COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION
PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: CALL 711
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

December 30, 2016

AGENDA: January 9, 2017

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:..... John Bargetto
Owner:..... Bargettos Santa Cruz Winery
Application No.:.... HA 25909
APN: 030-281-02
Situs: ..... 3535 N. Main St, Soquel CA 95073
Location:..... Property located on the west side of North Main Street (3535 North Main St.), approximately 2,000 feet north of the intersection with Soquel Drive
Historic Name:..... Bargetto Winery
Rating:..... NR5

Existing Site Conditions
Parcel Size:..... Approximately 22,332 square feet
Use:..... Winery

Planning Policies
Planning Area:..... Soquel
Zone District:..... C-4-L (Commercial Services, Historic Landmark)
General Plan Land Use Designation:..... C-S, O-U (Service Commercial/ Light Industry, Urban Open Space)
Coastal Zone:..... No

I. PROJECT DESCRIPTION

Application for a Historic Resource Preservation Plan (Plan) (Exhibits D and E) for alterations to Bargetto Winery, a designated historic resource included in the County's Historic Resources Inventory with an NR-5 rating, meaning a resource of local historic significance. The proposed

alterations affect primarily an addition constructed in approximately 1980 consisting of a 739 sf addition to barrel room 1, a 196 sf breakroom, and a 279 sf deck (Exhibit E, A-3). This addition is not part of the original winery, which was constructed in the 1930's and 1940's. The approximate date of the addition is established by a drawing from the project engineer dated 12/12/78 (Exhibit F) which shows the design of the pier area and joists supporting the new deck and barrel room addition, with the addition built within 2 years after that date according to the property owner. All proposed work is at the rear of the winery property. The existing elevations at the front (east), north and south would remain unaltered.

As proposed, the historic preservation plan would demolish the 739 sf barrel room addition and replace the addition with a covered deck, returning the winery closer to its 1940's building footprint (Exhibit E- A3). Skylights would be added in the roof above the remaining original barrel room (E- A8). The proposal would also rebuild the existing 196 sf breakroom addition, also constructed in approximately 1980, and rebuild an existing 279 sf deck. Materials proposed for the remodel include redwood doors and redwood frame windows at the rear (west) elevation of the barrel room. The arched design of the windows would match the design of the existing windows located on the south end of the rear elevation (Exhibit E- A10, Exhibit G). Similarly, the proposed roughsawn plywood siding with 1x4 batts resembles the appearance of the existing board and batt siding at the historic portions of the winery, as shown in the photo of the existing courtyard wine bar (E- A12). The proposed new 739 sf deck in the location of the current breakroom addition and the 279 sf replacement deck would be constructed of 1x6 "Trex" a composite material which is more durable than the existing 1x6 wood deck and resembles wood in appearance. The proposed deck railing would be constructed of metal, to match the existing deck railing at the winery, as depicted in the photo on page A8 of Exhibit E.

The purpose of the remodel, as indicated by the owner, includes addressing structurally unsound conditions of the 1980 addition. This addition is supported by wood beams that are rotting due to termite infestation. The existing wood beams currently supporting the addition would be replaced with steel beams. As the barrel room area that was added in approximately 1980 is no longer needed for the winery operation, the proposed alteration would replace this barrel room addition with a covered deck for employee use. The employee breakroom, also constructed around 1980 and supported by the same rotting wood beams (E- A4), would be reconstructed in the same footprint with board and batt style siding matching the appearance of the siding at the historic portions of the winery.

The historic preservation plan is required to comply with Chapter 16.42 of the Santa Cruz County Code. The Plan requires review and approval by the Historic Resources Commission.

Staff Recommendation: Approval of the Historic Preservation Plan.

II. DISCUSSION

A. Background and Site Description

This historic winery was constructed at the site in 1933, established shortly after the end of prohibition. The winery is located at 3535 N. Main St. in Soquel, and the rear of the winery

faces Soquel Creek. Structures on the site include a residence, a redwood structure that serves as a tasting room, and a large wooden industrial structure that houses the winery operation including the 1980 addition proposed to be altered. The Inventory listing for the property (Exhibit C) notes that "although there have been extensive modifications to all the structures on the site, Bargetto Winery still has important local significance." The form notes that the winery is still owned by the Bargetto family who established the winery, and is the only winery of the period that is still in operation on its original site. The DPR form notes that Bargetto Winery is significant for its role within the context of the Economic Development of Santa Cruz County, specifically the wine industry, within the time period of 1850-1940, as identified on the DPR form. Any architectural significance of the site or of individual buildings is not discussed in the Inventory, and the historic significance of the property is not based upon its architecture.

