



# CULTURAL HERITAGE COMMISSION

## REGULAR MEETING MINUTES

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July 9, 2020

1. **CALL TO ORDER: 5:30 P.M.**  
**ROLL CALL:** Commissioners – Tuikka, Van Giesen, Macdonald, Ready, Shotwell  
**ABSENT:** None  
**STAFF:** Community Development Department – Erin Morris, Michael Walker, Steve Rosen, Kasey Lyons  
 City Attorney's Office – Sabrina Wolfson

### 2. SUMMARY OF MEETING PROCEDURES

Senior Planner Michael Walker reviewed the Meeting Agenda Summary and methods to provide public comments to the Commission.

### 3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS

No changes were made to the Agenda.

4. **PUBLIC COMMENT - \*\*Pages 4-5 of the Agenda provided public comment instructions.**

There were no requests to speak.

### 5. CONSENT CALENDAR

#### A. CULTURAL HERITAGE COMMISSION MINUTES

Consideration of Cultural Heritage Commission Regular Meeting Minutes for March 12, 2020.

Commissioners Macdonald and Van Giesen moved and seconded to approve the Minutes as submitted.

Motion carried:

AYES: Tuikka, Van Giesen, Macdonald, Ready  
 NOES:  
 ABSENT:  
 ABSTAIN: Shotwell  
 RECUSED:

### 6. CONSENT HEARINGS

### 7. PUBLIC HEARINGS/APPEALS

**A. FIRST AND OXBOW HOTEL PROJECT – 731 FIRST STREET, 718 WATER STREET** (File No. PL16-0124) The Applicant requests approval of a Certificate of Appropriateness (COA) to relocate two Local Landmark structures from 718 Water Street and 731 First Street to 58 Randolph Street. The structures were built as single-family houses. The structure at 718 Water Street is being used as a single-family house, and the structure at 731 First Street is being used as a beer bar. Both structures would be relocated to a single lot at 58 Randolph Street.

## ATTACHMENT 5

The COA is requested in conjunction with the development of a two-building hotel complex. The proposed buildings are four stories high over two levels of subterranean parking. The ground floor walls along First Street and Soscol Avenue will have floor-to-ceiling windows and have lobby space, storefronts, and food service. A pedestrian connection is proposed through the site along the railroad tracks and accommodation for connection of this connection to a possible path along the river. There is space designated for prominent public art. Water Street would be abandoned and kept as vehicle access to the eastern building's garage.

The properties are two buildings, built as single-family houses, designated as Local Landmark (LLM). The properties are located at 731 First Street and 718 Water Street within the Oxbow Commercial General Plan Designation (OBC) and the Oxbow Commercial Zoning District (OBC) and Floodplain Management Zoning District (FP). The receiving site, 58 Randolph Street, is within the Traditional Residential (TRI-184) and the Traditional Residential Infill (RT-5) and Floodplain Management (FP) Zoning District. (APN: 031-241-003, -006, 005-095-012)

CEQA DETERMINATION: As documented in the Environmental Checklist prepared by David J Powers and Associates, the potential environmental impacts of removal of the Local Landmark structures from 718 Water Street and 731 First Street were adequately analyzed and addressed by the Downtown Napa Specific Plan Program Environmental Impact Report (SCH#20100042043) adopted by Resolution No. R2012-54 and no further environmental review is required pursuant to CEQA Guidelines Sections 15162, 15164, 15168. The relocation of the Local Landmark structures to 58 Randolph Street is exempt from CEQA pursuant to CEQA Guidelines Section 15332, which exempts infill development on sites that are five acres or less.

Commissioners provided disclosures.

Associate Planner Steven Rosen presented the Staff Report and provided a recommendation.

The Commission had the following questions and comments for Staff:

- Clarification was requested regarding:
  - The ADA ramp
  - Garage location
  - Tenant relocation timeline
  - Proposed Use as Residential

Mr. Rosen responded to Commissioner questions.

Chair Tuikka invited the Applicant to speak.

J.B. Leamer, on behalf of the Applicant, briefed the Commission on background related to the project application and offered to answer Commissioner questions.

Commissioners had the following questions and comments for the Applicant:

- Clarification was requested regarding:
  - Comparative density information for the lot size in the neighborhood
  - Orientation of the buildings
  - Retention of the front porch
  - Consideration of the re-use of the property
  - Size comparison of the two houses
  - Neighbor involvement with relocations

## ATTACHMENT 5

- The properties will have a new address

Mr. Leamer and Mark Hulbert responded to Commissioner questions and expressed willingness to apply the Commission's recommendations.

Chair Tuikka opened the item for Public Hearing.

Amy Martensen, Napa Abajo Resident, summarized a letter sent to the Commission. She expressed her concern that the First Street sites will become a large hotel and the preservation of the large walnut tree on the Randolph Street site.

After receiving no further requests to speak, public hearing was closed.

Commissioners Shotwell and Macdonald moved and seconded to forward a recommendation to the City Council to: (1) determine that the potential environmental effects of the removal of the Local Landmark structures from 718 Water Street and 731 First Street were adequately analyzed and addressed by a prior CEQA action; (2) determine that the relocation of the Local Landmark structures to 58 Randolph Street is exempt from CEQA pursuant to CEQA Guidelines Section 15332; and (3) approve the Certificate of Appropriateness based on a determination that the application is consistent with the Secretary of the Interior's Standards, and the City's Historic Preservation Ordinance and Historic Design Guidelines, and other applicable City requirements and policies.

