



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: (831) 454-2123
TOM BURNS, DIRECTOR

November 1, 2007

AGENDA: November 8, 2007

HISTORIC RESOURCE PRESERVATION PLAN

STAFF REPORT

#07-0630

Applicant:Chris Sandman
Owner:Bargetto's Santa Cruz Winery
APN: 030-281-02
Situs: 3535 North Main Street, Soquel
Location:Northwest side of Main Street about 2,100+- feet north of the
intersection of Soquel Drive and Main Street; Soquel planning Area.
Historic Name:Bargetto's Winery
Current Name:same

Existing Site Conditions

Parcel Size:1.661 +- acres (emis est.)
Land Use:Winery

Planning Policies

Planning Area: Soquel
Zone District: **C-4-L**
General Plan Land Use Designation:Service Commercial and Urban Open
Space
Community, Specific, or Town Plan:none
General Plan Resources and Constraints:Ground water Recharge, Perennial
Stream, Riparian Woodlands,
Archaeological Resources, Biotic,
Floodway and Floodplain.
Coastal Zone: No

I. PROJECT DESCRIPTION

Proposal to demolish 657 sq ft of an existing storage structure, extend an existing wine tasting deck of about 537 square feet over the foundation of the removed building and add approximately 35 square feet of concrete porch. Requires Historic Review.

II. DISCUSSION

A. Background and Site Description

The existing winery buildings are currently listed in the County's Historic Resources Inventory (**HRI**) with a historic rating of NR5, which the County Code defines as "[a] property determined to have local historical significance." The winery, which is the oldest operating winery under continuous operation in the County, has been on the HRI since 1994 and is important as an example of a winery.

B. Proposal

The proposal involves a request to demolish 657 sq ft of an existing storage structure, extend an existing wine tasting deck of about 537 square feet over the foundation of the removed building and add approximately 35 square feet of concrete porch. The site contains a designated historic resource.

C. Purview of the HRC

Your Commission is requested to consider a Historic Resource Evaluation that considers the shed structure and the proposed removal and evaluates the impact upon the existing designated historic resource. In so doing, your Commission will be considering the effect of the proposal on the historic integrity, significance, and setting of the existing historic buildings.

D. 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. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsections 16.42.040(a) and (b) and Section 16.42.070 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 16.42.040(b) states, in relevant part, that

no person shall. . .on an historical property. . .construct any new structure including any fence or deck unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission.

Subsection 16.42.070, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. In this instance, because the proposal involves both an alteration and new construction on a site where an historic resource exists, the criteria for both of these categories must be met (see Exhibit G).

III. FINDINGS

1. The Historic Resource Evaluation and associated development proposal (the functional equivalent of a Preservation Plan; Exhibit E and F) is consistent with General Plan Objective 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter 16.42; and
2. The Historic Resource Evaluation and associated development proposal (the functional equivalent of a Preservation Plan; Exhibit E and F) is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and
3. The Historic Resource Evaluation and associated development proposal (the functional equivalent of a Preservation Plan; Exhibit E and F) will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

IV. CONCLUSION

The proposed alteration to the historic winery buildings raises no significant issues. The removal of the shed structure will have no impact upon the historic resource or the historic use of the site.

V. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission take the following actions:

- A. Based Upon the Historic Evaluation, Approve the Functional Equivalent of a Historic Resource Preservation Plan or Development Plan as submitted; and**

B. Direct that this action be forwarded to the Zoning Administrator when the project is presented to that body and that the life of this approval corresponds to the life of the Commercial development Permit.

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

Date: _____

Don Bussey
Secretary to the Commission

Exhibits

- A. Assessors' Parcel Map
- B. Historic Resources Inventory pages for the subject site
- C. Applicant's Historic Resource Evaluation Submittal
- D. Copy of the Application form
- E. Copies of photographs submitted by the applicant
- F. Reduced copies of the Project Plans
- G. Alteration Criteria

EXHIBIT A

FOR TAX PURPOSES ONLY
 THE ASSessor GUARANTEES NO LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

FOR: ARROYO DEL RODEO & SOQUEL RANCHOS
 SECS. 3 & 10, T.11S., R.1W., M.D.B. & M.

