

THE GORDON BUILDING

[illegible]



**Napa Design
Partners**
ARCHITECTURAL INTERIORS
PLANNING - RESTORATION

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OWNER:
Napa Gordon LLC

1339 Pearl Street, Ste. 201
Napa, Ca 94559

PROJECT:

Building Shell Eart
Repair and Restic
for Historic
Gordon Building

1130 First Street Napa,
CA 94559

APN: 003-166-004

EXISTING BASEMENT
PLAN W/ REPAIR AND
IMPROVEMENTS NOTED

ARCHITECT'S STAMP:

PRINT DATE: March 27, 2019
DATE: July 6, 2018

REVISION:

BM SBT - July 30, 2018

November 18, 2018

OWNER REVIEW

PLAN CHECK SET

NOV 18, 2018

NOV 18, 2018

NOV 18, 2018

NOV 18, 2018

NOV 18, 2018

NOV 18, 2018

NOV 18, 2018

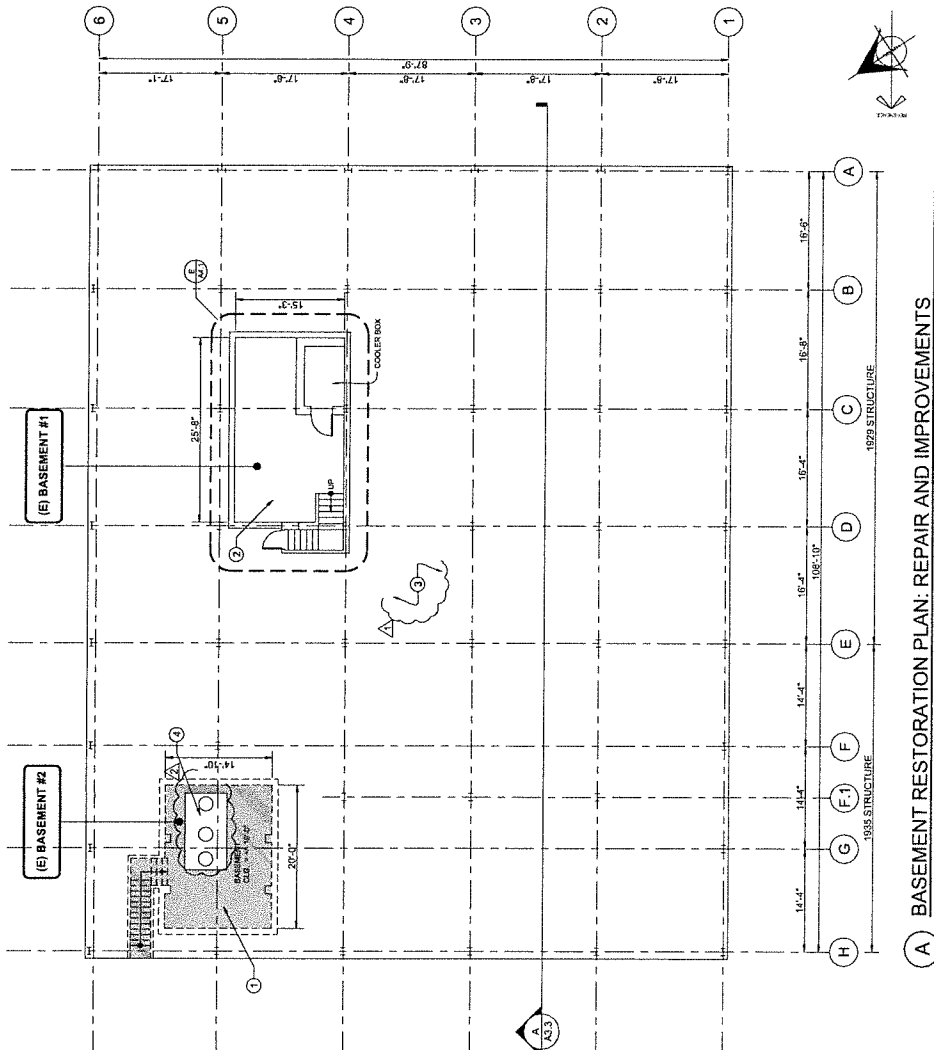
NOV 18, 2018

NOV 18, 2018

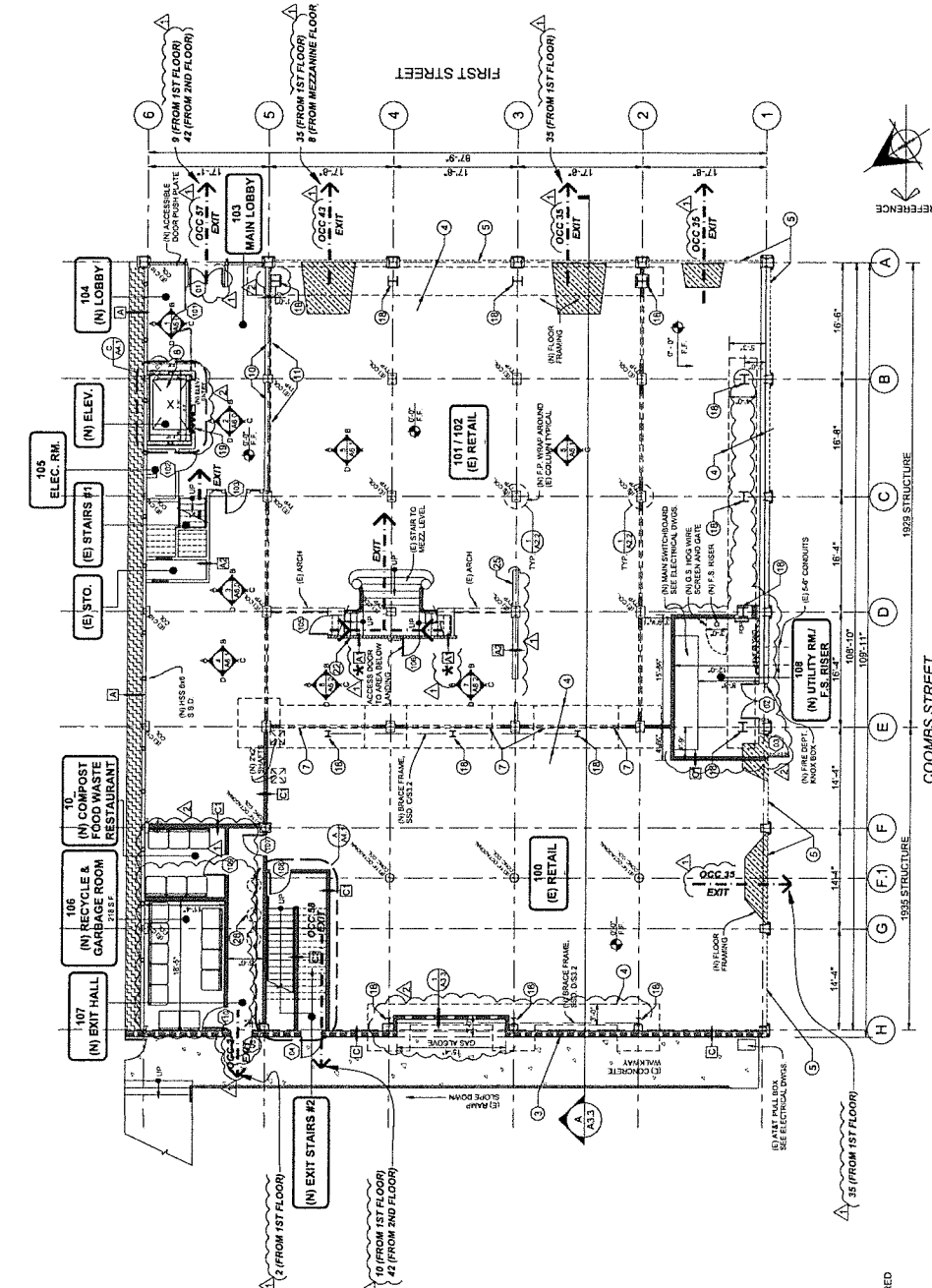
NOV 18, 2018

A2.1

- KEY NOTES AT BASEMENT:**
