justice Building
17	Semorile Building
18	Noyes Mansion
19	Main Street Exchange Building

SITE ANALYSIS



SITE ANALYSIS

SITE PHOTOS - DOWNTOWN NAPA



ATTACHMENT 8

ANALYSIS HISTORIC GUIDELINES

ATTACHMENT 8

U.S. POST OFFICE, FRANKLIN STATION 1351 Second Street



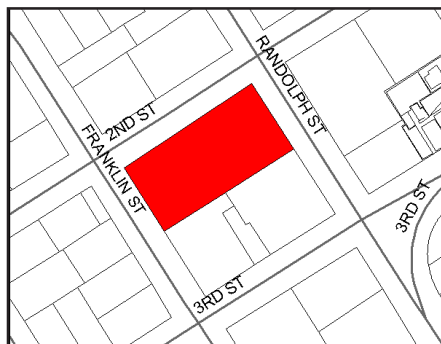
Conserve the cornice extending from the roofline formed of terracotta rams and cow heads, along with the ornamentation that consists of decorative brickwork and terracotta panels in a geometric motif.

Retain Art Deco/WPA Moderne details, including fluted pilasters and stylized terracotta eagle panels above each door

Retain the monolithic windows on the main façade

Retain the bronze and milk glass urn-shaped light fixtures adjacent to the entryways

Retain the seven piers topped by a terracotta capital in a stylized floral motif



APN	003208001000
YEAR BUILT	1933
ARCHITECT	William Corlett
STYLE	ArtDeco/WPAModerne
USE	
CHRSC	IS, 5SI

Retain

EXTERIOR

- Maintain the simple geometry of the building's massing with the projected central core that is flanked by two recessed wings
- Sunken light well at primary façade à Brick cladding
- Granite stairs

INTERIOR

- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor and 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 and the carved Art Deco wood ornaments over the service counter
- Original hanging lobby lamps and original brass-framed bulletin boards

Consider

- Cleaning and repair of deteriorated lanterns, granite stairs, and other materials
- Including a superior level of architectural detailing and quality of materials in new construction that complements the historic Franklin Station Post Office. New construction need not mimic the "historic" architectural style and should avoid imitation that results in a contrived appearance or otherwise distracts from or competes with the original historic facade.
- Replacing non-historic doors with WPA Moderne style doors

Avoid

- Harmful physical or chemical treatments
- Damage to or removal of brick or terra cotta elements

Additions & Adjacent New Construction

- Alterations should meet Standards to preserve its eligibility for listing in the National Register.
- Should include a superior level of architectural detailing and quality of materials in new construction that complements the building.
- New construction need not mimic the "historic" architectural style, and should avoid imitation that results in a contrived appearance or otherwise distracts from or competes with the original historic facade.
- Service area and adjacent parcel containing Zeller's Hardware (819 Randolph Street) may provide opportunities for new construction.
- Except as otherwise prescribed by the DSP Development Standards, there are no height restrictions relative to historic resources on adjacent new development because the Post Office has such a strong street presence.



Detail of non-historic doors, granite stairs, and lanterns

ANALYSIS SIGNIFICANT HISTORIC FEATURES

*“ One of the most beautiful, if not the most beautiful
federal buildings of any city of similar size in the entire
country.” - Napa Journal, October 1933*

SIGNIFICANT HISTORIC FEATURES

SIGNIFICANT HISTORIC EXTERIOR FEATURES

The Significant Historic Features of the exterior are:

1. Projected central area flanked by two recessed wings.
2. Simple Geometry of the buildings massing.
3. Seven piers topped by terracotta “capital” in a stylized floral motif.
4. Cornice extending from the roof line formed of terracotta rams and cows heads.
5. Ornamental that consists decorative brickwork and terracotta panels in a geometric motif.
6. Bronze and milk glass urn-shaped light fixtures adjacent to the entry ways.
7. Large terracotta panel containing the Art Deco eagle above each door.
8. Monolithic windows on the main facade.

Refer to “Historic Conditions and Materials Summary” above for an explanation of the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.



SIGNIFICANT HISTORIC FEATURES



SIGNIFICANT HISTORIC INTERIOR FEATURES

The Significant Historic Features of the interior are:

1. Decorative terrazzo floor
2. Marble wainscoting
3. Raised bas relief gilt and painted plaster walls and ceilings.
4. Terracotta panel with geometric floral pattern at each end of the central frieze.
5. Carved Art Deco wood ornaments over the service counter.
6. Original brass-framed bulletin boards.

The project’s interior designer will work with BAR Architects and Preservation Architecture to marry the historic restoration of the significant features with the future interior design of the hotel. Further detail describing how the interior character defining features will be submitted with future project submittals.

SIGNIFICANT HISTORIC FEATURES

ATTACHMENT 8

CENTRAL AREA & FLANKED WINGS



FEATURE 01

Simple Geometry of the buildings massing.

The simple geometry of the post office is maintained by stepping back the glass lobbies allowing the historic lobby to maintain its presence along 2nd street.

This expression is further reinforced by utilizing a light curtain wall system to allow the existing facade of the post office to be expressed on the interior.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.



SIGNIFICANT HISTORIC FEATURES

SIMPLE GEOMETRY OF MASSING



FEATURE 02

Projected central area flanked by two recessed wings.

No change or modification is being proposed to the central contributing historic facade flanked by the two recessed wings.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.



SIGNIFICANT HISTORIC FEATURES



FEATURE 03

Seven piers topped by terracotta “capital” in a stylized floral motif.

No alteration of the seven piers of their capitals is proposed.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.

SIGNIFICANT HISTORIC FEATURES

ATTACHMENT 8

CORNICE FEATURING RAMS & COW HEADS



FEATURE 04

Cornice extending from the roof-line formed of terracotta rams and cows heads.

The historically designing rams and cow head cornice along 2nd street is maintained.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.



SIGNIFICANT HISTORIC FEATURES

TERRACOTTA PANELS WITH GEOMETRIC MOTIF



FEATURE 05

Ornament that consists of decorative brickwork and terracotta panels in a geometric motif.

The designated motifs and brickwork remain unchanged, any restoration of the brickwork will be repaired in a manner satisfactory to the historic guidelines.

Refer to "Historic Conditions and Materials Summary" for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.

ATTACHMENT 8

SIGNIFICANT HISTORIC FEATUERS

BRONZE & MILK GLASS URN -SPHAPED LAMPS



FEATURE 06

Bronze and milk glass urn-shaped light fixtures adjacent to the entryways.

No modifications are proposed to the existing lanterns, repairs to bring lanterns back to a functioning state will be carried out per the historic guidelines.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.

SIGNIFICANT HISTORIC FEATUERS

TERRACOTTA PANELS WITH ART DECO EAGLE



FEATURE 07

Large terracotta panel containing the Art Deco eagle above each door.

No modification is proposed to the existing art deco panels containing the eagles is being proposed.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.

SIGNIFICANT HISTORIC FEATUERS

ATTACHMENT 8

MONOLITHIC WINDOWS



FEATURE 08

Monolithic windows on the main facade.

Windows along 2nd street will be repaired and replaced per the historic guidelines.

Refer to “Historic Conditions and Materials Summary” for an explanation on the rehabilitation process and specific materials treatment to address the Secretary of Interior Standards.



ANALYSIS HISTORIC MATERIALS & PRESERVATION ASSESSMENT

Napa Franklin Station
Materials Conditions and Treatment Summary

Conditions Summary

The condition of the existing building is structurally very precarious and materially very poor.

Given the extreme extent of damage and required reconstruction – it may be estimated that some two-thirds of the exterior and approximately three-quarters of the interior finish assemblies will require dismantling and reconstruction – a large proportion of the historic exterior and interior finish materials will be removed, salvaged and reinstalled or, where irreparably damaged or missing, replaced with matching assemblies and materials, including the use of materials salvaged from the non-historic structure to be removed. This extent of damage directly informed the limited identification of the historic structure as the front approximately one-fifth of the building, including entry stairs and area way, “to a depth equal to and inclusive of the depth of the existing interior lobby.”

Underlying conditions are also evidently poor. So the disassembly of the existing includes repair/replacement of substrate and sub-structural assemblies as well as complete structural strengthening of the retained historic and existing building.