Tax Area Code
 96-101

30-28

Electronically Redrawn 9/16/98
 4/18/01 nwn (changed page refs.)

Note - Assessor's Parcel Block &
 shown in Circles.

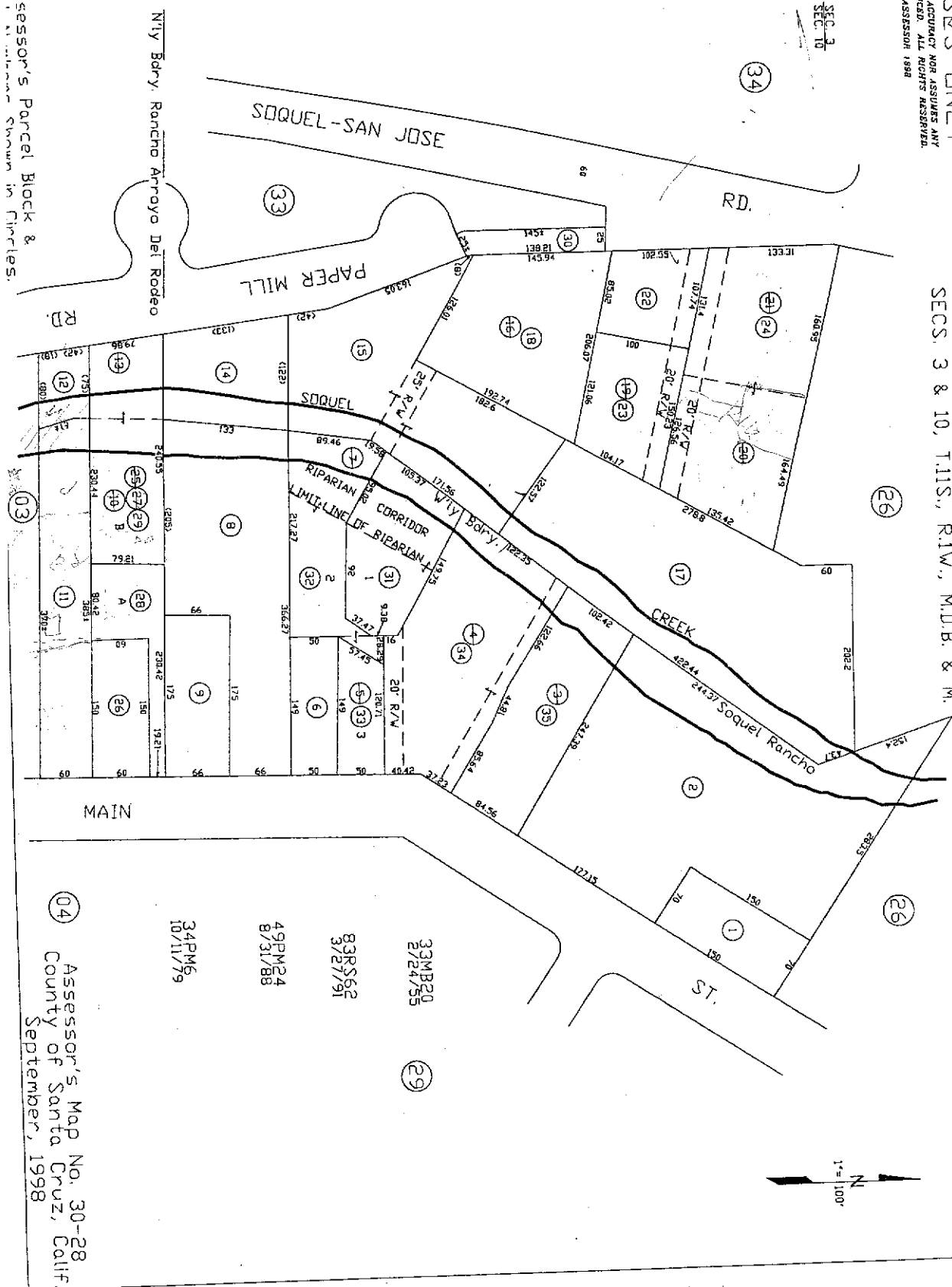


EXHIBIT B

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 Baruetto 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

