



# COUNTY OF SANTA CRUZ

## HISTORIC RESOURCES COMMISSION PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

December 30, 2016

**AGENDA: January 23, 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