The extent of removal, salvage and reconstruction requires confirmation by way of investigations – of the masonry exterior walls and the plaster lobby ceiling, for example. Whether the masonry can be partially dismantled without incurring further destabilization and whether the ceiling can remain in place – it is one of the few assemblies that exhibits moderate damage – requires pre-construction confirmation.

To reiterate, the Napa Franklin Station’s (NFS) historic character consists of the range of identified exterior and interior features and materials, specifically [with clarifications]:

Exterior:

- 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 (i.e., all decorative brickwork and terra cotta)
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways with granite bases
- Large terracotta panel containing an Art Deco eagle above each door
- Monolithic [steel sash] windows on the main façade
- Front granite steps and area way with granite plinths and bases and ornamental iron railings
- Carved granite cornerstone

Interior:

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

Additionally, several external spatial characteristics are historically significant, specifically:

- Projected central area flanked by two recessed wings
- Simple geometry of the building’s massing

While the identified character-defining features are largely elemental, the frontward massing of the building encompasses the overall three-dimensional form of the historic building. Thus, in addition to the identified elements, the exterior building front and side walls to the depth of the existing interior lobby comprise the historic resource, inclusive of its exterior masonry.

Identified historic building spaces, features and materials are to be fully retained and protected, including:

- Protection and restoration in-place requiring the provision of physical barriers and coverings along with informational graphics.
- Protection in-the-course of required removal and salvage for restoration and reinstallation, which protection requires detailed material documentation, handling and tracking.

In addition to the required protection of the identified historic building and in conjunction with construction recycling protocols, the following identifies elements and materials of general architectural interest for deconstruction and salvage:

- General historic architectural salvage refers to proposed historic architectural salvage work at the existing building to be demolished.
- The reuse-ability of these materials and elements are dependent on feasible reuse on site or on a salvage receiver and whose availability and specific salvage requirements shall be determined prior to removal.
- The existence of hazardous materials may limit potential salvage-ability.
- General exterior element and materials to be salvaged include:
 - Stone, finish brick and terra cotta masonry
 - Steel sash windows
 - Ornamental iron work
- General interior features and materials that may be worth salvaging include:
 - Steel sash windows
 - Post office boxes
 - Ornamental light fixtures

Treatment Recommendations

Treatment recommendations for each of the identified character-defining materials and assemblies are summarized below.

Exterior

- E1. Granite work (figs.1-4) – Sierra white granite wall base and steps, including carved cornerstone:
- a. Partial removal, salvage and reinstallation
 - b. Partial removal and in-kind replacement associated with rehab work
 - c. Overall cleaning following completion of granite rehab work
- E2. Masonry work (figs.5-10) - Roman face brick exterior walls and pilasters, smooth textured, buff colored; and Terra Cotta with smooth finish and buff color to match face brick:
- a. Partial removal, salvage and reconstruction of damaged brick and terra cotta masonry, including substrate repairs and substructural anchorage;

- b. Replacement materials must match existing finishes, colors, textures and sizes – preferably reuse salvaged face bricks from existing building, potentially reuse salvaged terra cotta;
 - c. Patch and coat minor to moderately damaged (spalled and cracked) terra cotta units;
 - d. Repoint all reconstructed masonry and repoint all existing deteriorated masonry joints with pointing mortars to match the (cleaned) existing
 - e. Following completion of reconstruction and repairs, clean masonry walls
- E3. Steel sash windows (fig.11) – painted and clear glazed:
 - a. Remove window units for shop restoration
 - b. Remove glazing, strip coatings from steel, retain samples for identification of paint colors;
 - c. Repair damaged (bent, broken, missing) steel parts; replace elements to match existing where irreparable or missing;
 - d. Repair operating hardware or replace to match existing where irreparable or missing;
 - e. Prime and paint (powder coat) steel sash to match original paint color;
 - f. Reglaze with clear, tempered glass;
 - g. Reinstall repaired window units, including requisite setting hardware, sealants, etc.;
 - h. Install protections for duration of construction;
 - i. Clean following overall project completion.
- E4. Cast Iron work (figs.12-13) – Area way railings, front door lintels and frames (light fixtures per below):
 - a. Remove and salvage for repair, refinishing and reinstallation;
 - b. Strip coatings, retain samples for identification of paint colors;
 - c. Repair damaged (bent, broken, missing) iron parts; replace elements to match existing where irreparable or missing;
 - d. Prime and repaint (powder coat) iron work to match original paint color;
 - e. Reinstall repaired and refinished cast iron elements, including requisite setting hardware, sealants, etc.
 - f. Install protections for duration of construction;
 - g. Clean following overall project completion.
- E5. Light fixtures (figs.14-15) – Cast iron, bronze and glass lanterns (2)
 - a. Remove and salvage for repair, refinishing and reinstallation;
 - b. Remove and salvage glass;
 - c. Strip coatings from iron, retain samples for identification of paint colors;
 - d. Repair damaged (bent, broken, missing) parts; replace elements to match existing where irreparable or missing;
 - e. Rewire and relamp fixtures;
 - f. Prime and repaint (powder coat) iron work to match original paint color;
 - g. Clean and seal bronze elements;
 - h. Clean and reinstall glass; replace to match where irreparable or missing;
 - i. Reinstall light fixtures, including requisite power, setting hardware, sealants, etc.
 - j. Install protections for duration of construction;
 - k. Clean following overall project completion.

Interior

- I.1- Terrazzo flooring (figs.16-17) – four color (Columbia White, Pink Tennessee, Batesville Black, Golden Travis); checkerboard pattern at lobby, star pattern at entries; with brass strips and marble borders and bands:
 - a. Retain and protect in place;
 - b. Remove and replace damaged and irreparable material with new to match existing;
 - c. Clean, grind, polish and seal repaired terrazzo;
 - d. Install protections for duration of construction;
 - e. Clean following overall project completion.
- I.2. Marble floor borders and bands (Batesville Black, figs.16-17), wall wainscotings and door surrounds (St. Genevieve Golden Vein, figs.18-20):
 - a. Retain and protect marble flooring;
 - b. Remove and replace damaged and irreparable flooring material with new to match existing;
 - c. Remove and salvage marble wainscoting and door surrounds for repair, refinishing and reinstallation;
 - d. Clean retained and salvaged marble with restoration cleaners;
 - e. Repair damaged (breaks, cracks, holes and spalls) marble with stone dutchmen, crack and hole repair mortars to match clean marble;
 - f. Replace irreparable and missing marble with new to match cleaned existing;
 - g. Reinstall marble wainscoting and door surrounds, including required anchorage hardware, setting and pointing mortars, grouts and sealants.
 - h. Clean and seal marble work;
 - i. Install protections for duration of construction;
 - j. Clean following overall project completion.
- I.3. Ornamental plaster ceilings (figs.21-22) – Fluted arched ceiling; flat ceilings with cast ornamental frets; raised, star-patterned and polychromed pyramidal ceilings (at entries);
 - a. Retain and protect in place or selectively remove and salvage for repair, strengthening and reinstallation (based on structural investigations);
 - b. Investigate, repair and strengthen ceiling support structure;
 - c. Repair damaged and replace irreparable and missing plaster with new plaster to match cleaned existing surfaces and profiles;
 - d. Identify original paint colors, repaint plaster ceilings to match original paint colors;
 - e. Install protections for duration of construction;
 - f. Clean following overall project completion.
- I.4. Ornamental plaster walls (figs.23-26) – Scored and fluted with cast ornamental lintels, panels and friezes:
 - a. Retain and protect in place and selectively remove where irreparably damaged;
 - b. Remove, salvage cast ornamental lintels, panels and plaques;
 - c. Repair damaged and replace irreparable and missing plaster with new plaster to match cleaned existing surfaces and profiles;
 - d. Reinstall removed and repaired/replaced ornamental lintels and panels, including anchorage hardware and setting mortars;
 - e. Identify original paint colors, repaint plaster walls to match original paint colors;
 - f. Install protections for duration of construction;
 - g. Clean following overall project completion.

- I.5. Wood lintels (fig.27) – Carved (at service counters):
- Retain in place or remove and salvage for reinstallation;
 - Repair damaged wood (voids, holes, cracks) with wood Dutchman and fillers to match the existing wood;
 - Clean, strip, sand and refinish wood to its natural color;
 - If removed, reinstall wood work in original location;
 - Install protections for duration of construction;
 - Clean following overall project completion.
- I.6. Bulletin boards and plaques (figs.28-31) – cast brass or bronze (2); brass-framed and glass (4):
- Remove and salvage for cleaning, repair;
 - Clean metals with restoration cleaners;
 - Clean glass and backing materials (at bulletin boards); or replace to match existing;
 - Retain and clean painted lettering;
 - Reinstall in existing locations;
 - Install protections for duration of construction;
 - Clean following overall project completion.