Motion Carried:

AYES: Tuikka, Van Giesen, Macdonald, Ready, Shotwell  
NOES:  
ABSTAIN:  
ABSENT:  
RECUSED:

### 8. ADMINISTRATIVE REPORTS

### 9. COMMENTS BY COMMISSIONERS AND STAFF

Commissioner Shotwell reminded the Commission and Staff to revisit the relocation of the monument sign with the help of Councilmember Scott Sedgley.

Vice-Chair Van Giesen reminded the Commission that the Food City project may be slated for review by the Cultural Heritage Commission.

Chair Tuikka reminded the Commission that next regular Cultural Heritage Commission is scheduled for August 13, 2020 via a Zoom teleconference.

### 10. ADJOURNMENT

The meeting was adjourned at 6:20 pm. The next regular meeting of the Cultural Heritage Commission is scheduled for August 13, 2020 at 5:30pm.

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Bill Tuikka, Chair  
CITY OF NAPA  
CULTURAL HERITAGE COMMISSION

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Mike Walker, Secretary  
COMMUNITY DEVELOPMENT  
DEPARTMENT



Community Development Department – Planning Division  
1600 First Street + P.O. Box 660  
Napa, CA 94559-0660

(707) 257-9530

## CULTURAL HERITAGE COMMISSION STAFF REPORT JULY 9, 2020

AGENDA ITEM 7.A File No. PL16-0124 – **FIRST AND OXBOW HOTEL**

### I. GENERAL INFORMATION

**PROJECT SUMMARY:** Request for a Certificate of Appropriateness to authorize the relocation of two Local Landmark structures in conjunction with the construction of a hotel

**LOCATION OF PROPERTY:** 718 Water Street, 731 First Street (APNs 031-241-003, -006)  
58 Randolph Street (APN 005-095-012)

**GENERAL PLAN:** Oxbow Commercial (OBC)

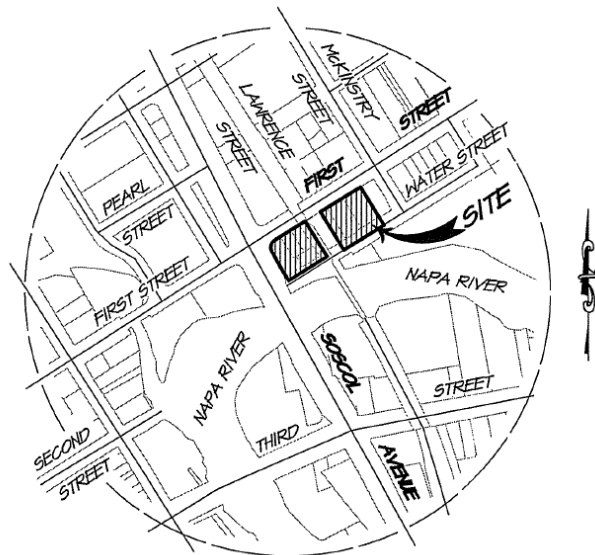
**ZONING:** Oxbow Commercial (OBC); Floodplain Management (FP)

**HISTORIC RATING:** Local Landmark (LLM)

**APPLICANT / PROPERTY OWNER:** JB Leamer Phone: (415) 286-3126  
438 Technology Way  
Napa, CA 94558

**STAFF PLANNER:** Steven Rosen, Associate Planner Phone: (707) 257-9530

### LOCATION MAP



### II. PROJECT DESCRIPTION & BACKGROUND

The Applicant requests approval of a Certificate of Appropriateness (COA) for the relocation of two structures designated as Local Landmarks located at 731 First Street and 718 Water Street. The structures would be moved to 58 Randolph Street.

The project site contains two structures that are designated as Local Landmarks on the Historic Resources Inventory. The Local Landmark at 731 First Street was built as a house and is being used commercially by Trade Brewing. The Local Landmark at 718 Water Street was built as, and is currently being used as, a house. The receiving site, 58 Randolph Street, is developed with a single-family house built in 2013. It formerly held a Listed Resource that was demolished with a Certificate of Appropriateness approved in 2011.

The Applicant proposes to develop a two-building, 74 room hotel complex on the project site, which consists of multiple parcels including 731 First Street and 718 Water Street. The new eastern hotel building would replace the existing historic structures on 731 First Street and 718 Water Street. Through review of this COA, the CHC will make the determination whether the proposed relocation of the buildings to 58 Randolph Street would conform to the Historic Preservation Ordinance.

The Applicant is required to relocate the historic structures in conjunction with the hotel project pursuant to Mitigation Measure 4.D-1 in the Downtown Napa Specific Plan (DNSP) Environmental Impact Report. The relocation requirement would be implemented through two Conditions of Approval in the draft resolution approving the Design Review Permit and Use Permit. The first Condition of Approval would state that no demolition permits, site improvement permits, or building permits for the construction of the hotel could be issued until the Applicant or developer obtains a building permit to relocate the two structures to 58 Randolph Street. The second Condition of Approval would state that no certificate of occupancy could be issued for the hotel until certificates of occupancy were issued for the relocated structures at 58 Randolph Street.