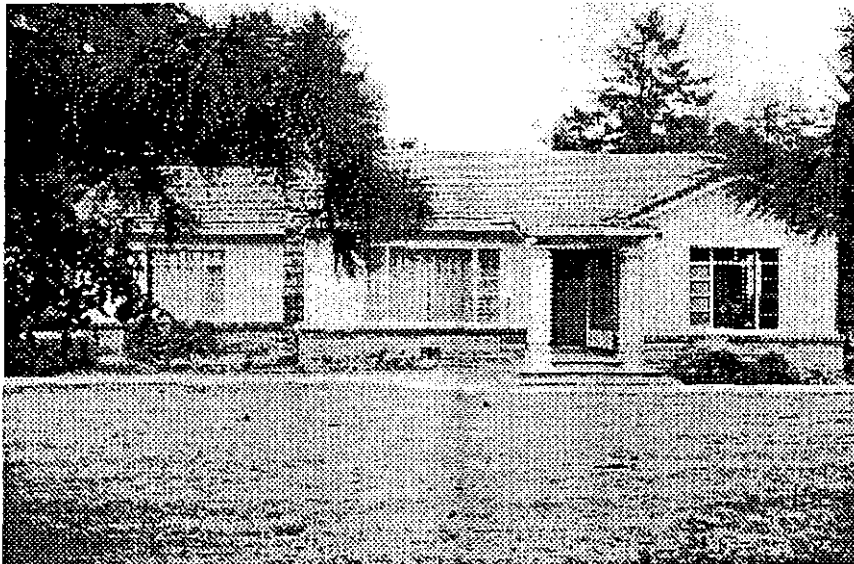
Bargettos Santa Cruz Winery
3535A N. Main Street
Soquel, CA 95071

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.