B. Purview of the HRC

Subsection 16.42.060 (C) of the Santa Cruz County Code requires submittal of a historic preservation plan for alterations to a historic resource, complying with the criteria noted in Section C below. Your Commission is requested to consider the Historic Resource Preservation Plan (Exhibit D and E) to consider alterations to a designated historic resource, and consider the staff recommendation to approve the Historic Preservation Plan. In so doing, your Commission will be considering the effect of the proposal on the historic integrity, significance, and setting of the existing historic resource. In order for your Commission to approve or conditionally approve the historic resource preservation plan, all of the required findings (Exhibit B) must be made.

C. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic preservation plans. Preserving the historic values of the resource would include ensuring that any proposed development protects the historic ratings, in this case an NR-5 rating, meaning a resource of local significance.

County Code Subsection 16.42.040(A) and Section 16.42.060 are applicable to the proposal. Subsection 16.42.040(A) states, in relevant part, that

> "no person shall make or cause any material change to the exterior of an historical structure. . .unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission".

Subsection 16.42.060(C) 1, Historic Preservation Criteria, requires that alteration of historic resources meet certain criteria. Those criteria are attached (Exhibit A), each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

III. ANALYSIS AND CONCLUSION

The attached Historic Preservation Plan (Exhibits D and E) proposes to replace of a 739 sf addition to the barrel room that was built in approximately 1980 and is not part of the original historic winery with a covered deck, and add skylights in the roof above the barrel room. The proposal would also rebuild an existing 196 sf breakroom addition, also constructed in approximately 1980, and rebuild an existing 279 sf deck. All proposed work is at the rear of the winery property.

Although the replacement of the barrel room addition with a covered deck would alter the current appearance of the rear of the winery, the 739 sf barrel room addition was constructed in 1980 and is not part of the original winery structure and furthermore was constructed outside the period of significance for the winery which ended in 1940. The 739 sf barrel room addition is therefore a non-contributing addition to the winery, and its removal would help to restore the earlier footprint and appearance of the winery. As the proposal would remove a non-historic addition to the winery, the demolition does not affect the historic structure and requirements for demolition of historic structures are not applicable to this project. As discussed in detail in Exhibit A, the proposed materials, including proposed decking with metal railing, and new redwood doors and redwood framed windows, are compatible with the historic winery and with existing materials.

Based upon the attached plans (Exhibit E), the attached findings (Exhibit B) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alterations to historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission approve the Historic Resource Preservation Plans as submitted (Exhibit E), based upon the attached findings (Exhibit B), and the following Conditions of Approval:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. All exterior replacement material and color shall visually match the existing materials.
3. An archaeological survey shall be required prior to issuance of a building permit.

Action Date: _____

Effective Date: _____

Expiration Date: _____

ACTION: **Ayes** _____
Noes _____
Absent _____

Date: _____

_____
Annie Murphy
Secretary to the Commission

Exhibits

A. Alteration Criteria
B. Findings
C. Historic Resources Inventory pages/ DPR form for the subject site
D. Applicant's Historic Preservation Plan Application
E. Copies of the Project Plans, including photographs
F. 1978 Engineer Sketch
G. Additional photos of the rear elevation
H. Location Map

CRITERIA FOR EXTERIOR ALTERATION OF A HISTORIC RESOURCE
Santa Cruz County Code Chapter 16.42.060(C)(1)

1. Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

No change is proposed to the use. The property will continue to be used as a winery and with a residence also on the property, consistent with its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

The DPR form notes that the winery is significant as the only winery of the period that is still in operation on its original site, and for its role within the context of the Economic Development of Santa Cruz County, specifically the wine industry, within the time period of 1850-1940. Any architectural significance of the site or of individual buildings is not discussed in the Inventory. The proposed alteration affects an addition constructed in approximately 1980, which is not part of the original winery and was constructed outside the period of significance for the winery. No distinctive architectural features or distinguishing qualities are evident in this addition, and the proposed demolition of the barrel room addition would not remove any historic material.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

The proposed remodel is compatible in materials and design with the existing winery. The removal of the 1980 addition to the barrel room has a historical basis, as evidence has been provided that the addition was constructed in approximately 1980 and was furthermore constructed outside the period of significance for the winery which ended in 1940.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