- (E) BASEMENT FILLED W/ CLASS II CEL. CRETE (4000 PSI MIN. COMPRESSIVE STRENGTH, 30 PSI MAX. WEIGHT) S.S.D.
 - ORIGINAL CONCRETE BASEMENT WITH WOOD FRAMED STAIR AND LANDING AND WOOD FLOORS TO BE REPAIRED AND REPAIRED. SEE BASEMENT FLOOR PLAN SHEET A2.1
 - NO DAMAGE OCCURRED TO (E) BASEMENT #1 IN THE SEISMIC EVENT OF 2014
 - 1500 GALLON GRAVITY GREASE INTERCEPTOR WITH GAS TIGHT AND WATER TIGHT RISER S.P.D.



(A) BASEMENT RESTORATION PLAN: REPAIR AND IMPROVEMENTS
SCALE: 1/8" = 1'-0"



A FIRST FLOOR RESTORATION PLAN: REPAIR AND IMPROVEMENTS
 SCALE: 1/8" = 1'-0"

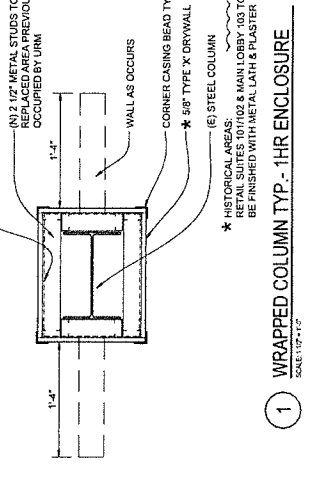
OCCUPANCY CALCULATION:		
ROOM #	S.F.	OCC
RETAIL AT FIRST FLOOR (1 PER 60)	8,241	137
UTILITY AT FIRST FLOOR (1 PER 300)	597	2
OFFICE LOBBY / COMMON AT FIRST FLOOR (1 PER 100)	373	5
TOTAL OCCUPANT LOAD		9,711