HISTORICAL INFORMATION

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

15. Alterations & date major alterations to all structures

16. Architect 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

A

21 Applicable National Register criteria NA

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

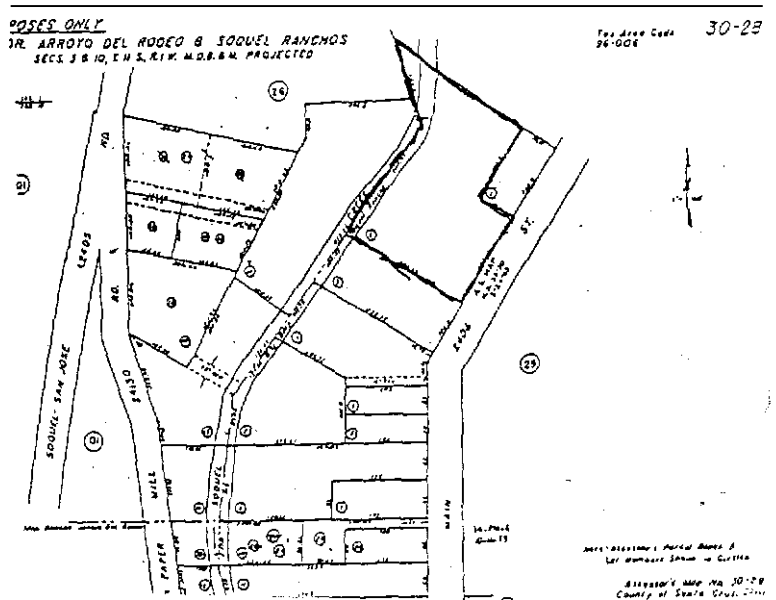
24. Survey type C v

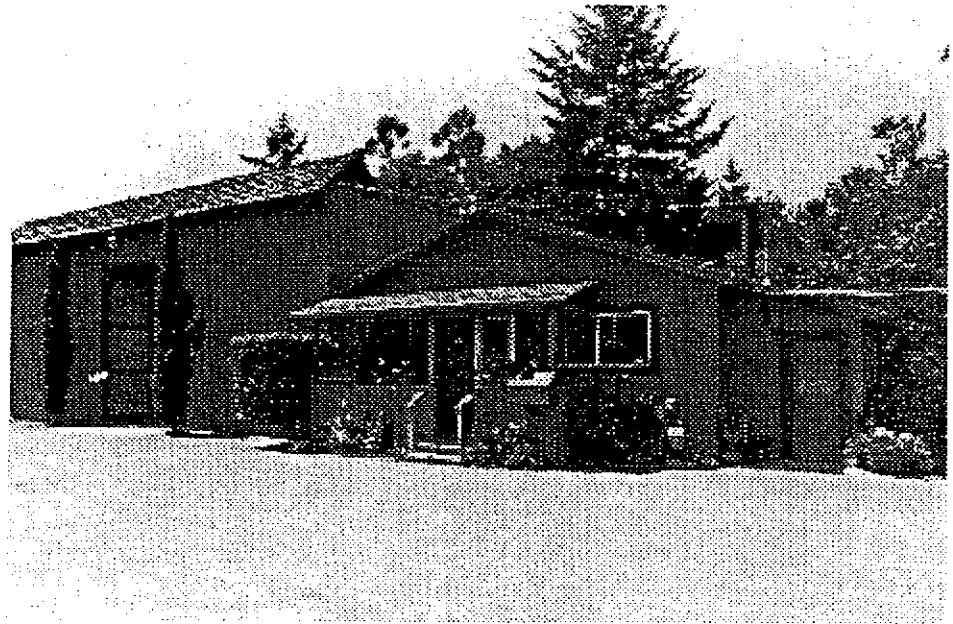
25. Survey name County of Santa Cruz Survey
of Historic Resources Update

*26. Year form prepared 1995

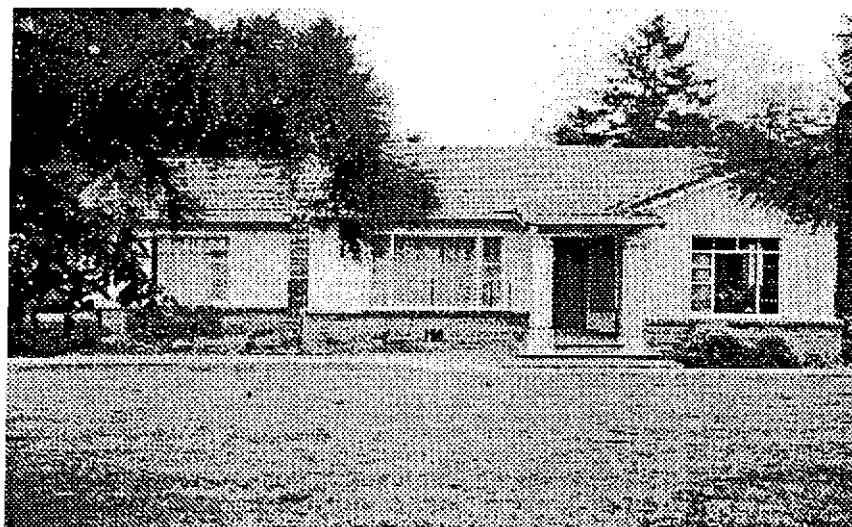
By (name) Susan Lehmann, Consultant
Organization for S.C. County Historical
Resources Commission and County
Planning Dept.

Address 701 Ocean Street
city & Zip Santa Cruz KO
Phone (408) 454-2121





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

EXHIBIT C

HISTORICAL EVALUATION OF SHED STRUCTURE

AT

**BARGETTO WINERY
3535 Soquel Avenue
Soquel CA.**

PREPARED FOR:

**JOHN BARGETTO
BARGETTO WINERY**

PREPARED BY:

**SUSAN LEHMANN
HISTORICAL RESOURCES CONSULTANT
28 CLUBHOUSE ROAD
SANTA CRUZ, CALIFORNIA 95060**

SEPTEMBER 10, 2007

HISTORIC EVALUATION OF SHED STRUCTURE

The purpose of this report is to determine if a shed structure located on the Bargetto winery property (3535 N. Main, Soquel) should be considered historic and whether its removal would have an adverse effect on any designated historic resource, or the site as a whole.

SUMMARY OF FINDINGS

The small storage shed attached to a c. 1970s warehouse on the Bargetto property does not meet the criteria to be considered a historic resource. Its removal will have no adverse effect on any historic structure located on the property.