The proposed remodel will alter portions of the structure added in approximately 1980. The DPR form establishes the period of significance for this winery as ending in 1940. As the addition was constructed outside this time period, the addition would not be considered as contributing to the historic significance of the winery. Furthermore, the removal of the 1980 addition is consistent with Secretary of the Interior Standards and Guidelines for Rehabilitating Historic Buildings, which recommends "removing non-significant buildings, additions, or site features which detract from the historic character of the site" as an appropriate alteration to a historic property.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

As noted above, the proposed remodel does not alter distinctive architectural features. The proposed remodel does not significantly alter the historic portions of the winery, and the existing front, and side elevations of the winery will remain unaltered. The proposed arched window design will replicate window design elsewhere in the rear elevation as shown in Exhibit G, and the board and batt siding design of the historic winery will be replicated in the remodel, such that the remodeled portion will be sensitive to and compatible with the existing architectural style.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

The plan does not propose to replace any deteriorated architectural features that are part of the original winery. The plan does propose to replace the existing breakroom constructed in 1980 with a new breakroom, due to the deteriorated condition of the piers supporting the breakroom. The proposed footprint matches the existing footprint, and proposed plywood siding in a board and batt style closely resembles the texture and appearance of the siding on the historic portions of the winery. As the breakroom is not part of the original historic winery and was constructed outside the period of significance for the winery, exact replication of the existing visual qualities is not required.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be utilized.

No surface cleaning is proposed.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

The site is within a mapped archaeological resource area. In accordance with SCCC Chapter 16.40, an archaeological survey shall be required prior to issuance of a building permit as a condition of approval. As an additional condition, if any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease until an Archaeological Site Development Approval can be issued.

9. Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.

The work proposed is compatible with the size, scale, color, materials, and character of the property. New materials will be compatible with existing materials, including redwood frame windows and redwood doors, and board and batt style plywood siding. The proposed Trex deck material resembles the wood decking in appearance, and is compatible with the existing materials.

10. Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.

The proposed remodel does not impair the essential form and integrity of the structure. The remodel maintains the same architectural style, and repeats the design and materials of the existing structure in the remodeled area. Additionally, the remodel returns the winery closer to its historic building footprint, by removing the 1980 addition to the barrel room. The remodel does not alter the appearance of the front of the winery.

EXHIBIT B

Historic Development Findings

1. The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.

The Historic Resource Preservation Plan submitted is consistent with the policies of the general Plan and Chapter 16.42 of the County Code. The proposed remodel maintains the historic character and preserves the historic portions of the winery. As such, the Plan protects the historic significance and the NR-5 rating of the winery.

2. The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.

The Historic Resource Preservation Plan submitted is in conformance with the requirements contained in the ordinance, including criteria in Chapter 16.42 for alterations to historic resources.

3. The Historic Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

The Historic Resource Preservation Plan protects the historic integrity of the winery by leaving intact the historic portion of the winery, corrects structural issues from the previous 1980 remodel, and accommodates the needs of the additional employees, helping to protect the structural integrity of the winery and its continued existence and value as a historic local winery for future generations.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Ser. No
Nat. Register Status 5 (s1)

IDENTIFICATION AND LOCATION

Local designation

1. Historic name Bargetto Winery
*2. Common or current name Same
*3. Number & street 3535 North Main Street Cross-corridor
City Soquel Vicinity only Zip 95073 County Santa Cruz
4. UTM zone A B C D

5. Quad map No. Parcel No. 030-281-02 Other

DESCRIPTION

6. Property category building If district, number of documented resources

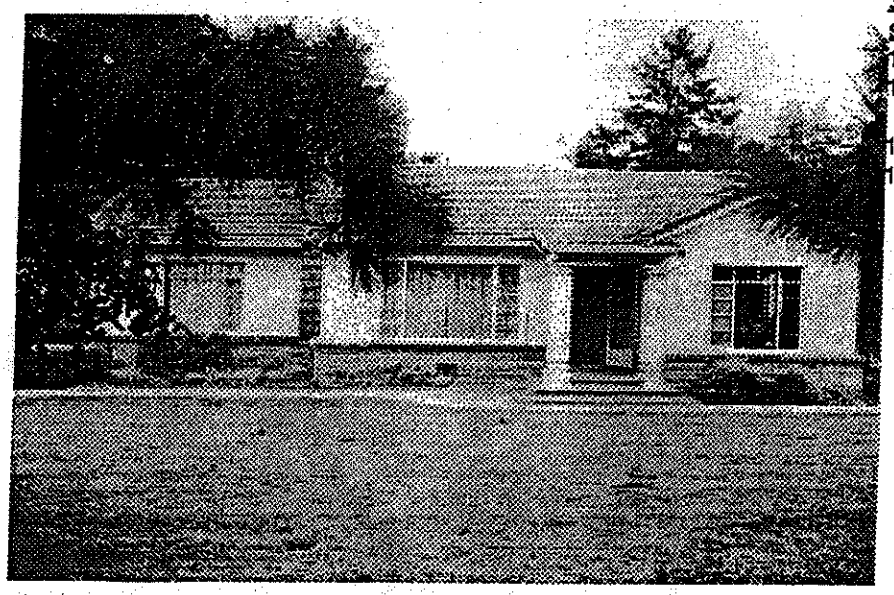
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The winery site consists of several structures including a residence, a rustic redwood structure that serves as tasting room and the large wooden industrial structure that houses the winery operation. All structures have undergone modification since the winery was constructed in 1933.