WALL LEGEND:	
	EXISTING INTERIOR WALL AT FIRST FLOOR
	NEW FIRE-RATED 1-HR SEISMIC WALL CONSTRUCTION FOR WALLS AND DOORS CORNER (E) HISTORICAL MEZZANINE
	EXISTING INTERIOR WALL - (REPAIR AS NEEDED)
	DEMOLITION WALL - (SEE DEAD LOADS)
	NEW EXTERIOR WALL - 24\"/>
	NEW INTERIOR WALL - 24\"/>
	NEW INTERIOR WALL - 24\"/>
	EXISTING INTERIOR WALL AT MEZZANINE
	NEW 1-HR INTERIOR WALL - 24\"/>

FLOOR LEGEND:	
	NEW FLOOR FRAMING
	EXISTING FLOOR FRAMING
	NEW FLOOR FRAMING
	EXISTING FLOOR FRAMING

WALL LEGEND:	
	EXISTING EXTERIOR STONE PROPERTY LINE WALL
	EXISTING 24\"/>

- KEY NOTES:**
- REMOVE ALL WALL FINISHES, FRAMING AND ORBITALS TO ACCESS SEVERELY DAMAGED HISTORIC STONE WALL. FIELD INVESTIGATION FOUND SIGNIFICANT DAMAGE ESTIMATE FOR COST PURPOSES 50% OF STONE WALL TO BE REPAIRED. DAMAGE MAY BE MORE EXTENSIVE. S.D. SHEET S2.1. REPLACE AND REPAIR WOOD FRAMING AND WALL FINISHES UPON COMPLETION OF SEISMIC REPAIRS. SEE SHEET S2.2 FOR REPAIR OF URM.
 - (E) HISTORIC STONE WALL TO BE PINNED ALONG ITS ENTIRE WIDTH AND HEIGHT AT 48\"/>
 - NEW 9\"/>
 - NEW FOUNDATION AND FLOOR FRAMING WORK TO SUPPORT NEW SEISMIC SUPPORT SYSTEM. S.D. SHEET S2.1
 - (E) TEMPORARY PLYWOOD BARRICADE AT (E) OPENINGS FOR NEW FUTURE STOREFRONTS.
 - NOT USED.
 - FRAMED OPENING TO DEPICT EXISTENCE OF PREVIOUS URM WALL REMOVED DUE TO STRUCTURAL AND SEISMIC FAILURE.
 - MODIFY (E) ELEVATOR SHIRT AS INDICATED FOR ACCESS COMPLIANT ELEVATOR CAR. LEAVE (E) WOOD DOOR (FIXED IN PLACE) TO ORIGINAL ELEVATOR CAR.
 - NOT USED.
 - 10\"/>
 - HOLLOW CLAY TILE WALL RECEIVED SIGNIFICANT SEISMIC DAMAGE. REPAIR AND RECONSTRUCTION REQUIRED WITH NEW SEISMIC BRACING. S.D. S2.1
 - SEISMIC REPAIR AT HOLLOW CLAY TILE ALONG THIS EDGE OR SIDE OF WALL. S.D. S2.1
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NEW STEEL BEAMS S.S.D. - 1HR FIRE PROTECTED.
 - (E) DOOR FIXED IN PLACE. SIGNED "NO ACCESS".
 - NOT USED.
 - NOT USED.
 - ADD (N) PLYWOOD TO REAR OF (E) MEZZANINE STAIRS. S.D. S2.1.
 - NOT USED.
 - NOT USED.
 - REPAIR AND RETAIN WING WALLS WHERE INDICATED.
 - GREASE INTERCEPTOR RISERS WITH GASTIGHT AND WATERTIGHT COVERS TO FIRST FLOOR LEVEL.
 - NOT USED.
 - (N) GAS ALCOVE.



(E) WOOD SASH AND GLAZING TO BE REPAIRED, REFINISHED AND RECONDITIONED TO USABLE OPENABLE CONDITION.