DESCRIPTION AND EVALUATION OF SHED STRUCTURE

The Bargetto winery was listed on the County Inventory of Historical Resources in 1986 with an NR rating of 6. As part of a reevaluation process in 1994 it was upgraded to an NR 5 (local historic resource). The former Bargetto residence, built in the 1950's by the family, is the primary historic resource on the site and is located on a different parcel than the structure that was evaluated for this report.

The shed in question is a small wood frame structure with a flat roof and horizontal wood siding. According to John Bargetto, it was built sometime in the 1950s for storage. In the 1970s a warehouse was built to store vinegar. The adjacent shed was refurbished and attached to the rear and at right angles to the new warehouse. The shed is no longer in use and its present deteriorated condition makes it unsuitable for storage or any other purpose.

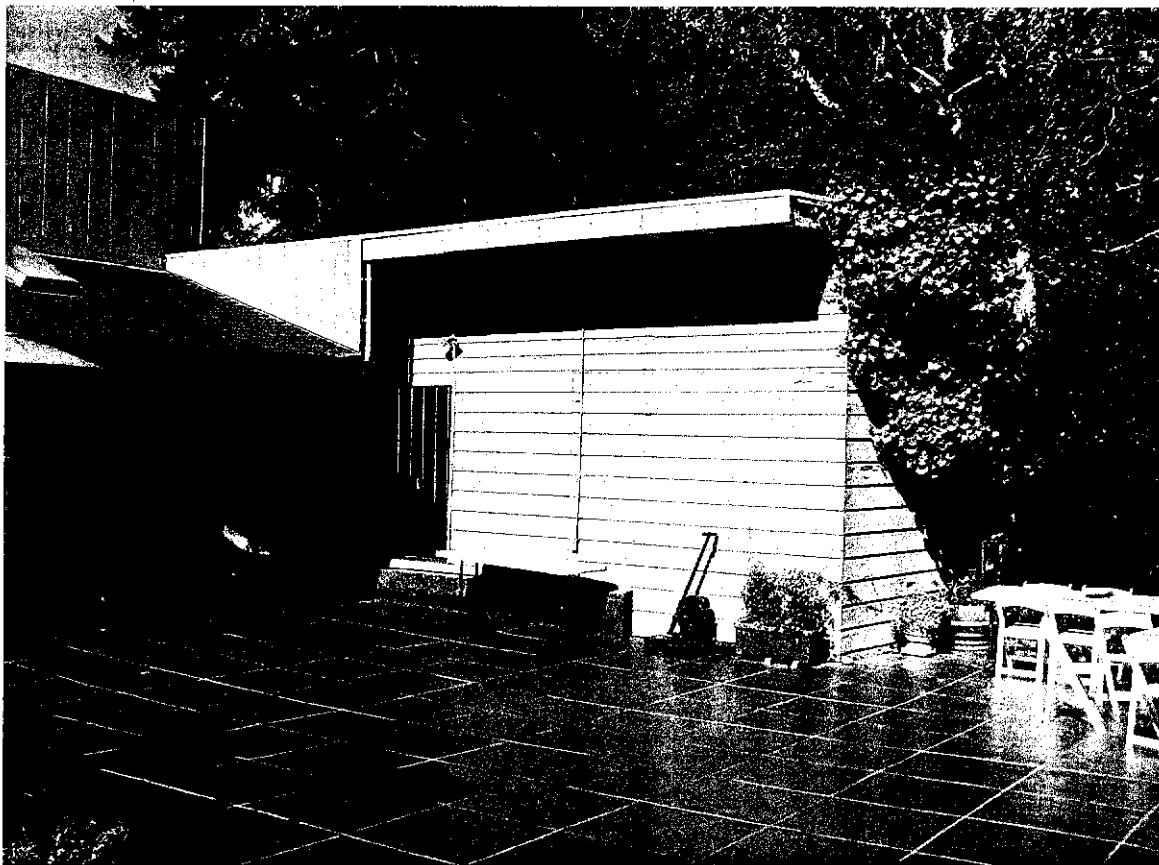
FINDINGS AND CONCLUSIONS

The rebuilt 1950s shed, which is now attached to a functioning c. 1970's warehouse, does not display any attributes which would make it either architecturally or historically significant. Its removal will have no adverse effect on the winery site as a whole nor on the primary historic resource of the site, the Bargetto family home, which is located some distance away and on a different parcel.