8. Planning agency County Planning

9. Owner & address
Bargettos Santa Cruz Winery
3535A N. Main Street
Soquel, CA 95073
10. Type of ownership private
11. Present use residen.

12. Zoning C-4
13. Threats



Send a copy of this form to: State Office of Historic Preservation, P.O. box 942895, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106(36CFR800). All items must be completed for historical resources survey information.

DPR 523 (Rev. 6/90)

EXHIBIT C

HISTORICAL INFORMATION

*14. Construction date(s) 1933 F Original location Same Date moved

15. Alterations & date major alterations to all structures

16. Architect unknown Builder Unknown

17. Historic attributes (with number from list) HP 39 winery

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Agriculture (Wine Industry) Area Santa Cruz County
Period 1850-1940 Property type HP 39 Winery
Context formally developed? Yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Although there have been extensive modifications to all the structures on the site, Bargetto Winery still has important local significance.

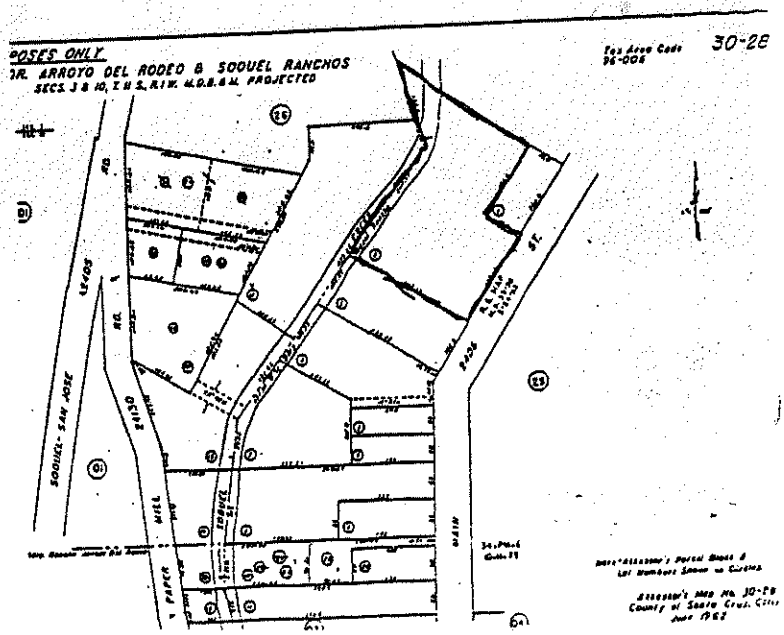
Beginning in the 1870s, Santa Cruz County became one of the best known wine growing regions in the State. Fluctuations in the economy as well as several natural disasters including earthquake and fires, brought about a gradual decline. The Prohibition years between 1920 and 1933 virtually destroyed what was left of the wine industry and what little remained was due to the "underground" operations of the Italian families in Santa Cruz County who cared for the few vineyards that survived.

After Repeal, some of these families were instrumental in reestablishing the county as a wine producing area. The Locatelli family, who had taken over the Ben Lomond Wine Company's vineyards prior to World War I, established a winery on Eagle Rock Ranch, northwest of Felton in 1936. John and Philip Bargetto established the Bargetto Winery on Soquel Creek in 1933. It is still owned by the family and is the only winery of the period that is still in operation on its original site.

20. Sources
County of Santa Cruz Survey
of Historic Resources
S.C. County Historical Resources Commission
and Planning Dept.,1989.

County of Santa Cruz Survey of Historic
Resources Update and Context Statement.
S. C. County Historical Resources Commission, 1994.