Fig.1 – Granite steps



Fig.2 – Granite cornerstone

PROJECT ANALYSIS



Fig.3 – Granite (and terra cotta) wall base



Fig.4 – Granite steps with added concrete abutment



Fig.5 – Brick and terra cotta masonry

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Fig.6 – Brick masonry



Fig.7 – Brick and terra cotta masonry

PROJECT ANALYSIS



Fig.8 – Brick and terra cotta masonry



Fig.9 – Brick and terra cotta masonry



Fig.10 – Brick and terra cotta masonry

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Fig.11 – Steel sash window (at interior)



Fig.12 – Cast iron door lintel (and frame)



Fig.13 – Cast iron railing

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Fig.14 – Cast iron, bronze and glass lantern



Fig.15 – Cast iron, bronze and glass lantern

PROJECT ANALYSIS



Fig.16 – Terrazzo flooring (with marble borders and bands)

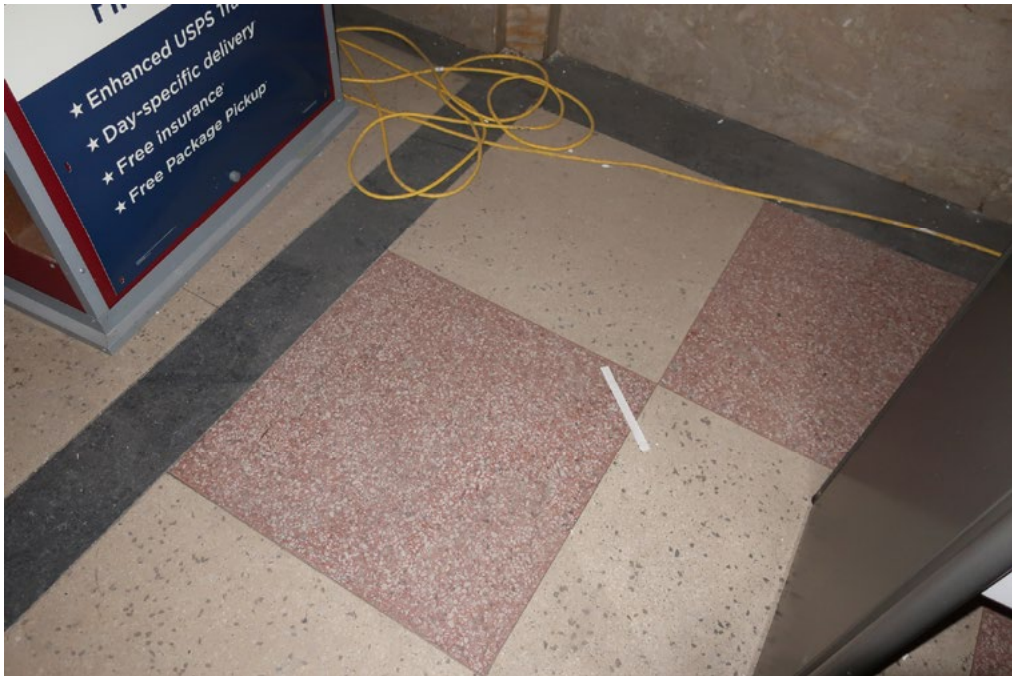


Fig.17 – Terrazzo flooring (with marble borders and bands)