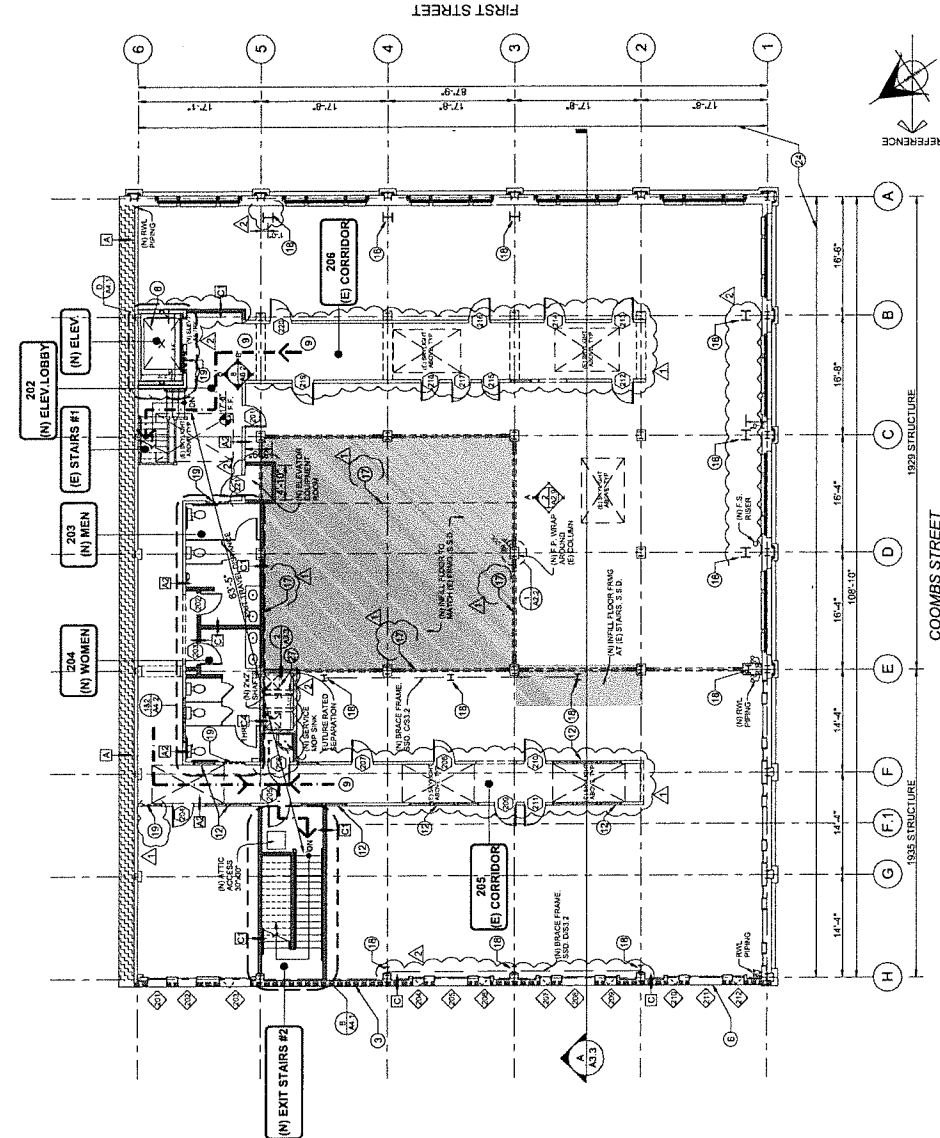
15 NOT USED.

16 NOT USED.

17 NOT USED.

18 NOT USED.

OCCUPANCY CALCULATION:		
ROOM #	S.F.	OCC
RETAIL AT MEZZANINE FLOOR (1 PER 50)	478	9
TOTAL FIRST FLOOR OCCUPANT LOAD	478	9



SECOND FLOOR RESTORATION PLAN: REPAIR AND IMPROVEMENTS
SCALE: 1/8" = 1'-0"

WALL LEGEND:

ROOM #	S.F.	OCC
EXISTING OFFICE AT SECOND FLOOR (1 PER 100)	7,100	71
NEW OFFICE AT SECOND FLOOR (1 PER 100)	782	8
UTILITY AT SECOND FLOOR (1 PER 300)	1,346	5
TOTAL 2ND FLOOR OCCUPANT LOAD		84

83'-5" TRAVEL DISTANCE TO STAIRS

FLOOR LEGEND:

ROOM #	S.F.	OCC
EXISTING OFFICE AT SECOND FLOOR (1 PER 100)	7,100	71
NEW OFFICE AT SECOND FLOOR (1 PER 100)	782	8
UTILITY AT SECOND FLOOR (1 PER 300)	1,346	5
TOTAL 2ND FLOOR OCCUPANT LOAD		84

83'-5" TRAVEL DISTANCE TO STAIRS

GENERAL NOTES:

1. PATCH AND REPAIR (E) HARDWOOD FLOOR TO REMAIN. NOTE DELINEATION OF CORRIDOR WALLS WITH FULL WIDTH HARDWOOD SEE 1/22.9

- KEY NOTES:**
1. REMOVE ALL WALL FINISHES, FRAMING AND OBSTACLES TO ACCESS SEISMIC DAMAGED HISTORIC STONE WALL. FIELD INVESTIGATION FOUND SIGNIFICANT DAMAGE ESTIMATE FOR COST PURPOSES 50% OF STONE WALL TO BE REPAIRED. DAMAGE MAY BE MORE EXTENSIVE. S.S.D. SHEET S2.1. REPLACE AND REPAIR WOOD FRAMING AND WALL FINISHES UPON COMPLETION OF SEISMIC REPAIRS. SEE SHEET S0.2 FOR REPAIR OF URM.
 2. (E) HISTORIC STONE WALL TO BE PINNED ALONG ITS ENTIRE WIDTH AND HEIGHT AT 48" O.C. EACH WAY. S.S.D. SHEET S2.1.
 3. NEW 16" METAL STUD OR 2x4 WOOD FRAMING AT 16" O.C. S.S.D.
 4. NOT USED.
 5. NOT USED.
 6. SALVAGED (E) METAL WINDOWS FOR REUSE IN PROPOSED RECONSTRUCTED WALL.
 7. NOT USED.
 8. ADJUST (E) ELEVATOR SHAFT AS INDICATED FOR ACCESS COMPLIANT ELEVATOR CAR. LEAVE (E) WOOD DOOR (FIXED IN PLACE) TO ORIGINAL ELEVATOR CAR.
 9. (E) HALLWAY (CORRIDOR) CEILING WILL BE RETAINED AS DEPICTED IN C.L. HUNTS DWGS. DOORS, TRIM, AND MOLDINGS WILL BE SALVAGED AND REUSED AS PART OF REPAIR OR RESTORATION.
 10. HOLLOW CLAY TILE WALL RECEIVED SIGNIFICANT SEISMIC DAMAGE. REPAIR AND RECONSTRUCTION REQUIRED WITH NEW SEISMIC BRACING. S.S.D. S2.1.
 11. SEISMIC REPAIR AT HOLLOW CLAY TILE ALONG THIS EDGE OR SIDE OF WALL. S.S.D. S2.1.
 12. (E) INTERIOR CLERESTORY WINDOWS IN METAL FRAMES TO REMAIN.
 13. NOT USED.
 14. NOT USED.
 15. NOT USED.
 16. NOT USED.
 17. (E) INFILL FLOOR AND ROOF DIAPHRAGM. MASONRY WALLS COLLAPSED OR WERE SEVERELY DAMAGED DURING THE 2014 SEISMIC EVENT.
 18. NEW STEEL BEAMS S.S.D. - 1HR FIRE PROTECTED.
 19. (E) DOOR FIXED IN PLACE. SIGNED "NO ACCESS".
 20. NOT USED.
 21. NOT USED.
 22. NOT USED.
 23. NOT USED.
 24. (E) WOOD SASH AND GLAZING TO BE REPAIRED, REFINISHED AND RECONDITIONED TO USABLE OPERABLE CONDITION.
 25. NOT USED.
 26. NOT USED.
 27. EXHAUST SHAFT SEE MECHANICAL AND DETAIL --
 28. NOT USED.