Sketch Map
North



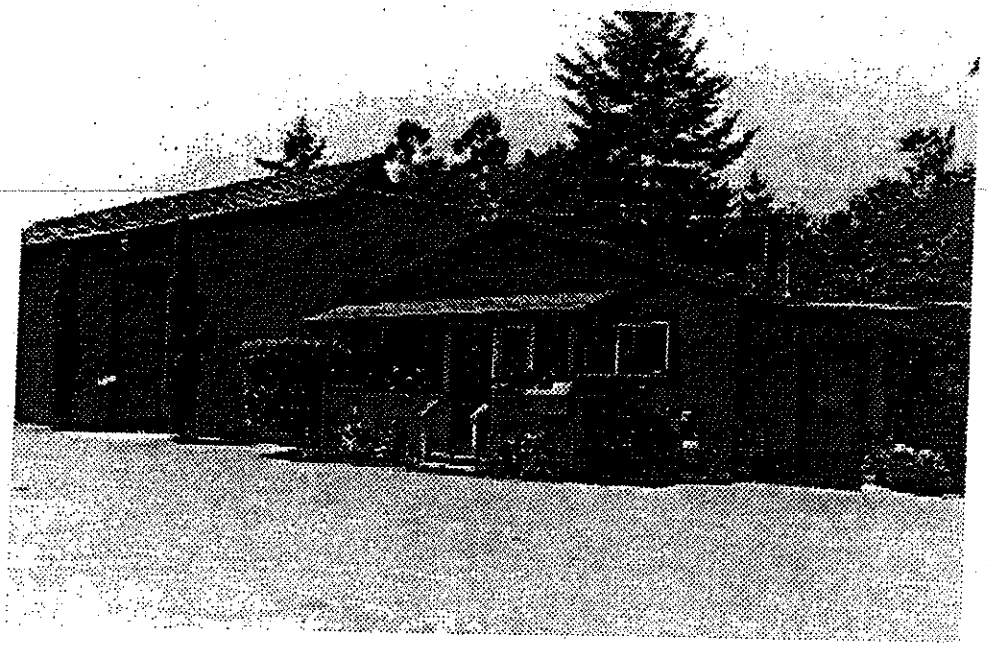
21 Applicable National Register criteria NA

22 Other recognition NA
State Landmark No. (if applicable)

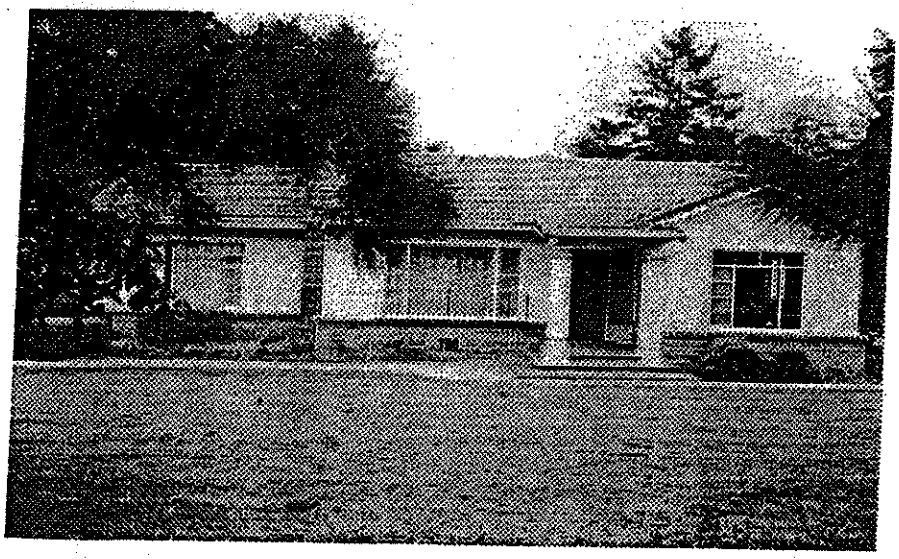
24. Survey type Comprehensive

25. Survey name County of Santa Cruz Survey
of Historic Resources Update

*26. Year form prepared 1995
By (name) Susan Lehmann, Consultant
Organization for S.C. County Historical
Resources Commission and County
Planning Dept.
Address 701 Ocean Street
City & Zip Santa Cruz 95060
Phone (408) 454-2123



Bargetto Winery Buildings



Bargetto Family Home

Bargetto Home (3535 North Main Street)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: June 20, 1994

Result of Inspection: No apparent changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

Change to 5 because of significance within Context 1 (agriculture-wineries). This is the oldest winery (founded in 1910) in the County under continuous operation. It is the only historic winery in the County still operating on its original site.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 1 (wine industry)

Property type: Winery

Santa Cruz County
Historic Resources Preservation Plan
application form for projects involving historic resources, <u>except</u> for demolition without reconstruction

Please complete the following regarding your proposed project and return it to the Planning Department. You may submit this application by mail or you may drop it off in person at the Planning Department General Information Desk (GID). You do <u>not</u> need to make an appointment to drop off the completed application. There is <u>no</u> fee for this application.