The Project, which proposes construction of a 74-room hotel, includes a Use Permit, Design Review, Certificate of Appropriateness, and abandonment of a portion of City right of way. The Certificate of Appropriateness is the only entitlement subject to CHC review. The Use Permit and Design Review permit will be reviewed by the Planning Commission, which will make a recommendation to the City Council, and the City Council will take the final action on the Design Review Permit, Use Permit, Certificate of Appropriateness and the right of way abandonment.

The project approvals requested as a part of this application include:

1. Design Review Permit: Design Review Permit for a 74-room hotel consisting of two, four-story buildings totaling 184,106 square feet on two sites divided by the Wine Train railroad at the southeast corner of the intersection of First Street and Soscol Avenue. The Design Review Permit will review the project for its conformance to the DNSP's design guidelines, on-site parking requirements, and development standards.

## ATTACHMENT 5

2. Use Permit: A Use Permit authorizing the hotel use in the OBC District, where a Use Permit is required for hotels pursuant to the NMC Section 17.10.020. The review will determine whether the application is consistent with City Council hotel policies, implements General Plan policies, and whether the project would be detrimental to nearby property.
3. Certificate of Appropriateness: A Certificate of Appropriateness to authorize the relocation of the Local Landmark structures at 718 Water Street and 731 First Street to 58 Randolph Street.
4. Right-of-Way Abandonment: As part of a separate action to be considered by the City Council, the Applicant has requested the City to abandon a portion of the Water Street right-of-way between Soscol Avenue and McKinstry Street and of the Lawrence Street right-of-way between First Street and the Water Street right-of-way. Lawrence Street and the portion of Water Street west of the Napa River are right-of-way that are not currently being used as streets. The portion of Water Street east of the Napa River is a dead-end street. This right of way would enlarge the project site to allow larger buildings and the conversion of public street to a smaller access drive.
5. Lot Line Adjustment/Lot Merger: Request to combine all parcels on the west side of the railroad tracks into a single parcel and all parcels on the east side of the railroad tracks into a single parcel. Should the City approve the right-of-way abandonment, the additional land area would be reconfigured to accommodate the project, and each building would be on a separate parcel separated by the railroad tracks. The lot line adjustment/lot merger would be approved administratively should the City Council approve the abandonment and project entitlements.

### III. CONTEXT

The portion of the site containing the historic resources is 15,453 square feet in size and is located on the east side of the railroad tracks between First Street and Water Street. The structures' historic value was analyzed in a report titled, "718 Water Street & 731 First Street, Napa Relocation Project Evaluation," prepared by Mark Hulbert of Preservation Architecture (see Attachment 4) ("Hulbert Report"). According to the City of Napa Historic Resources Inventory, the residence at 718 Water Street was constructed in 1900, and the residence at 731 First Street was constructed in 1880. In summary, the report determined that the character-defining features of the two historic residences are:

#### 718 Water Street:

- Original L-shaped form under a front-gabled roof;
- Shed-roofed front porch and entry door opening;
- Window openings with wood trims and sills (in original building);
- Wood, drop-sided exterior walls (on original building).

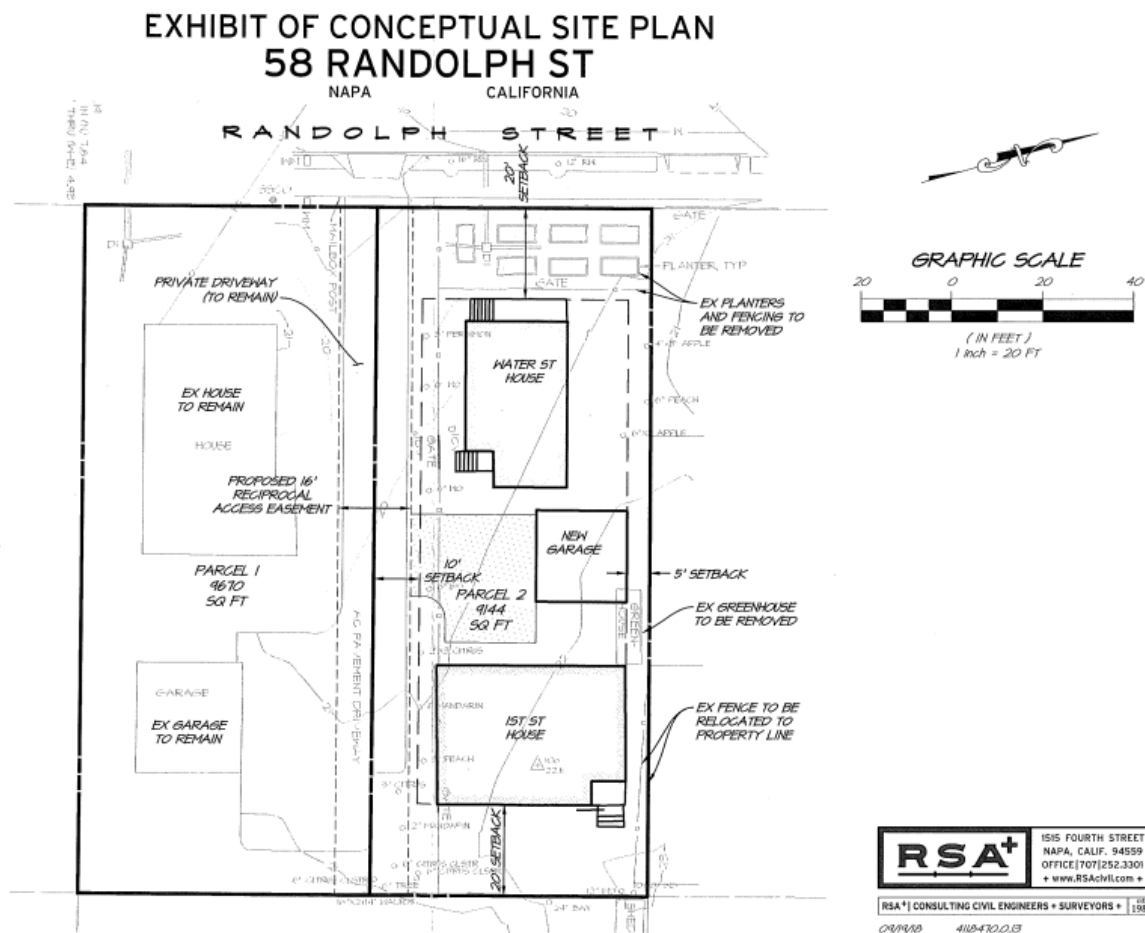
#### 731 First Street:

- The single-story, front and east side gabled-roof building forms;
- The covered front porch with its wood porch posts and low-hipped roof;
- The pattern of door and window openings at the front (north) elevation;
- Clapboard-siding and flat wood-trim work of the original/early building exteriors.

The house on the adjacent parcel to the east, the structures across Water Street to the south, and the commercial and municipal structures across First Street to the north are not on the Historic Resources Inventory.

The proposed receiver site is located in the Napa Abajo neighborhood at 58 Randolph Street. There is an approved tentative parcel map (PL18-0163) that, when recorded, will divide the 0.43-acre (18,813 sf) site into two lots. A condition of approval requires that the final parcel map be recorded prior to issuance of building permits for the relocation. The historic structures will be relocated to the vacant northern parcel that would result from this parcel map. The receiver site area is 0.21 acres (9,141 sf). The relocated residences will be separated by a driveway from the existing residential building at 58 Randolph. There will be a new detached garage between the two relocated residences.

**FIGURE 1 – CONCEPTUAL SITE PLAN**



The Napa Abajo Neighborhood is the conjunction of two early and predominately residential neighborhoods located south of downtown. The neighborhood has many examples of period residential architecture on wide, tree-lined streets and, in part, has a strong relationship to the river. A portion of the neighborhood is a National Register listed historic district — the Napa Abajo-Fuller Park Historic District. That District lies several blocks north of the 58 Randolph Street site. Yet the historic residential neighborhood characteristics and setting similarly apply to the subject block.

The existing house at 58 Randolph occupies the southern half of the receiver site. The two subject houses would be placed on the northern half of the site, with 718 Water Street in the front facing the street and 731 First Street in the rear with its front facing south.

The surrounding houses are a mix of period residential styles and into which the two historic houses will appropriately fit. Their relocation will not have any direct impact on any adjoining, identified or potential historic resources, including on the several adjoining residences along the south side of Ash Street, two of which (Nos. 1229 and 1247) are identified in the Napa HRI as Listed Resources.

#### IV. ANALYSIS

##### A. GENERAL PLAN

The General Plan land use designation for the hotel site is Oxbow Commercial (OBC). This land use district comprises the eastern portions of Downtown, between Soscol Avenue, the Napa River, and north to River Terrace. The OBC designation provides for tourist- uses such as hotels and their related amenities; recreational facilities; community and visitor serving retail, commercial, entertainment and restaurants; and similar compatible uses. The proposed First and Oxbow Hotel complex containing up to 74 hotel rooms, street-facing commercial tenant spaces, meeting space, bars, and café serving both the tourist and local community would align with the goals of the OBC land use designation. The Planning Commission will evaluate land use consistency as part of the Use Permit and Design Review process.

The receiving site at 58 Randolph Street is in the TRI-148 (Traditional Residential Infill) General Plan Designation. TRI areas are generally the historic neighborhoods of Napa which have developed over time with a variety of residential building types and densities. This designation provides for detached and attached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, manufactured housing, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes).

In particular, the proposed relocation of the Local Landmark structures from 731 First Street and 718 Water Street to 58 Randolph Street would be consistent with the following goals and policies of the General Plan:

Goal HR-1 directs the City to preserve and maintain sites, buildings, and landscapes that serve as significant, visible reminders of the city's social, architectural, and agricultural history. This relocation would preserve the buildings as visible reminders of its architectural history, as affirmed in the project evaluation provided by the Applicant.

Policy HR-1.10 directs the City to advocate specific projects, legislation and economic strategies which will realize preservation goals and policies. Approving this relocation would realize the preservation goal of preserving the building.

Program HR-1.G directs the City to, among other things, expedite permit processes that allow for alternatives to demolition of historic properties. Approval of this Certificate of Appropriateness authorizing the relocation of the buildings would implement this program.



Policy HR-4.3 directs the City shall take advantage of the historic setting of downtown, and encourage lively, interactive uses throughout the day and into the evening. The structures being relocated by design limit interaction and liveliness. Single-family houses are designed to create privacy and separation for the residents within, so their relocation to another site to allow for construction of a hotel would implement this policy.