Fig.18 – Marble wainscoting



Fig.19 – Marble wainscoting



Fig.20 – Marble door surround



Fig.21 – Plaster ceilings



Fig.22 – Plaster ceilings

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Fig.23 – Plaster walls

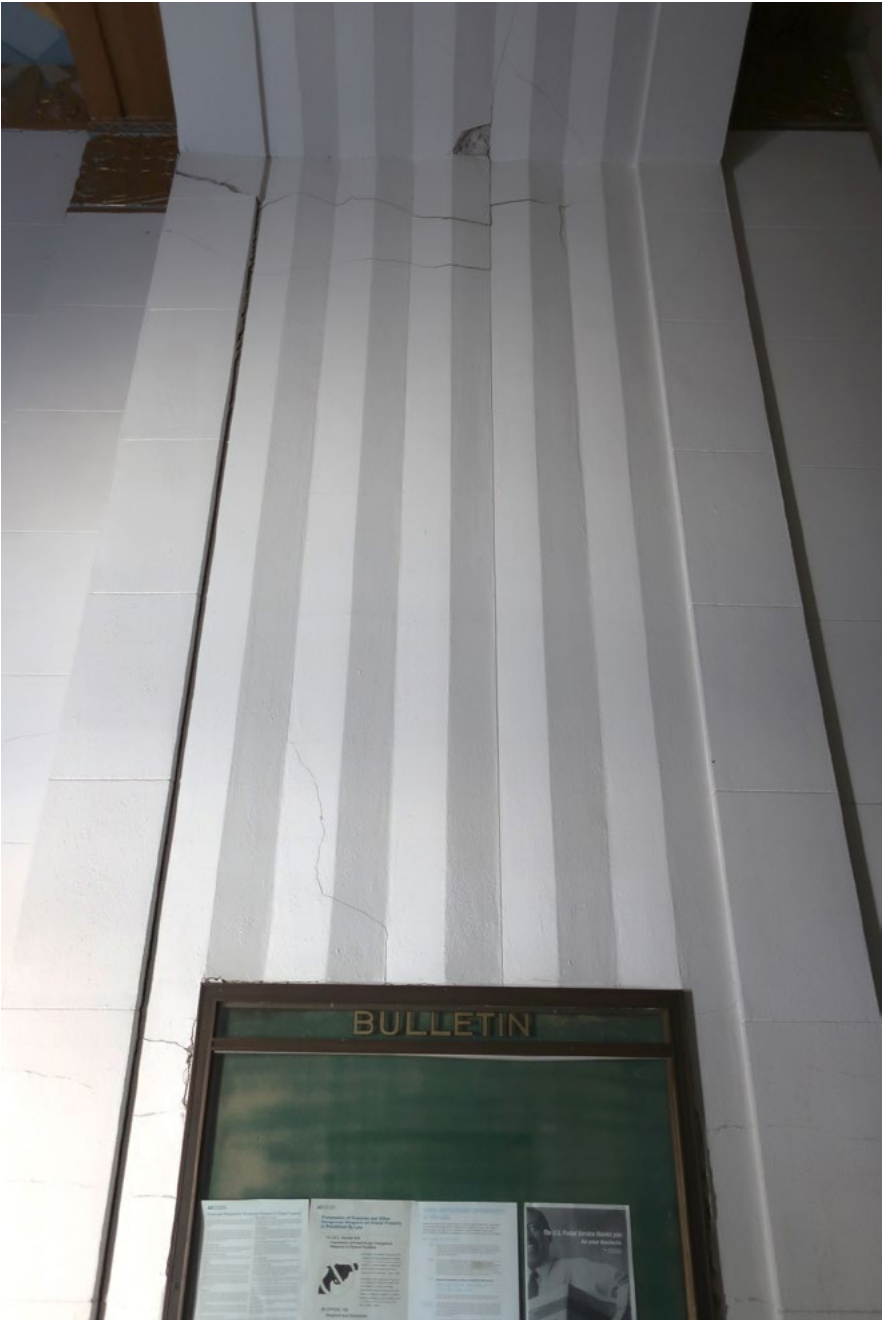


Fig.24 – Plaster walls

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Fig.25 – Plaster walls



Fig.26 – Plaster walls

PROJECT ANALYSIS



Fig.27 – Wood lintels



Fig.28 – Bulletin boards

PROJECT ANALYSIS



Fig.29 – Bulletin boards