PROJECT DESCRIPTION FOR MILLS ACT APPLICATION FOR THE GORDON BUILDING AT 1130 FIRST STREET, NAPA

Mills Act Purpose: The Mills Act is a state law allowing cities to enter into contracts with owners of historic structures. Such contracts require a reduction of property taxes in exchange for the continued preservation of the property.

Applicability of Mills Act to 1130 First Street, Napa – Known as the Gordon Building

The property owner is requesting a Mills Act contract for this historic commercial property located in Downtown Napa. The application provides documentation of the historic significance of this unique property – see attached “DTSP Guidelines pages 36 & 37” in addition to the references in the attached United States Department of the Interior National Park Service Historic Certification Application.

Inclusion in the Mills Act contract is important for the purpose of restoring and preserving the structural integrity and historic value of this commercial building. The property tax savings of the Mills Act will go towards implementing the attached preservation and rehabilitation plan submitted with this application.

Support for the Mills Act Contract:

The application materials provide documentation of the historic value of this prominent downtown building. The building was built in 1929 and stands out as a striking example of Spanish Colonial Revival Style. The building is notable for its terra cotta siding and ornate floral details. The building was used as medical offices on the second floor and retail on the first floor. It was expanded in the back in 1935 and the second floor was remodeled to provide a consistent treatment of the door and transom trim which remains today. The retail level storefronts were remodeled over time; only the entrance bay on First Street and blue-tiled bulkheads in two bays on Coombs Street are original. The Gordon Building’s architectural flourishes qualified it for listing on the National Register of Historic Places in 1985.

Napa suffered a severe earthquake in August 2014 and the Gordon Building received structural damage. As a result, the building is currently under construction to repair the extensive earthquake damage.

MILLS ACT

The scope of repair and items to preserve, maintain and improve at the historic Gordon Building at 1130 First Street

Scope of Selective Interior Demolition Work

- Elevator door, lobby and balustrade to remain and to be protected in place.
- Reclaim Freon on all roof top HVAC units and properly dispose of.
- Remove and dispose of all roof top HVAC units.
- Patch roof areas where roof top HVAC units are to be removed.
- Removal of all hazardous materials to be coordinated with historic areas to be

preserved; see Vantage Point's Survey dated April 11th 2014 & Lead Paint Testing/Survey dated October 1st 2015 (submitted with Building Permit materials).

- Removal of all identified non-structural interior partitions; dispose of.
- Removal of all identified Doors, Frames & Hardware to be stored or disposed of.
- Removal of all flooring to wood subfloor at first floor and dispose of. Second floor hardwood floor where exists to remain throughout.
- Removal of all ceiling finishes where identified to expose existing ceiling or floor joists to complete structural repairs. Removal of all unused attachments from the existing joists.
- Work in the basement is only the removal of all hazardous material finishes as specified in Vantage Point Survey. Remove any abandoned or to be demolished plumbing or mechanical.
- Protect in place exterior wood sash and glazing (windows) on the second floor and mezzanine. Protect in place pair of exterior arch wood doors on the west facing wall.
- Existing steel columns to remain, remove URM (brick) wrap & plaster finish to inspect condition of steel columns and connections.
- Removal of all casework throughout and dispose of.
- Removal of all MEP throughout and dispose of. Retain pendant light fixture at the existing Main Lobby at the first floor.
- Safe off of MEP items and points of service prior to demolition.
- No demolition work will occur on the exterior of the west and south facing walls of the building where existing terra cotta and wood sash and door are to be repaired and or restored.
- Roofing and penthouse to be removed and dispose of.
- Provide a schedule of demolition identify work and establish regular reviews of demolition progress with Structural Engineer and Historic Preservation Architect.
- Provide temporary barricades to protect historic features.