## **B. ZONING**

The hotel site has a zoning designation of Oxbow Commercial (OBC). The OBC zoning district applies to the eastern portion of Downtown generally between Soscol Avenue and the Napa River and north to River Terrace Drive. The District allows for tourist-oriented uses such as hotels and their related amenities, recreational facilities, community and visitor-serving retail, commercial, restaurants, and similar compatible uses. Under this designation, hotels are subject to approval of a Use Permit.

The receiving site at 58 Randolph Street is in the RT-5 Zoning District. The use “Single Family Detached – One Unit Per Lot” is permitted in this district. At 930 square feet, 718 Water Street is small enough to meet the standards for detached Accessory Dwelling Units. The placement of the historic structures on the site would conform to the standards as shown in ATCH 5 and in Table 1.

**TABLE 1 – RT-5 DEVELOPMENT STANDARDS**

<b>Development Standards</b>	<b>RT-5 District</b>	<b>Project Proposed</b>
Building Height (stories)	2.5	1
Front Setback (feet)	20	20
Side Yard (feet)	5/10	5/14
Rear Yard (feet)	20	20
Lot Coverage (%)	45	29%

## **C. HISTORIC PRESERVATION ORDINANCE**

NMC Chapter 15.52 (Historic Preservation) establishes regulations applicable to properties designated as a Local Landmark. NMC Subsection 15.52.070.D.2 requires Cultural Heritage Commission (CHC) review of a Certificate of Appropriateness (COA) for the relocation of a Local Landmark to another property.

To approve a Certificate of Appropriateness for the relocation, the Cultural Heritage Commission must find:

- a. The project preserves, enhances or restores the exterior architectural features of the local landmark.*

Relocating the two structures to the receiver site would result in the preservation of the structures as discussed in the Hulbert Report. The hotel site is centrally located and subject to development pressure, and relocation to the receiver site prevents their demolition.

## ATTACHMENT 5

- b. The project will not result in a substantial adverse change to the integrity of the local landmark or its major exterior character-defining features.*

The historic structures are not part of an identified or potential historic district, nor are their settings or sites relevant to their identified significance, so a relocation of the structures from the site would not adversely impact the integrity of the structures.

The Hulbert Report details how the proposed plan retains all of the existing buildings, including additions that are not identified as character-defining. Since those additions exist, their retention is appropriate and avoids the need to recreate the original building and/or to make new additions following relocation.

- c. The project will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the local landmark.*

As discussed above, relocating the structures in lieu of demolishing them would preserve these features.

- d. The project is consistent with the applicable Secretary of the Interior's Standards.*

The project is consistent with the Secretary of the Interior's Standards for the Preservation of Historic Properties in that the properties would be used as they were historically, their character would be maintained and recognized as a physical record of their time, their distinctive features would be preserved, and the relocation will not alter the historic integrity of the properties because all of their character-defining features would remain intact and their present sites and setting are not part of the identified significance, according to the Hulbert Report.

- e. The project is consistent with applicable historic design guidelines.*

Staff has reviewed the project against the universally applicable Napa Abajo-Fuller Park Historic District Guidelines and has determined that none of these guidelines apply to the analysis of the relocation of these structures from their current location. The Guidelines address changes to structures and their character-defining features. No changes to the structures are proposed, and all of their character-defining features would be kept. The hotel site is not in a Local Landmark District or potential Local Landmark District, so the removal of the buildings from the site would not impact protected cultural resources.

- f. The project will not negatively impact the integrity of a cultural landscape through alteration of spatial organization, landscape features, circulation patterns, or small-scale features that are character defining features of the resource.*

A cultural landscape is a geographic area (including both historic and natural resources and the wildlife or domestic animals therein) associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic designed landscapes, historic vernacular landscapes, historic site and ethnographic landscapes.

The Hulbert Report made the following declaration about the residences' relationship to their surroundings: "...since the historic residences are not part of an identified or potential historic district, nor are their settings or sites relevant to their identified significance, the character-defining forms and features of the buildings may be relocated to appropriate receiver sites and, in so doing, effectively retain the historic residences."

### **V. ENVIRONMENTAL REVIEW**

The project is subject to environmental review under the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15164, an Initial Study/Addendum for the First and Oxbow Gateway Project dated June 2020 ("Addendum") has been prepared by David J Powers and Associates as an addendum to the Downtown Napa Specific Plan Environmental Impact Report (SCH#20100042043) certified by the City Council by Resolution No. R2012-54 ("DNSP EIR") to analyze the potential environmental impacts of the hotel project, including the removal of the Local Landmark structures from 718 Water Street and 731 First Street. The Addendum concluded that the potential environmental effects of the project were adequately analyzed and addressed in the DNSP EIR and no further environmental review is required pursuant to CEQA Guidelines Sections 15162, 15164, and 15168. The relocation of the Local Landmark structures to 58 Randolph Street is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 (Class 3, which exempts construction and location of limited numbers of new structures, including up to three single family residences in urbanized areas), 15331 (Class 31, which exempts rehabilitation and restoration of historical structures in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties) and 15332 (Class 32, which exempts infill development on sites that are five acres or less).