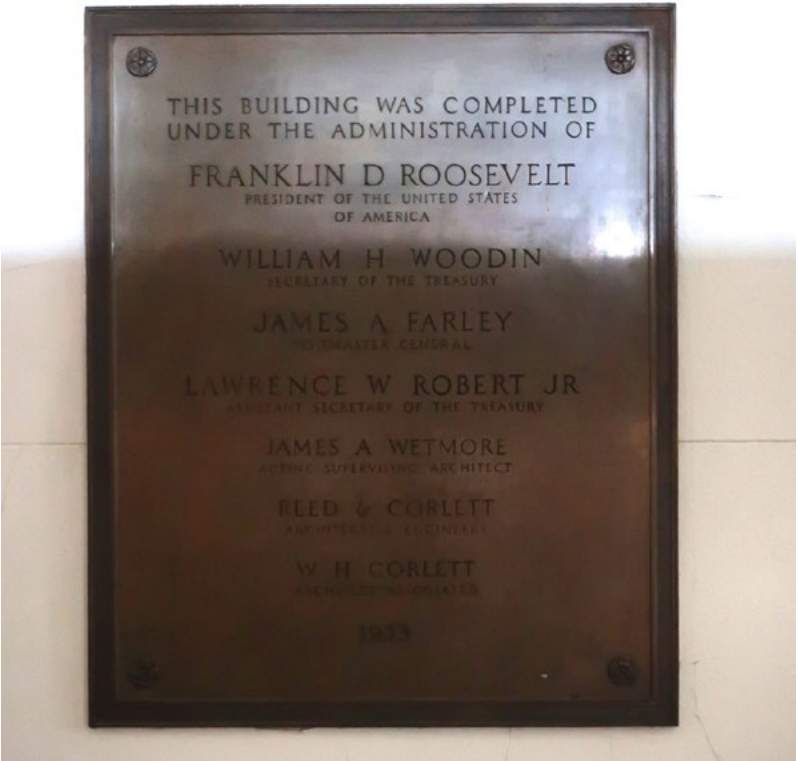


Fig.30 – Bronze/brass plaques



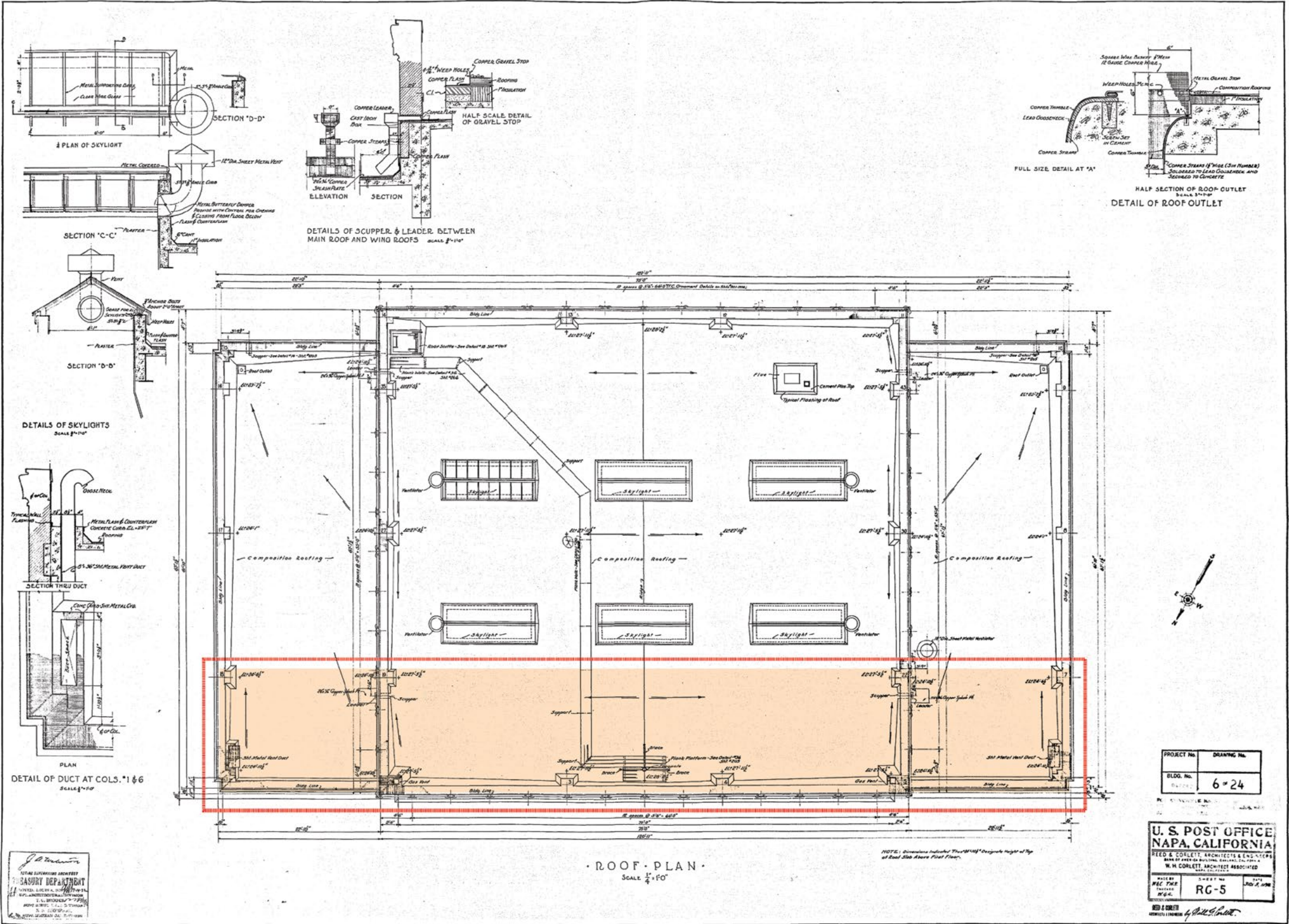
Fig.31 – Bronze/brass plaques

PROJECT ANALYSIS

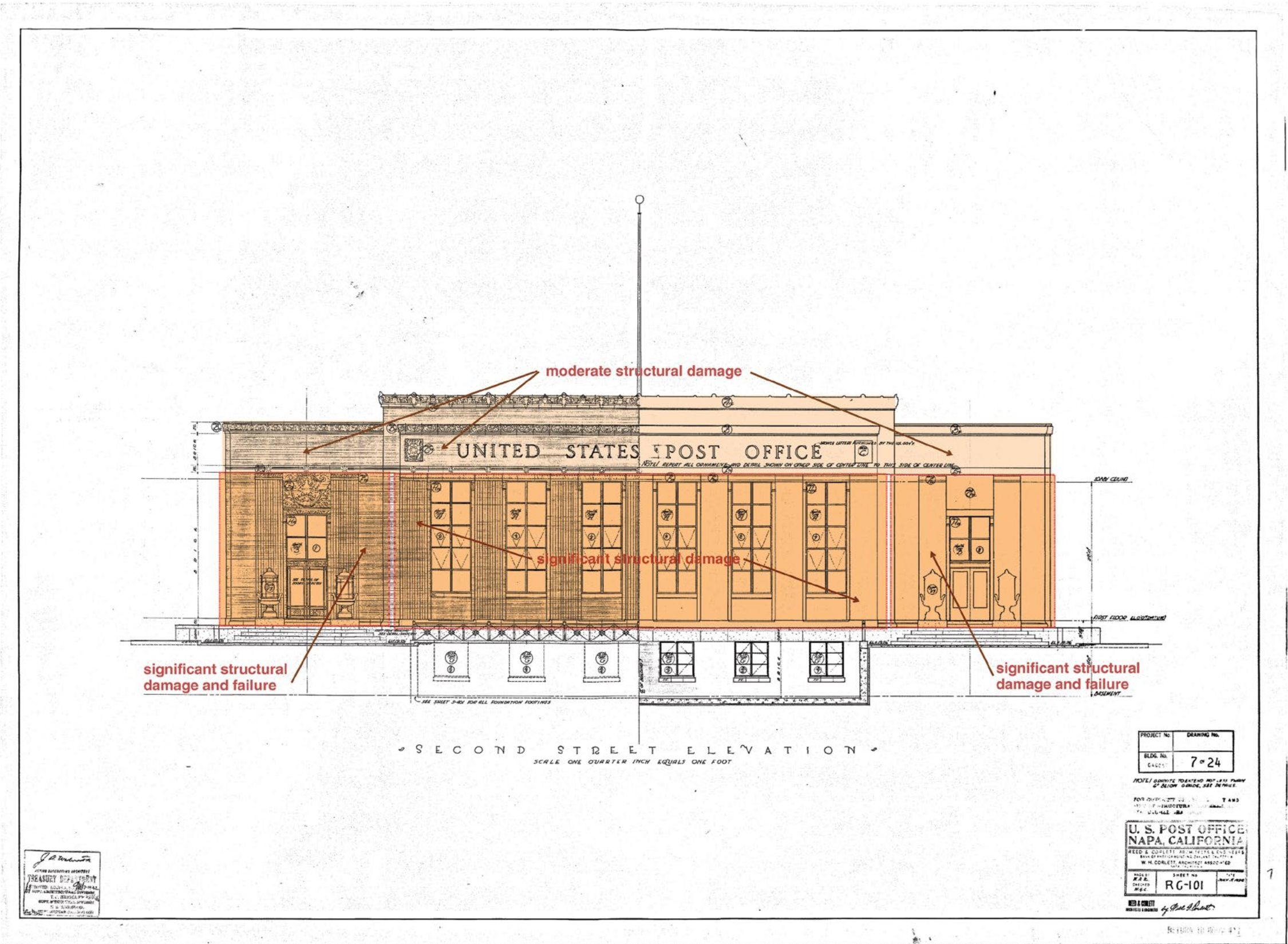


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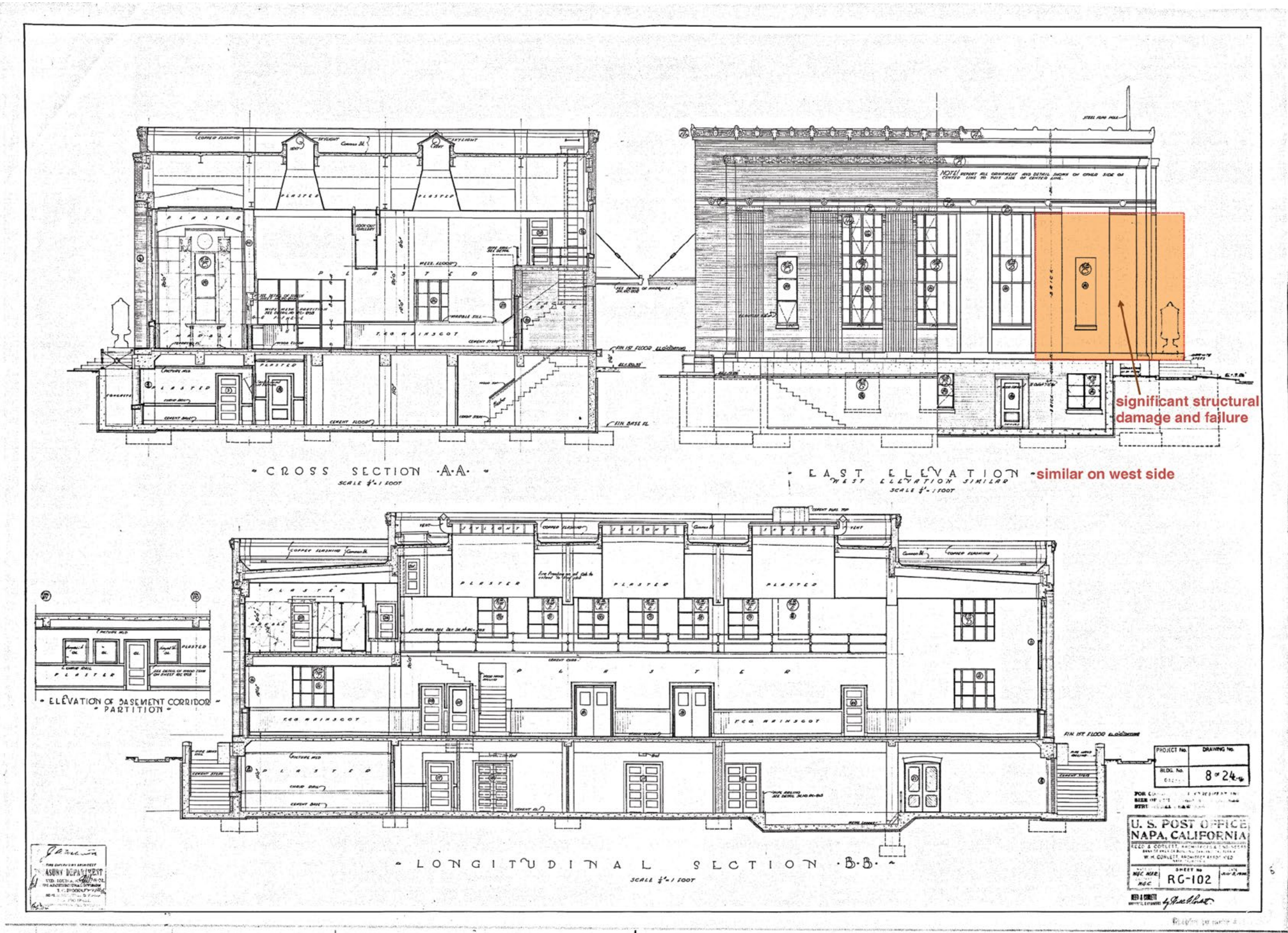




PROJECT ANALYSIS



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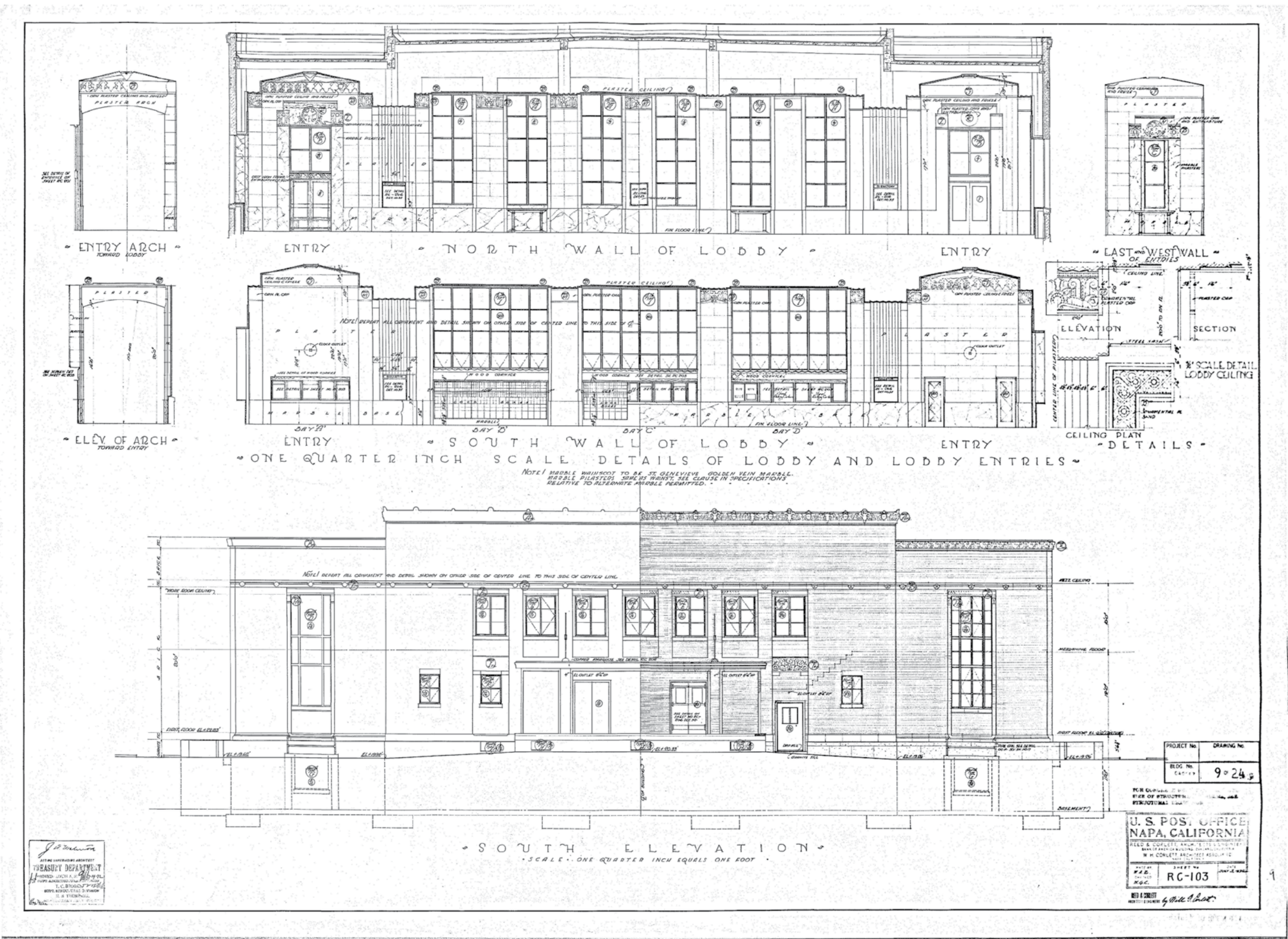
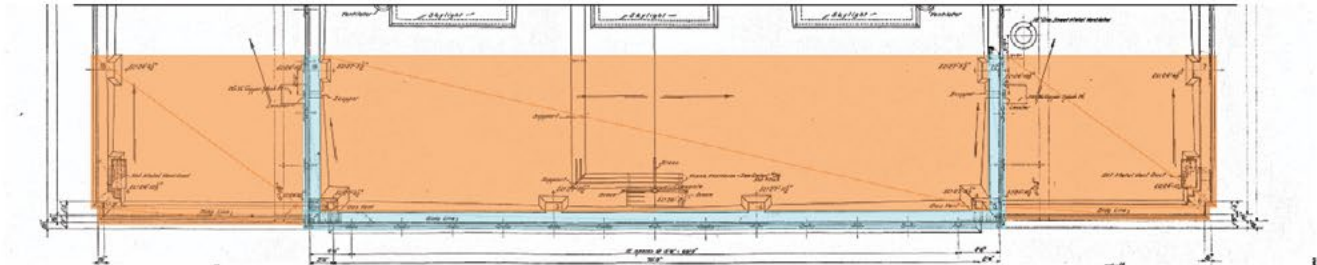
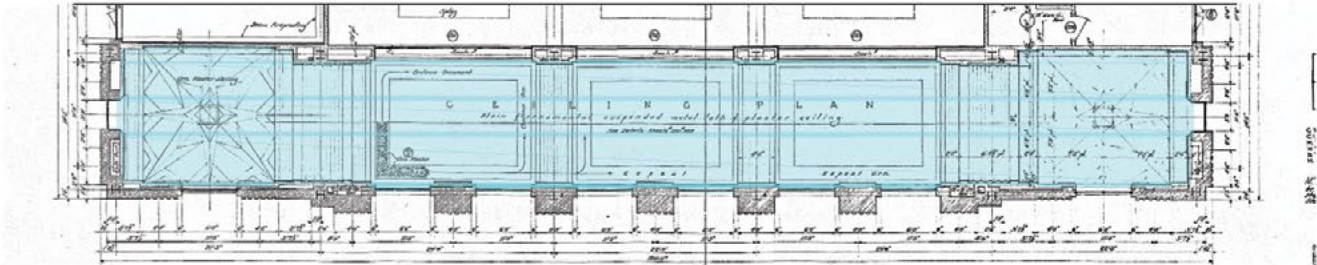