Scope of Repair and Improvement Work

- Exterior repair and restoration of terra cotta, wood windows and glazing on the south and west sides.
- New exterior wall reconstructed with new service entry doors and reinstalled steel sash and glazing on the north side.
- Repair, reconstruct, reroof and install new parapets, roof framing over abandoned light well to support future mechanical equipment, roof vents, reinstall existing tile roof with new underlayment, repair or replace metal flashings and provide new roofing over existing low slope roof areas to be coordinated with reinstalled existing repaired and restored skylights.
- New structural steel bracing as indicated with new concrete foundations and repairs to existing historic stone property line wall. Additional structural repairs due to earthquake damage at floor, ceiling, roof framing and steel wall bracing at hollow clay tile walls to be repaired and restored, see structural drawings.
- Abandoning of added concrete basement at the building addition and retainment of the original basement and repair for safe access; reuse of basement not contemplated at this time due to limited access.
- New elevator, and repair and restoration of existing lobby and lobby stair to the second-floor future uses. New exit stairway from second floor to first floor and first floor exit passageway with service areas for utilities, recycling and garbage to be provided at the

first floor.

- Repair of existing 24-inch-thick stone wall will require removal of substantial areas of existing lath and plaster and furred wood framed wall. Upon completion of repair of stone wall replace wood wall framing with lath and plaster.
- Where significant interior URM or wood framed walls are to be removed (as identified on the drawings) retain or reconstruct the outline or perimeter portions of the walls to indicate where they previously existed.
- Repair and restore interior mezzanine terra cotta details, plaster castings and stair. Abandon use of mezzanine and open up floor, retaining a perimeter soffit to indicate where the floor previously existed. Repair or brace walls as identified on the structural drawings.
- Second floor walls are either lath and plaster finished at historic areas to remain or finished with drywall at new areas upon completion of structural work at the floor, ceiling and roof framing and along the historic stone wall, at the elevator shaft and second floor lobby corridor areas.
- Historic hallway ceiling at upper area of walls to be repaired, restored and will remain. Interior doors and windows to be removed, restored and installed with future tenant uses or improvements.
- A new complete exit stairway enclosure will be provided with lockable roof access with ladder to the roof.
- Provide a schedule of the proposed work and establish regular reviews of the work as it progresses with Structural Engineer and Historic Preservation Architect.
- Provide temporary protection when working near or salvaging historic features.

Retain

- All original building elements, including terra cotta details, Palladian windows at the second floor, multi-light sash mezzanine windows, and tiled pent roof parapet.
- Decorative second-floor entrance with “Gordon Building” signage at 1130 First Street
- Corner location, with First Street and Coombs Street facades visible

Consider

- Historically accurate replacement of non-historic storefronts on ground floor.
- Restore second floor windows on rear half (former Empire Theatre)
- Removal of non-historic horizontal canopy
- Mezzanine window rehabilitation

Avoid

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

Additions & Adjacent New Construction

- The Gordon Building is eligible for listing in the National Register, and in order to preserve its eligibility for listing, no major changes or additions should occur. This applies along both First and Coombs Streets.
- Rooftop additions or alterations should meet the Standards to preserve the building’s eligibility for listing in the National Register.
- Due to its location adjacent to other National Register-eligible buildings, this building needs to be treated with the utmost care relative to additions and alterations.
- Opportunities for adjacent new development may exist at the rear of the Gordon Building, currently a service alley and non-historic department store. The Gordon Building has a strong street presence, and therefore there are no height limitations relative to historic resources on adjacent new construction, except as otherwise prescribed by the DSP Development Standards.

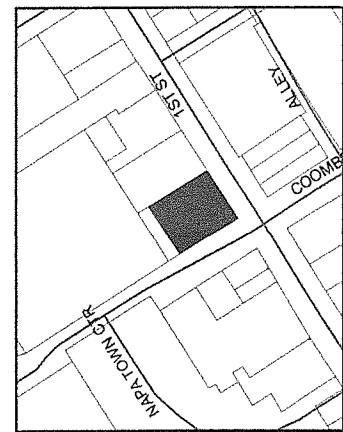


Rear half of Gordon Building was formerly used as the Empire Theatre. Note simple decoration and alterations to storefronts.

GORDON BUILDING
1130-1146 First Street (1014 Coombs Street)



- Tiled pent roof parapet
- Decorative terra cotta and brick facade
- Palladian windows
- Multi-light mezzanine windows with terra cotta details
- Remove non-historic metal canopy
- Non-historic storefronts separated by terra cotta pilasters
- Decorative tiled base



APN	003166004000
YEAR BUILT	circa 1920
ARCHITECT	C.L. Hunt
STYLE	Renaissance Revival
USE	Commercial (Retail / Office)
CHRS	IS, 551
NOTES	Originally housed Empire Theatre in rear (north) half

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application

State Historic Preservation Office Review & Recommendation Sheet

Rehabilitation - - Part 2/Part 3

Project Number: pendingNUMBER
1

OHP Ref. # 537.9-28-0044

The Gordon Building Preliminary done1130 First Street Non-standard billing

(Property)

Napa, Napa County, CA 94559Certified Historic Structure? XX yes pending
Listed 9/12/85Type of Request: XXX Part 2
 Part 3 (Part 2 previously reviewed)
 Part 3 (Part 2 not previously reviewed)
 AmendmentDate application received by State 5/21/2018Date(s) additional information requested by State 5/31/2018, Complete information received by State 9/21/2018, Date transmitted to NPS 11/7/2018Property visited by State staff? 5/15/2017 rehab.
(before) (during) (after)

SHPO REVIEW SUMMARY

xx Fully reviewed by SHPO No outstanding concernsxx Owner informed of SHPO recommendationxx In-depth NPS review requestedNUMBER
2

STATE RECOMMENDATION:

Mark C. Huck, AIA, who meets the Secretary of the Interior's Professional Qualification
Standards, has reviewed this application.