Above; The warehouse was built c. 1970.

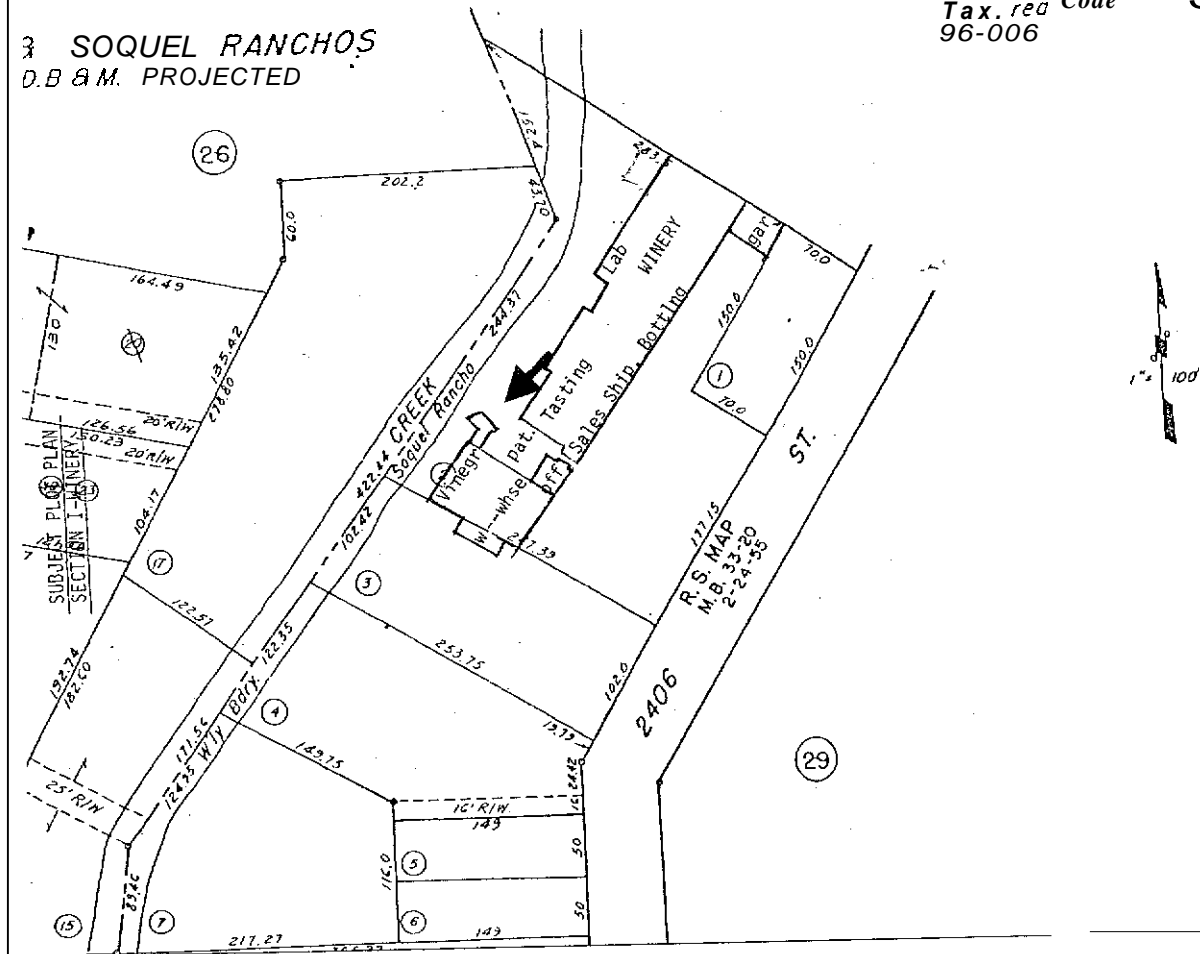
Below: The storage shed was built c. 1950. It was renovated and attached to the rear of the warehouse c. 1970



3 SOQUEL RANCHOS
D.B & M. PROJECTED

Tax. reg Code
96-006

30-28



The **arrow** indicates **shed** attached to warehouse.