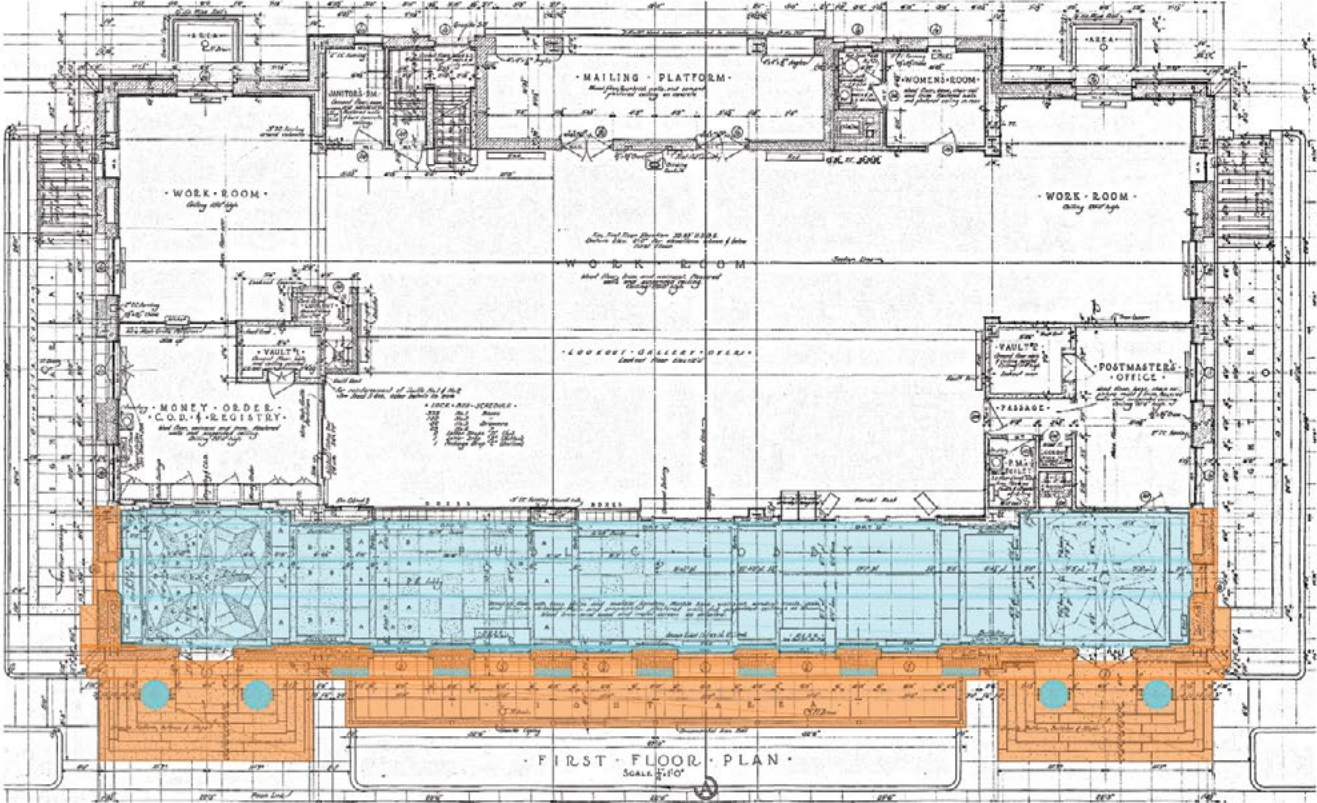
EXHIBIT A



Roof Plan



Ceiling Plan



Floor Plan

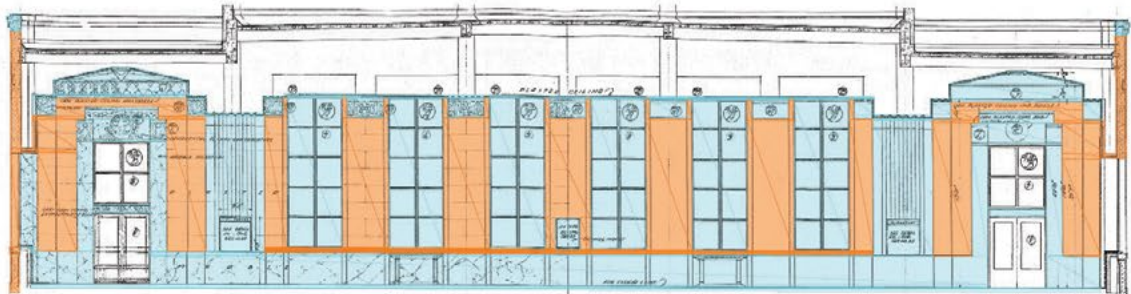
Key to Historic Building Significance:

- Identified Character - Defining Features
- Extent of Contributing Historic Building
- Extent of Non-Contributing Historic Building

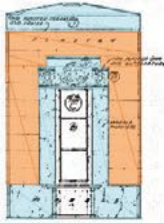
NAPA FRANKLIN STATION
HISTORIC SIGNIFICANCE PLANS

PROJECT ANALYSIS

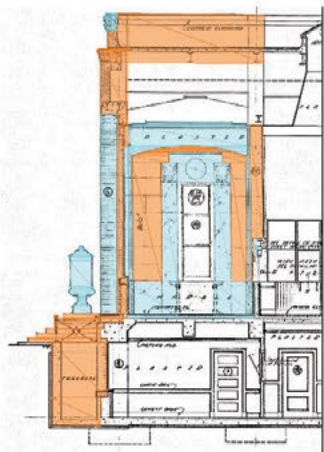
EXHIBIT B



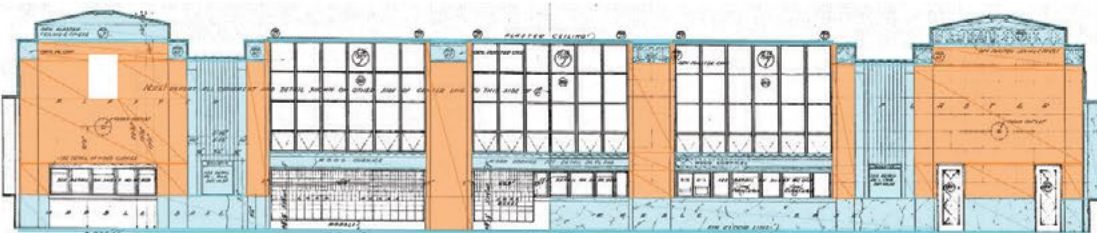
Entry & Lobby - Interior - North Elev.