The Project

 meets the Standards.xx meets the Standards *only* if the attached conditions are met. * **Several scopes of work do not meet the Standards and must be revised for conformance.** does not meet Standard number(s) for the reasons listed on reverse. warrants denial for lack of information. This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:

 completed rehabilitation conforms to work previously approved. completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse)11/7/2018

Date

Julianne Polanco, State Historic Preservation Officer

This is a review sheet only and does not constitute an official certification of rehabilitation.

Historic Certification Application - Rehabilitation: Part 2/3: PAGE 2

Name of Property: Gordon Building

NUMBER 3	ISSUES:	
	<input type="checkbox"/> Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces
	<input checked="" type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features Mezzanine work	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures
	<input checked="" type="checkbox"/> Changes to significant interior spaces or plan features (including circulation patterns). Second floor corridor removal	<input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
	<input checked="" type="checkbox"/> Damaging or inadequately specified masonry treatments Missing terra cotta pieces scope and material	<input checked="" type="checkbox"/> Other (Explain) Structural and architectural finish at first floor ceiling

NUMBER 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
	STATE EVALUATION OF PROJECT & CONCERNS:

The Gordon Building is a prominent building in downtown Napa. It was built in 1929 as medical offices on the second floor and retail on the first floor. It was expanded in the back in 1935 and the second floor was remodeled to provide a consistent treatment of the door and transom trim which remains today. The retail level storefronts were remodeled over time; only the entrance bay on First Street and blue-tiled bulkheads in two bays on Coombs Street are original.

Napa suffered a severe earthquake in August 2014 and the Gordon Building received structural damage. As a result, existing finishes are currently being removed to thoroughly inspect structural elements and to access repairs to any damage.

As submitted, substantial scopes of work do not meet the Standards. These include removal of the second floor corridor, removal of the mezzanine, and visible ground floor structural work.

Although OHP has been consulting with the applicant on this project for two and a half years, there is concern that the project may not meet the Standards, as the design anticipates a new use that requires major change to the defining characteristics of the building in contradiction to Standard 1, and previous guidance is not reflected in the current submission.

If the applicant successfully incorporates all the Conditions in this review, the project may be considered to meet the Standards.

-continued on page 3-

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

☐ new technical process ☐ creative design solution ☐ noteworthy project

☒ See attachments: ☒ plans ☒ specifications ☒ photographs ☒ other: Asbestos report, NR Nomination form
☐ Items sent separately: ☐ plans ☐ specifications ☐ photographs ☐ other:
☐ Other documentation on file in State:

NPS COMMENTS:

Date _____ National Park Service Reviewer _____

Number 4

Basis for recommendation, Continued:

STATE EVALUATION OF PROJECT AND CONCERNS:**Work that does not meet the Standards:****Removal of second floor corridor:**

The application states that the intent is to modify the existing 1929 and 1935 second floor to meet modern needs and desires of tenants that seek a more open floor plan with the options to reinstall portions of the walls if needed. The applicant proposes to remove all the walls at the second floor and build back walls at the corridor locations with punched openings to suggest the original location of the corridor. Hardwood flooring distinct from existing hardwood flooring would delineate areas where walls used to be.

The second floor hollow clay tile corridors are largely unchanged from 1935, with the exception of the west corridor along Coombs Street. The corridor plaster wall finishes and the hollow clay tile walls behind the finishes have sustained limited damage from the earthquake as shown on some second floor photos. The damage as documented appears repairable, and does not justify complete removal.

As discussed during the site visit and restated in the follow-up letter dated May 18, 2017, and as expressed in the RFI dated May 31, 2016, and as noted in the National Register nomination, the second floor public corridors are original to 1929 and the 1935 expansion and are almost wholly intact, with the exception of the west corridor noted above.

The intention to provide open space in anticipation of tenants' needs does not meet Standards 1, 2 and 6. Standard 1 requires a compatible use for the space. Standard 2 avoids removal of character-defining features and spaces. Standard 6 prioritizes repair of the feature, or replacement to match the visual qualities and materials where possible.

The second floor corridor must remain in place unless sufficient documentation is provided to justify its removal. **See Conditions.**

Mezzanine and ornamental stair:

The current proposal abandons the mezzanine in place due to the cost of making the mezzanine accessible. The ornamental stair is retained with barriers provided at the top. The floor/ceiling assembly, walls and partitions at the mezzanine are removed, and a soffit is created around the perimeter to reference the former ceiling and floor planes. The ornamental plaster molding proposed to be repaired at the mezzanine ceiling level can then be seen from the first floor. The inclusion of the light well square footage at the second floor removes the natural light source from the extant skylight, which is an additional defining feature of the mezzanine space.