### **VI. REQUIRED FINDINGS**

The Cultural Heritage Commission's approval of this project is subject to the required findings in NMC Subsection 15.52.070.F. These findings are provided in the draft resolution attached to Staff Report. These findings relate to consistency of the project with the Secretary of the Interior's Standards, the Historic Preservation Ordinance, and Historic Design Guidelines. It is Staff's opinion that the proposed relocation complies with these findings and the attached Resolution (see Attachment 1) contains the basis for this recommendation.

### **VII. PUBLIC NOTICE**

Notice of the scheduled public hearing was provided by US Postal Service to all owners of properties located within a 500-foot radius of 718 Water Street and 731 First Street and all owners of properties located within a 500-foot radius of 58 Randolph Street on June 24, 2020. Notice of the public hearing was also published in the Napa Valley Register on June 26, 2020, and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this report and the associated attachments in advance of the public hearing on the project.

**VIII. STAFF RECOMMENDATION**

Staff recommends that the Cultural Heritage Commission forward a recommendation to the City Council to: (1) determine that the potential environmental effects of the hotel project, including the removal of the Local Landmark structures from 718 Water Street and 731 First Street were adequately analyzed and addressed by a prior CEQA action; (2) determine that the relocation of the Local Landmark structures to 58 Randolph Street is exempt from CEQA pursuant to CEQA Guidelines Sections 15303, 15331 and 15332; and (3) approve the Certificate of Appropriateness based on a determination that the application is consistent with the Secretary of the Interior's Standards, and the City's Historic Preservation Ordinance and Historic Design Guidelines, and other applicable City requirements and policies.

**IX. ALTERNATIVE TO RECOMMENDATION**

1. Continue the application with direction for modifications and allow the Applicant an opportunity to prepare a revised proposal.
2. Direct Staff to return to the Cultural Heritage Commission with a resolution documenting finding from the record of hearing to support denial of the proposed project.

**X. REQUIRED ACTIONS**

Forward a recommendation to the City Council to:

1. Determine that the potential environmental effects of the Project were adequately analyzed and addressed by a prior CEQA action as documented in the Environmental Checklist prepared for the Project or are otherwise exempt.
2. Adopt a resolution approving a Certificate of Appropriateness for the relocation of the structures at 731 First Street and 718 Water Street to 58 Randolph Street.

**XI. DOCUMENTS ATTACHED**

ATCH 1 – Draft City Council Resolution  
ATCH 2 – Project Plans  
ATCH 3 – Site Context Photos  
ATCH 4 – Historic Resources Evaluation  
ATCH 5 – Relocation Site Plan  
ATCH 6 – Addendum to the Downtown Napa Specific Plan EIR



October 5, 2018

### **718 Water Street & 731 First Street, Napa Relocation Project Evaluation**

The purpose of this documentation is to evaluate the proposed relocation of a pair of existing residential buildings that stand on adjoining parcels at the addresses 718 Water and 731 First streets in Napa. The two existing residences are currently proposed to be relocated to an open site located at 58 Randolph St. (figs.1-3), some 10 blocks to the south and west. Each building has been previously identified by the City of Napa as a *Local Landmark (LLM)* as well as a *Neighborhood Conservation Property (NCR)*.

As previously evaluated and for the purposes of rehabilitation planning, the characteristics of the two historic residences that are character-defining are:

#### **718 Water St. (figs.4-5)**

- Original L-shaped form under a front-gabled roof;
- Shed-roofed front porch and entry door opening;
- Window openings with wood trims and sills (in original building);
- Wood, drop-sided exterior walls (on original building).

#### **731 First St. (figs.6-7)**

- The single-story, front and east side gabled-roof building forms;
- The covered front porch with its wood porch posts and low-hipped roof;
- The pattern of door and window openings at the front (north) elevation;
- Clapboard-siding and flat wood-trim work of the original/early building exteriors.

(from *731 First Street & 718 Water Street, Historical and Historic Project Evaluation*, Sept. 28, 2016)

As additionally concluded in that previous evaluation effort, a proposed project would result in the material impairment of the identified historic resources were the buildings to be demolished. As also previously noted, alternatively, since the historic residences are not part of an identified or potential historic district, nor are their settings or sites relevant to their identified significance, the character-defining forms and features of the buildings may be relocated to appropriate receiver sites and, in so doing, effectively retain the historic residences. To do so, at a minimum, all identified character-defining portions of the structure would require relocation to a site or sites within the vicinity and the buildings should either retain a streetward orientation similar to the existing or be directly visible from the street. The buildings would then require rehabilitation meeting the *Standards for Rehabilitation*, including any proposed exterior alterations and additions. Reuse as residential structures would be preferred but not obligatory so long as the proposed rehabilitation meets the *Standards*.

Thus, the retention and relocation option may mitigate the proposed removal of the 718 Water St. and 731 First St. buildings from their present sites, as long as:

- All identified character-defining portions and features of the structures are retained;
- The relocated houses are situated in a similar residential setting and with similar streetward orientations and/or exposures;
- Each are preferably reused as residences.

The proposed receiver site is located in the Napa Abajo neighborhood at 58 Randolph Street (APN 005-095-012), which street runs north-south parallel with and directly west of Coombs Street. The

site area is .43 acres (18,813 sf) and an existing residential building stands on the southern half of the parcel. The receiver portion of the subject site is vacant of buildings. The relocated residences will be separated by a driveway from the existing residential building at 58 Randolph (figs.7-10).