Please be clear, complete, and concise. This information will be used to evaluate your project. Use additional sheets if necessary. FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE PROCESSING OF YOUR APPLICATION.

Owner John Bargetto

Name: Bargetto Winery

Address: 3535 N. Main St
Soquel, CA 95073.

Phone Number: 831.475.2258 x17

Applicant

Name: — Same —

Address:

Phone Number:

Assessor's Parcel Number(s): 030-281-02

Site Address: 3535 N. main St Soquel, CA 95073

Historic and/or Common Name: Bargetto Winery

Present Use: Barrel Storage Proposed Use: Covered employee deck

Type of Project

___Alteration ___Sign Review ___New Construction ___Restoration

___Relocation X Demolition with reconstruction ___Historic Site Ground Disturbance

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1. Please describe the proposed project.

The plan is to demolish 685 sq feet of existing barrel storage, replace existing wood beams (rafting) with steel beams. Existing employee break room to be replaced. Existing outdoor exposed deck to be replaced. Existing interior space to be replaced with covered employee deck New roof/wall for adjacent barrel room (886 sq ft)

EXHIBIT D

The existing wood beams supporting existing decking are rotting & termite infested. We plan to replace with steel beams, and provide expanded space for employees.

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.060 of the Historic Resources Preservation Ordinance (see enclosed information).

Sec(a). This project does not interfere with winemaking operations. Existing employee deck is expanded (we have more!). Breakroom to be replaced w/new one.
Sec(b) Original part of winery (1930s, 40s) left undisturbed.
Sec(f) No existing distinguishing features - plw faces creek. Some plywood siding to be replaced.
Sec(i) Not historical section. Same roof line to remain.
Sec(j) existing concrete piers remain & will support. Same roof line.

4. Please provide any additional information about the history and/or architecture of the property/site.

This part of the winery dates only to about 1980 - used BART station wood beams, plywood siding. This section is neither attractive nor historic. Its crumbling & so is deck!