Int. - East Elev.



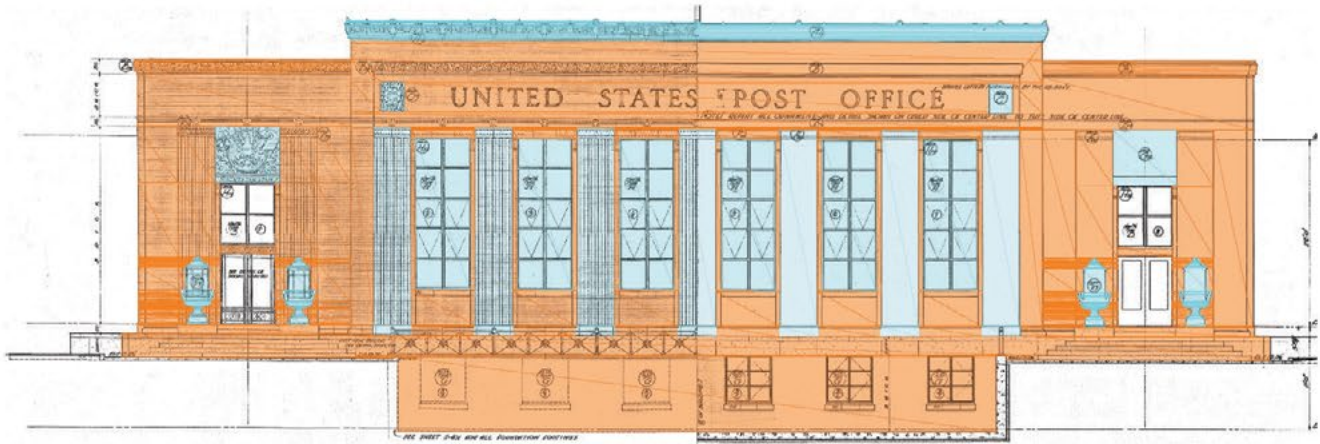
Cross Section



Entry & Lobby - Interior - South Elev.



East Side Elevation



Front (North) Elevation

Key to Historic Building Significance:

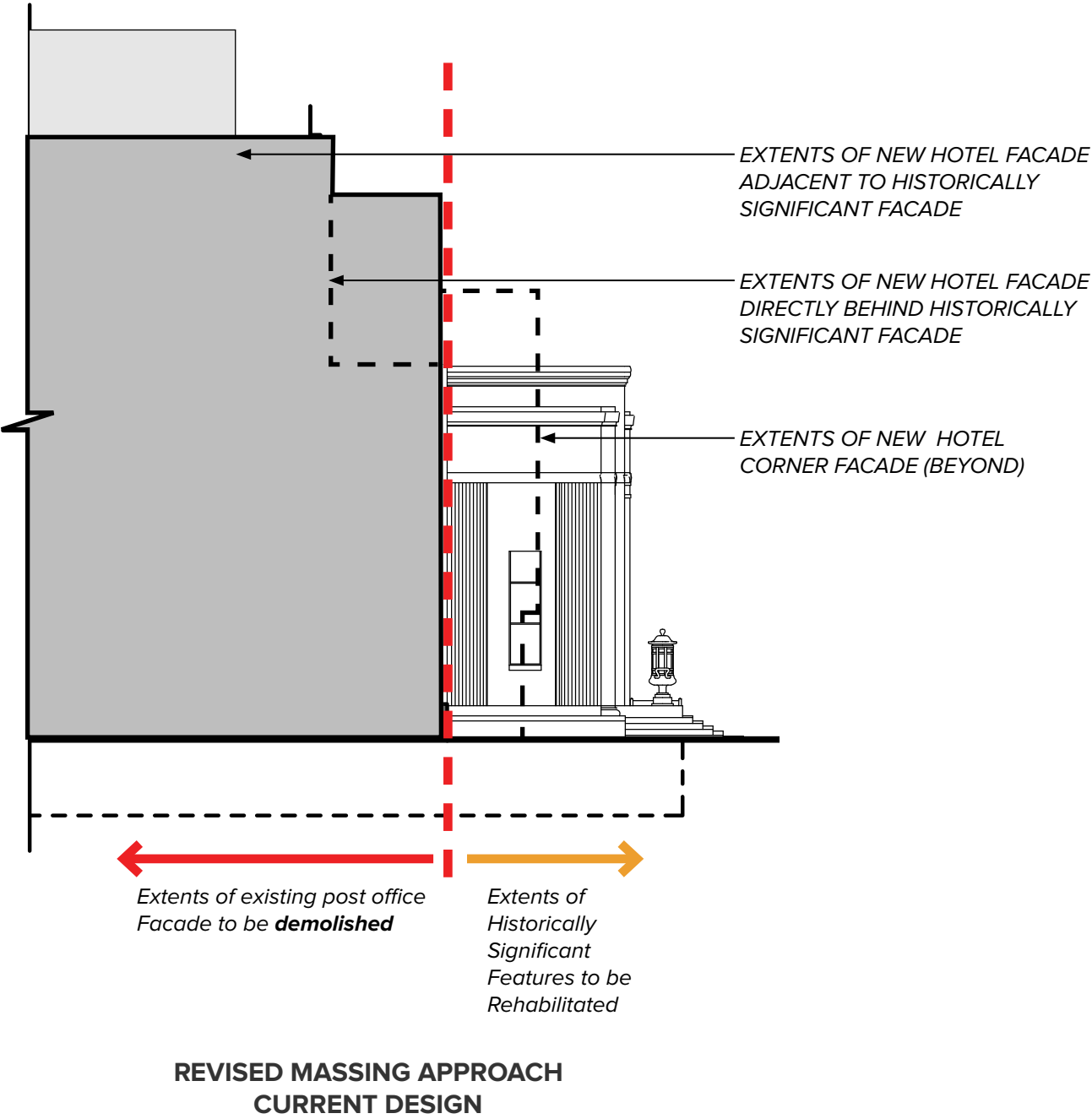
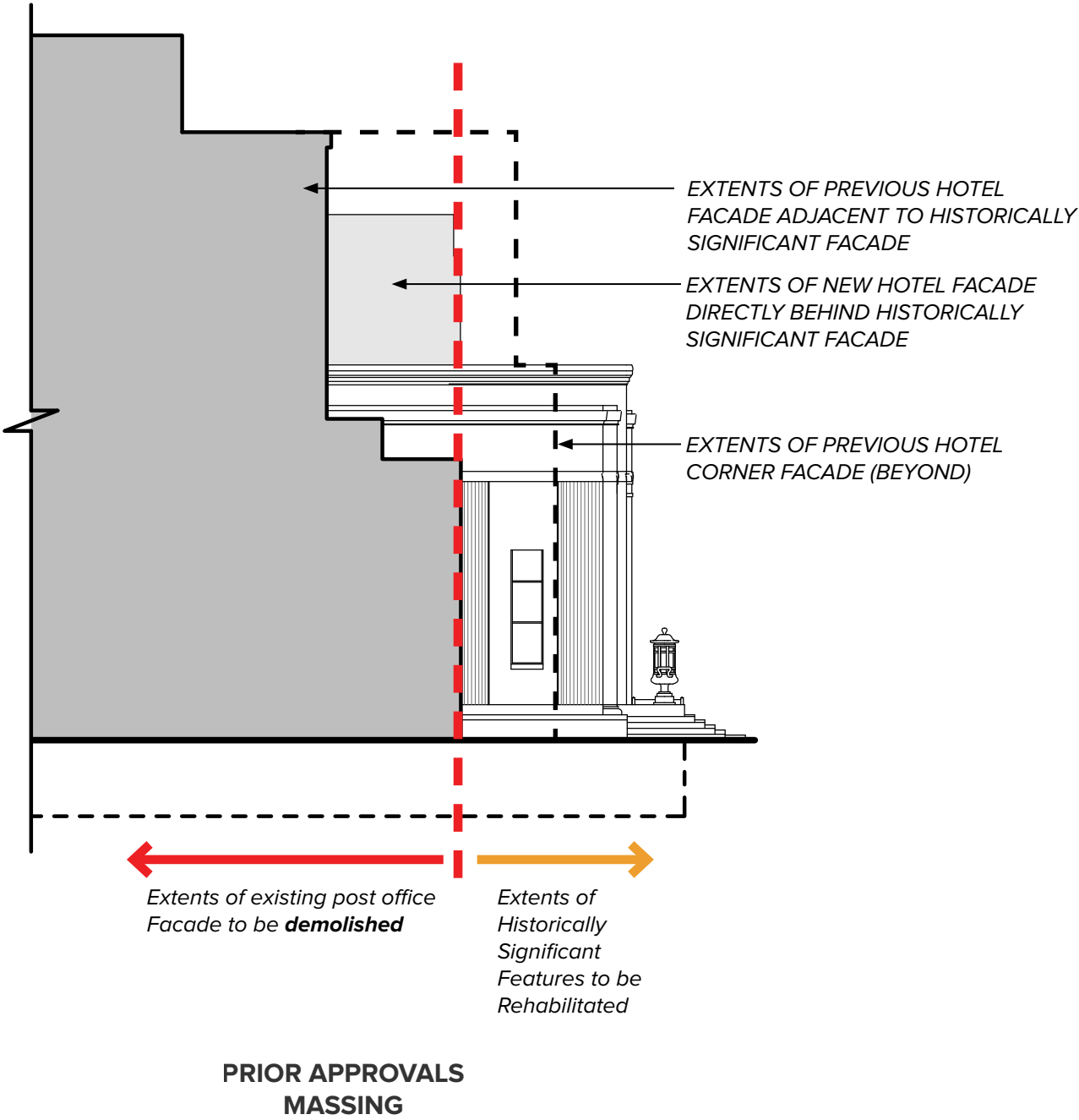
- Identified Character - Defining Features
- Extent of Contributing Historic Building
- Extent of Non-Contributing Historic Building