Based on the submitted information, the mezzanine must remain intact even if accessibility is not provided. Existing character-defining features and fabric

Number 4

Basis for recommendation, Continued:

STATE EVALUATION OF PROJECT AND CONCERNS:*Work that does not meet the Standards, continued:*

characterizing the mezzanine must remain in place. The skylight opening must remain but artificial light may replace the natural light lost.

The disuse of the mezzanine level does not justify the removal of original fabric or the loss of the character defining space and does not meet Standard 2. **See Conditions.**

Visible new structure:

As submitted, the moment frames at column lines 1 and A do not meet the Standards. New structural work must be concealed to the extent possible.

- The moment frames are very visible inside and outside at the first floor due to their depth, which obscures the upper half of clerestory windows at three bays of column line 1 and three bays of column line A.
- The moment frames intersect with and connect to existing ornamental plaster finished steel beams. The architectural finish treatment of this intersection, including repairs to the ornamental plaster and how it meets new construction is not detailed.
- Diagonal and angle bracing at the underside of the second floor diaphragm is visible and the fire protection and concealment of structural elements is not shown on the reflected ceiling plan.

Note: Consider placing the moment beam between the clerestory window and the storefront window and concealing the beam inside the existing soffit. This may eliminate or reduce moment structure at the ceiling level.

Provide a structural alternative that would eliminate or reduce visible impact of the structure at the first floor clerestory windows and resolve existing plaster ornamental work with the new structure compatible with the character of the property. **See Conditions.**

Work of concern:**Column line 3 wall at first floor:**

Column line 3 was the former demising wall of the retail space that centers the mezzanine in that space. The wall has been modified since, and the current proposal removes the recent column enclosures and remaining wall, creating stand-alone columns.

The retention of existing wing walls at column line 3 would recall the former demising wall and visually re-center the mezzanine in the retail space. The wing walls may additionally serve another function as the demising plane for column capitals, since only

Number 4

Basis for recommendation, Continued:

STATE EVALUATION OF PROJECT AND CONCERNS:*Work of concern, continued:*

the half of the columns facing the retail space have an ornamented beam and column capital. There is no evidence from the photos submitted and the original drawings that the other side of the column and beam are ornamented. **See Conditions.**

Removal of wall finishes for structural inspection and repair:

Typically removal of finishes does not meet the Standards. In the context of the scale of damage from the earthquake, a complete inspection of the building structure is justified.

All finishes removed must be replaced to match the visual qualities of the original finishes, and materials if possible at the walls remaining, for the finish to be compatible with the Standards. **See Conditions.**

Replacement and repaired terra cotta:

The application discusses replacement of terra cotta pieces with a variety of material, but does not propose a replacement material or identify terra cotta pieces for replacement.

Spall and hole repair is identified as “painted” but polymeric binders are said to be an option used in certain areas. The specification provided lists only manufacturers.

More specific information is needed before the scope can be reviewed to meet the Standards. A close match to the visual qualities of adjacent existing finishes is required for the repair to meet the Standards.

Submit information for repair or replacement of terra cotta pieces, and a product selected for terra cotta hole and spall repair in an Amendment. **See Conditions.**

Additional information to be developed for submission as noted in the application:

Several blocks in the application noted that additional work is being developed and that this information will be forthcoming in amendments. This work includes but is not limited to storefronts, exterior signage, tenant improvement work, North wall design details, terra cotta repair and replacement, mechanical, electrical and plumbing locations, exterior and interior lighting, fire suppression work and other work not yet submitted.

Summary:

Although a number of scopes do not currently meet the Standards, the overall project retains much of its integrity and could meet the Standards if the Conditions are met.

Form 10-168f
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET

Historic Preservation Certification Application

Property Name: Gordon Building

Project Number: pending
OHP Ref. # 537.9-28-0044

Property Address: 1130 First Street, Napa, Napa County, CA 94559

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) are met:

CONDITIONS:

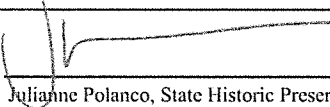
1. The second floor corridor must remain intact. Retain and repair the second floor corridor including all doors, trim, borrowed light window openings and other character-defining features.
2. All character-defining features of the mezzanine must remain intact such as the floor, walls, plaster cornice and ceiling plane including a recessed skylight. Provide a compatible light source for the ceiling recess.
3. Provide a more compatible structural scheme that reduces visual impact to the ground floor, and conceals the visibility of the moment frame to the extent possible.
4. Retain and repair wing walls at column line 3 at the first floor.
5. Replace in kind all wall finishes removed for structural inspection for walls to remain.

Future Work: This approval does not extend to any future work or work to be revised, including but not limited to storefronts, exterior signage, tenant improvement work, North wall design details, terra cotta repair and replacement, mechanical, electrical and plumbing locations, exterior and interior lighting, fire suppression work and other work not yet submitted. Future rehabilitation work to be undertaken must preserve the integrity of the historic building and setting.

Revised drawings showing all necessary changes addressing the above conditions should be submitted for review and approval before proceeding with this work in order to ensure the project's overall conformance with the Standards.

11/7/2018

Date

 Julianne Polanco, State Historic Preservation Officer

Mark C. Huck, AIA, Architectural Review Unit (916-445-7011)

State Contact/Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

National Park Service Signature