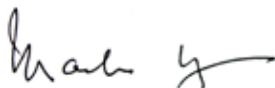
The Napa Abajo Neighborhood is the conjunction of two early and predominately residential neighborhoods located south of downtown. The neighborhood has many examples of period residential architecture on wide, tree-lined streets and, in part, has a strong relationship to the river. A portion of the neighborhood is a National Register listed historic district — the Napa Abajo-Fuller Park Historic District (1997). That District lies several blocks north of the 58 Randolph St. site. Yet, the historic residential neighborhood characteristics and setting similarly apply to the subject block, though this southern portion of the neighborhood also includes a commercial and industrial mix.

The building at 58 Randolph is listed on the City's HRI as a *Listed Resource (LR)*, with an identified construction date of 1890 (though the extant building does not appear to be that age and the county assessor identifies the year built date as 2013). That house occupies the southern half of the receiver site. The two subject houses would be placed on the northern half of the site, with 718 Water St. in the front facing the street and 731 First St. in the rear with its front facing south.

The surrounding houses are a mix of period residential styles and into which the two subject houses will appropriately fit. Their relocation will not have any direct impact on any adjoining, identified or potential historic resources, including on the several adjoining residences along the south side of Ash St., two of which (nos. 1229 and 1247) are, like 58 Randolph, identified in the Napa HRI as *Listed Resources*.

In conclusion, while both 718 Water St. and 731 First St. are identified *LLMs*, the 718 Water St. house is substantially more intact so is proposed to be relocated to retain a direct and frontal relationship to the street. A new detached garage is also proposed to stand between the two buildings. Additionally relocating the 731 First St. house to the rear of the site advantageously maintains a relationship between the two residences, which currently and historically adjoined. Though the 731 First St. building is not proposed to face towards the street, its proposed southward orientation towards the shared drive will allow the front of that building to be visible. Once successfully relocated, the future of both historic residences will be ensured, which is evidently not the case in their current and incrementally changing setting. In addition, the proposed plan retains all of the existing buildings, including additions that are not identified as character-defining. Since those additions exist, their retention is appropriate and avoids the need to recreate the original building and/or to make new additions following relocation. Overall, from an historic resources perspective, the proposed relocation of the locally landmarked 718 Water St. and 731 First St. residences appears highly appropriate as doing so will ensure the future of the historic residences, as their present sites and setting are not part of the identified significance and, therefore, as the historic design and construction integrity of the historic houses will be sustained.

Signed:



Mark Hulbert  
Preservation Architect

attached: figs.1-11 (pp.3-8)