EXHIBIT D

Santa Cruz County
Historic Resources Preservation Plan
application form for projects involving historic resources,
except 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 not need to make an appointment to drop off the completed application. There is no 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

Name: Bargetto Winery
Address: 3535 N. Main St
Soquel, CA 95073
Phone Number: 475.2258

Applicant

Name: John Bargetto
Address: same
Phone Number: same

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

Site Address: same as above

Historic and/or Common Name: Bargetto Winery

Present Use: empty bldg. Proposed Use: demo (area for patio)

Type of Project

☐ Alteration ☐ Sign Review ☐ New Construction ☐ Restoration
☐ Relocation ☒ Demolition ^{w/o} reconstruction ☐ Historic Site Ground Disturbance

1. Please describe the proposed project.

The project is to demolish one section
of a building, which is dilapidated,
and not to replace it.

2. Please explain the reason for this project.

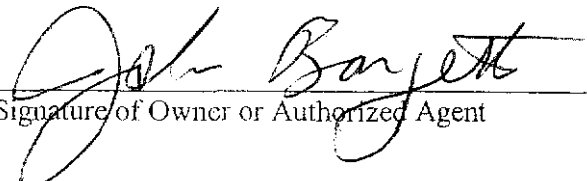
The purpose is to remove eyesore building, thereby enhancing the creek side view of the winery patio area.

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.070 of the Historic Resources Preservation Ordinance (see enclosed information).

Susan Lehman has completed a review and report showing no historical significance of this building.

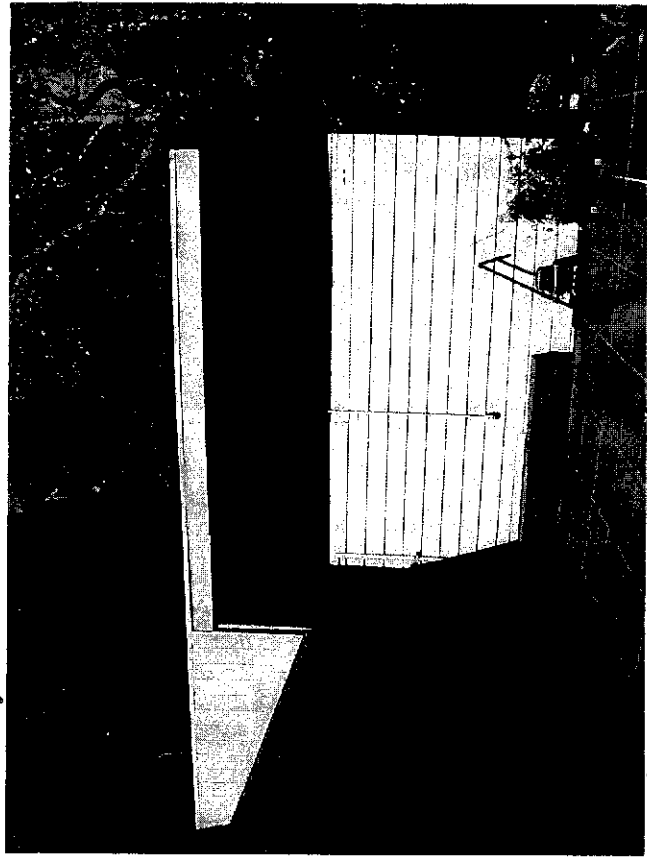
4. Please provide any additional information about the history and/or architecture of the property/site.

This building was used for vinegar production only. It has no historical or architectural significance.