John E. Bargeth
Signature of Owner or Authorized Agent

7/11/16
Date

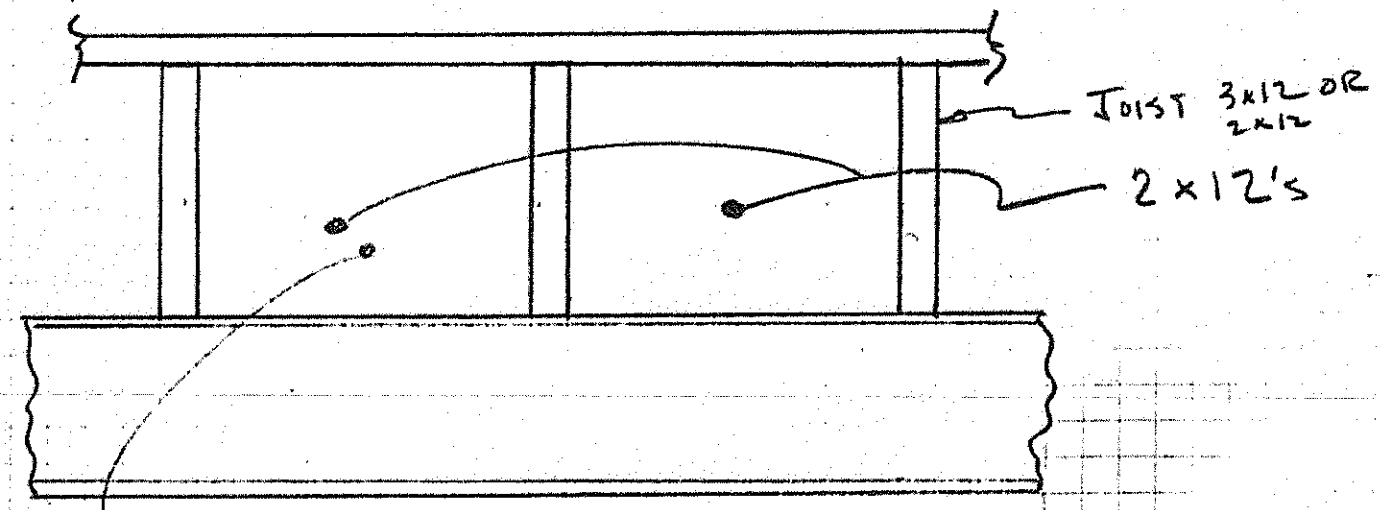
EXHIBIT D

12-12-'18

Dear Larry

I finally got around to checking the 68 Barrel load on one beam (No 4) running parallel to the deck. As you suspected, it is no problem. The bending stress is only 148 PSI.

Also page 16 enclosed shows that 2x12 joists are more than adequate for the deck section near the lunch room.

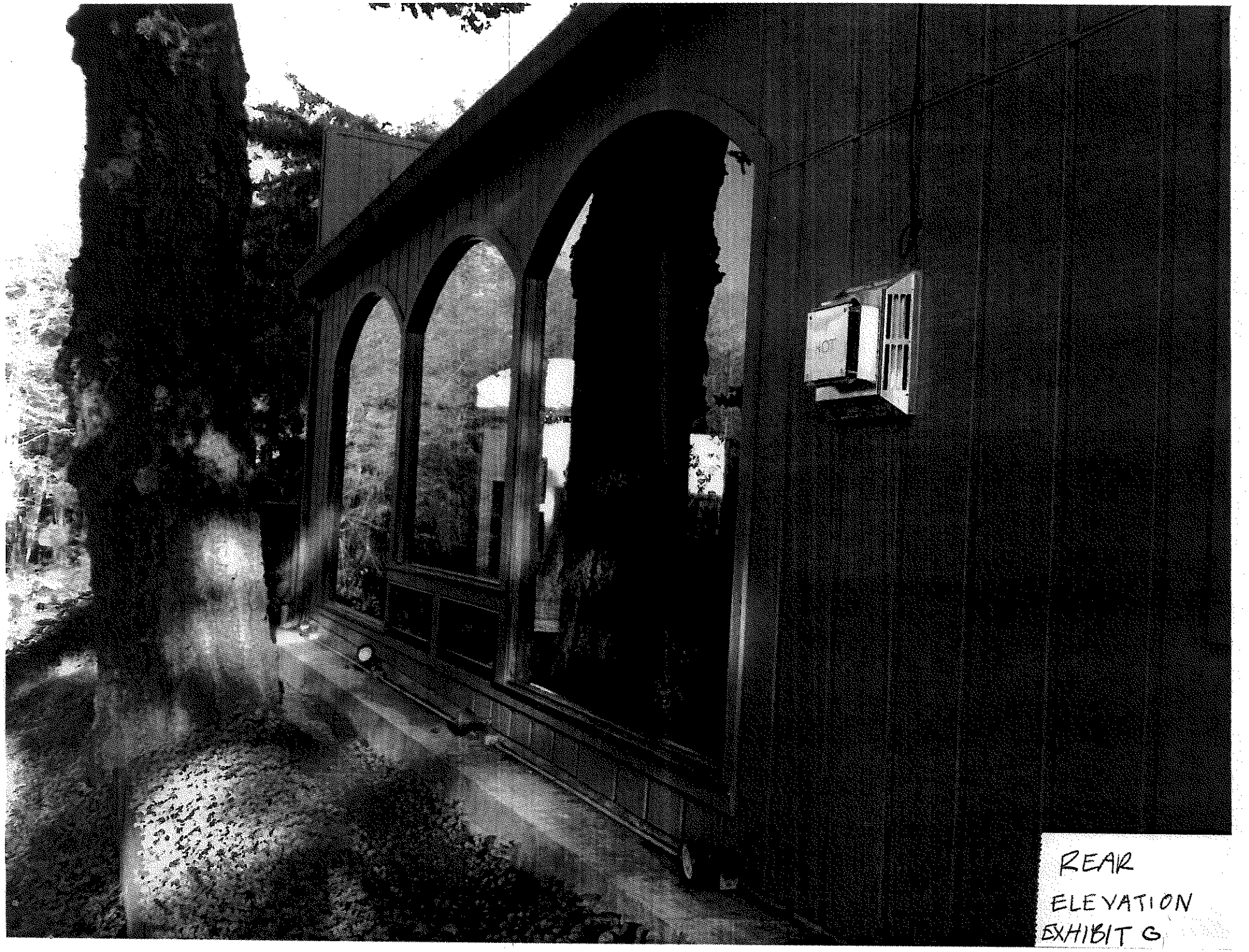


DONT FORGET 2x12's BETWEEN JOISTS — NO MORE THAN 8'-0 CTRS.