NAPA FRANKLIN STATION
HISTORIC SIGNIFICANCE ELEVS

ANALYSIS CURRENT MASSING COMPARISON

PROJECT ANALYSIS

MASSING COMPARISON | PRIOR APPROVALS VS. BAR DESIGN



PROJECT BAR'S DESIGN APPROACH



AUTHENTICALLY NAPA (uniquely of the place)

Define a new and appropriate architectural language for Napa and downtown.



REVERE & RESPECT (historic post office building)

Centerpiece, feature element, and jewel box as the heart of the project. Add on to existing and knit in new.

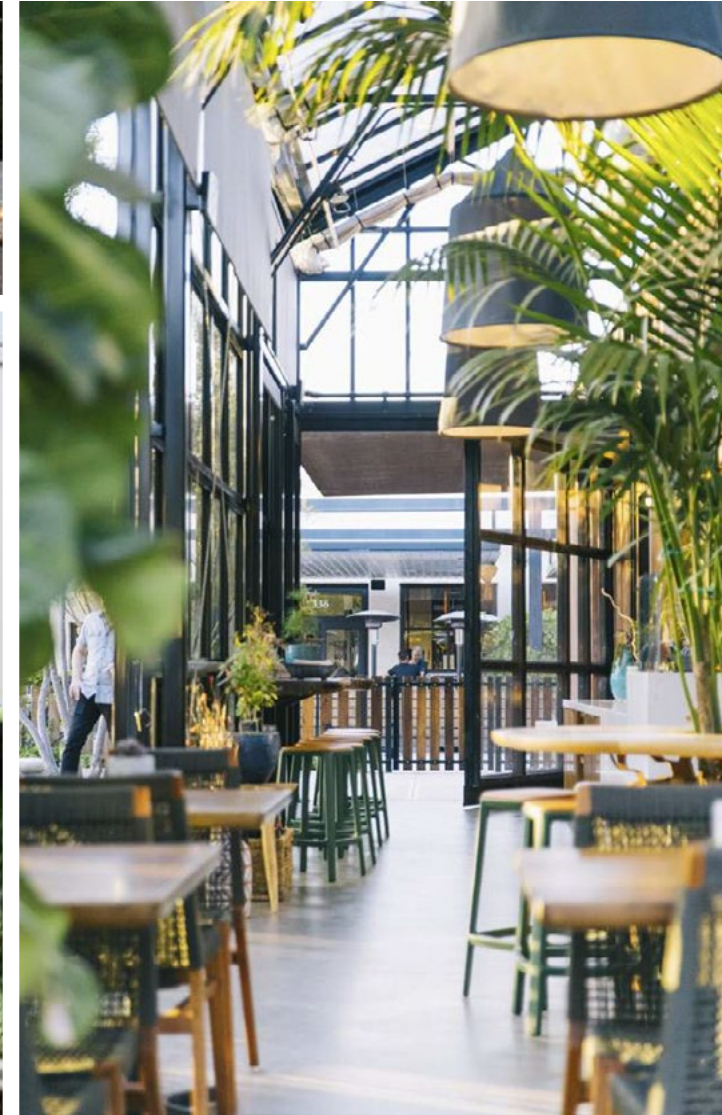


A PLACE TO GATHER (sequence of experiences)

Make it about people - from peaceful moments looking out into the valley to enjoying the diversity of city life.

DESIGN PILLARS

POSITIONING & DNA



REVERE & RESPECT

Direct inspiration from historic Post Office

sense of place

continuity over time

harmonize architectural character

centerpiece

jewel box

quiet elegant backdrop

complement & contrast

DESIGN PILLARS



AUTHENTICALLY NAPA

Aesthetic derived directly from Downtown Napa; yet Embraced by rural county

heart of wine city

indoor/outdoor living

discerning comfort

relaxed elegance

farm to city

DESIGN PILLARS



A PLACE TO GATHER

*...and experience
downtown Napa*

vibrant street life

inside outside

connectedness to city
and to nature

simple honest materials
(brick + steel + wood)

textural + tactile

ATTACHMENT 8

PROJECT RENDERED VIEWS

ATTACHMENT 8

2ND & RANDOLPH



ATTACHMENT 8

2ND & FRANKLIN





ATTACHMENT 8

PROJECT DESIGN FEATURES

DESIGN FEATURES

REVERENCE AND RESPECT FOR THE HISTORIC POST OFFICE : 10 STRATEGIES



- 1 MASSING: PULL FACE BACK SO POST OFFICE SITS PROUD OF BUILDING
- 2 MASSING: STEP TOP STORIES BACK TO REDUCE AP- PARENT MASS OF BUILDING
- 3 MASSING: SYMMETRICAL 'DUMBBELL' SCHEME CEN- TERED ON POST OFFICE
- 4 MASSING: 'LIFT' BUILDING OFF GROUND TO EMPHA- SIZE MASS/'GROUNDED' P.O.
- 5 MATERIALITY: UTILIZE BRICK AS PRIMARY BUILDING MATERIAL, FLANKING P.O.
- 6 MATERIALITY: UTILIZE BRONZE METAL, RECALLING TRIM AND DETAILING ON P.O.
- 7 MATERIALITY: DARK BUILDING DIRECTLY BEHIND P.O. TO RECEDE FROM VIEW
- 8 DETAILING: POST OFFICE FACADE SET INTO SIMPLE GLAZED WALLS ON EITHER SIDE
- 9 LANDSCAPE: INVITING PUBLIC PLAZA AT CORNER OF 2ND AND RANDOLPH
- 10 FRONT DOOR: EXPERIENCE ENTERING HOTEL IS THRU P.O. 'ARRIVAL GALLERY'