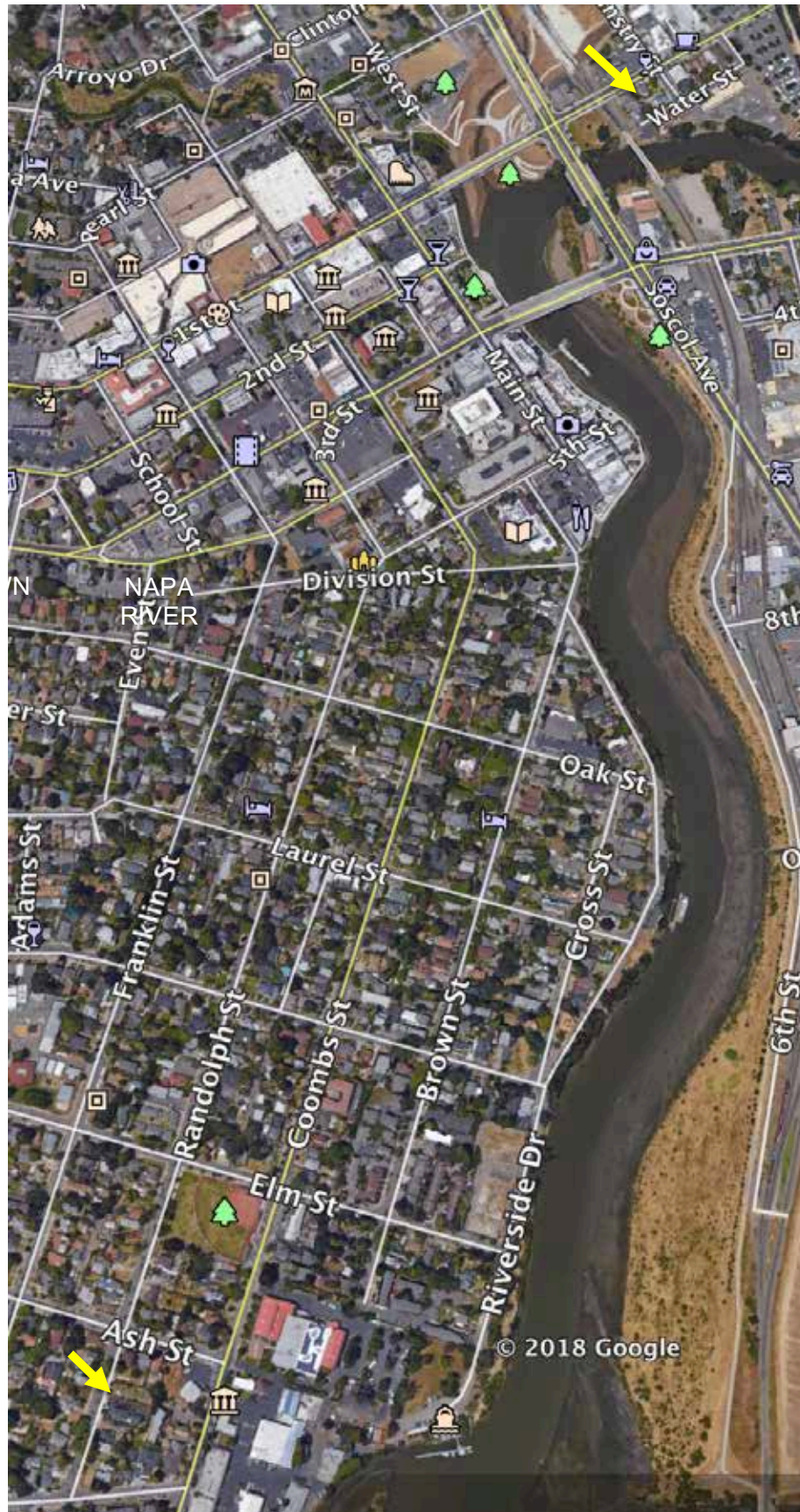


Fig.1 – 718 Water St. & 731 First Street - Arrows identify existing site above, proposed below (north is up)





Fig.2 – 718 Water St. (yellow arrow) & 711 First St. (red arrow) - Aerial view, existing site (north is up)

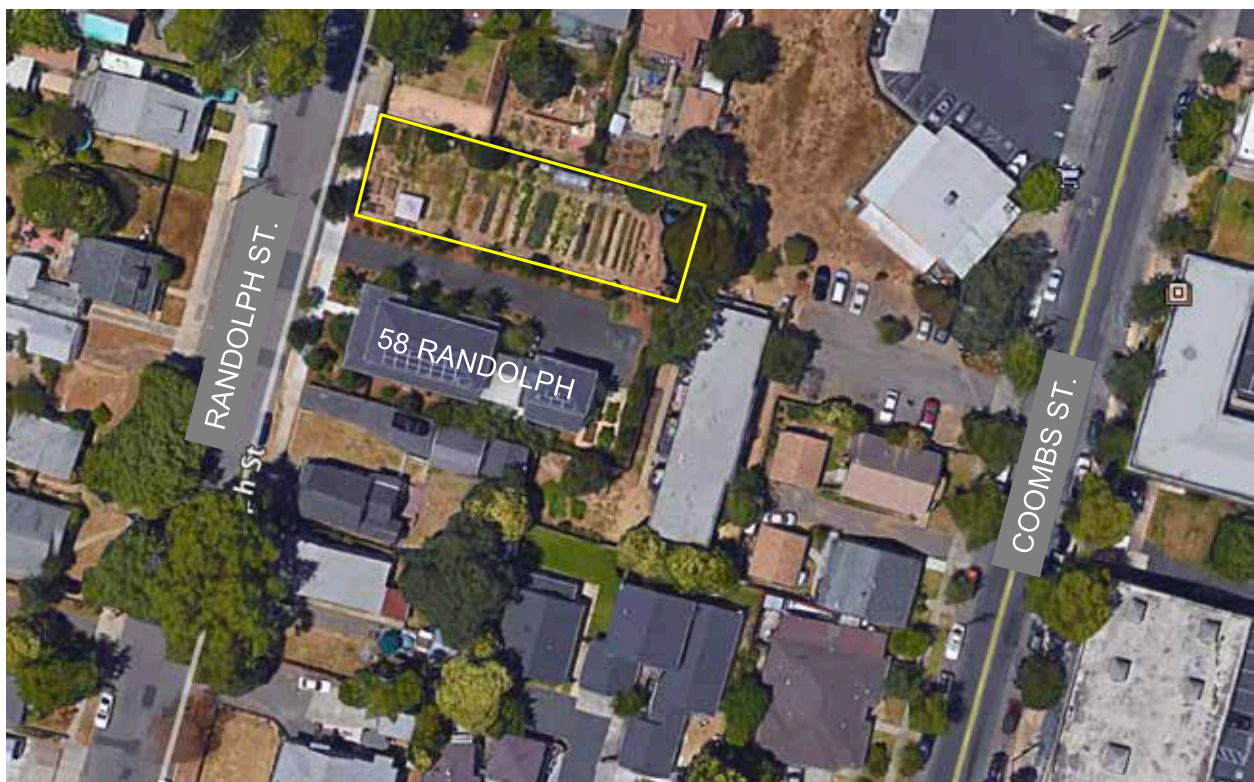


Fig.3 – 58 Randolph St. - Aerial view, proposed receiver site (bounding box, north is up)





Fig.4 – 718 Water St. - Front (south, at right) and west side



Fig.5 – 718 Water St. - Front and East side



Fig.6 – 731 First St. – Part east side and front (north, at right)



Fig.7 – 731 First St. – Front (north, at left) and west (right) side





Fig.8 – 58 Randolph St. - Proposed receiver site (at center), looking southeast



Fig.9 – 58 Randolph St. - Proposed receiver site, looking east





Fig.10 – 58 Randolph St. - Proposed receiver site (at left), looking east



Fig.11 – 58 Randolph St. – Existing residential building on proposed receiver site, looking southeast

RANDOLPH STREET



( IN FEET )  
1 inch = 20 FT

RSA<sup>+</sup> | CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

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