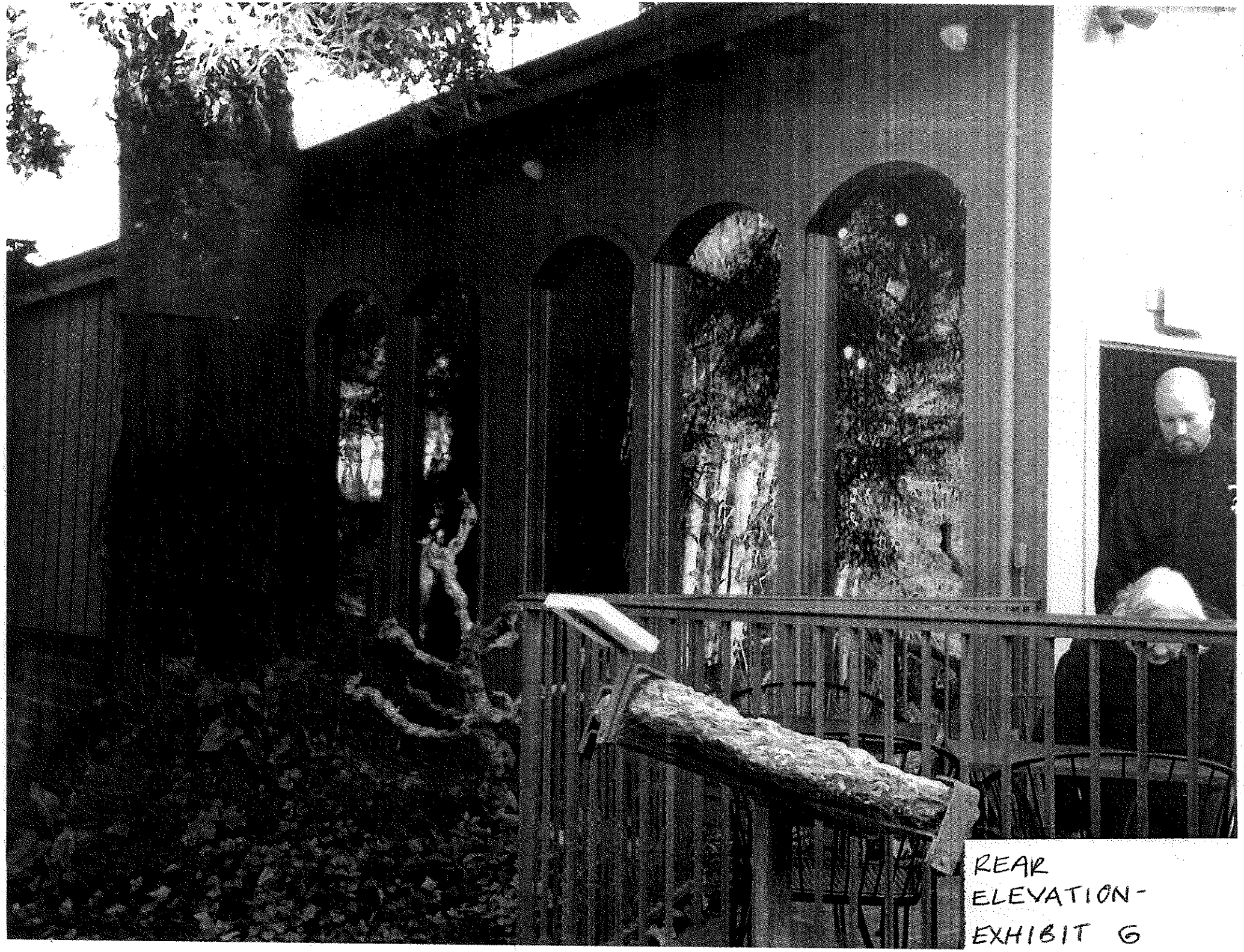
Best Regards

PS PLS MAKE DUPLICATE COPIES OF PAGES 15 16 & 17 FOR MY FILES

EXHIBIT F



REAR
ELEVATION
EXHIBIT G



REAR
ELEVATION-
EXHIBIT G

Bargetto Winery- Exhibit H

December 30, 2016

1:1,916

0 87.5 175 350 ft

0 25 50 100 m