Signature of Owner or Authorized Agent

9/15/07

EXHIBIT E



ABOVE: EAST WALL



NORTH WALL



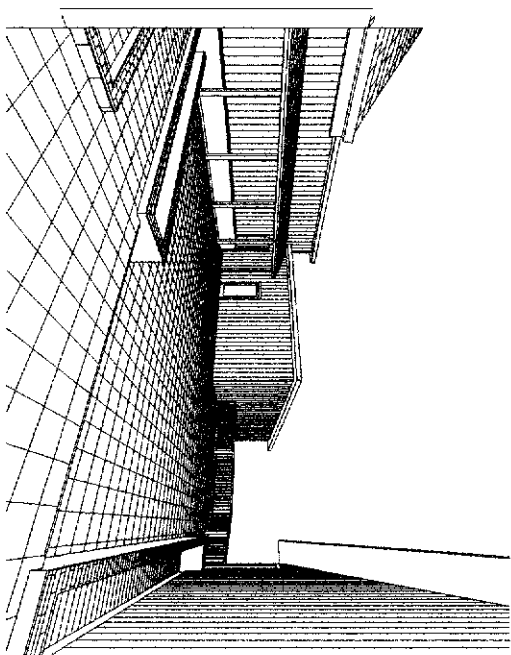
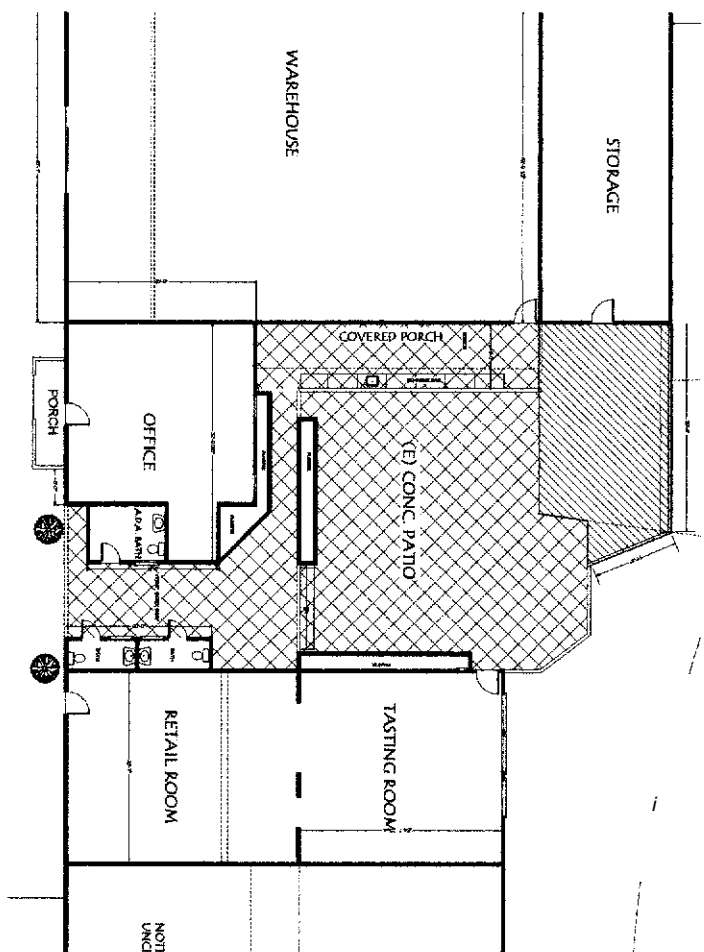
EAST WALL (shown in context)

+ Internal south wall to

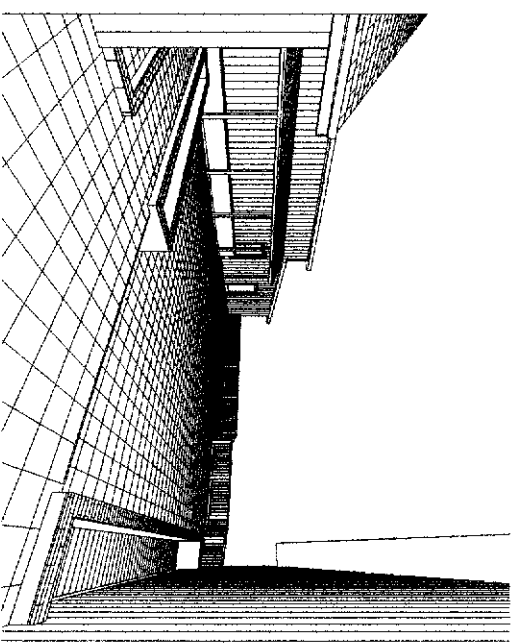
EXHIBIT F

NOTE: ALL ELEVATIONS ARE ASSUMED

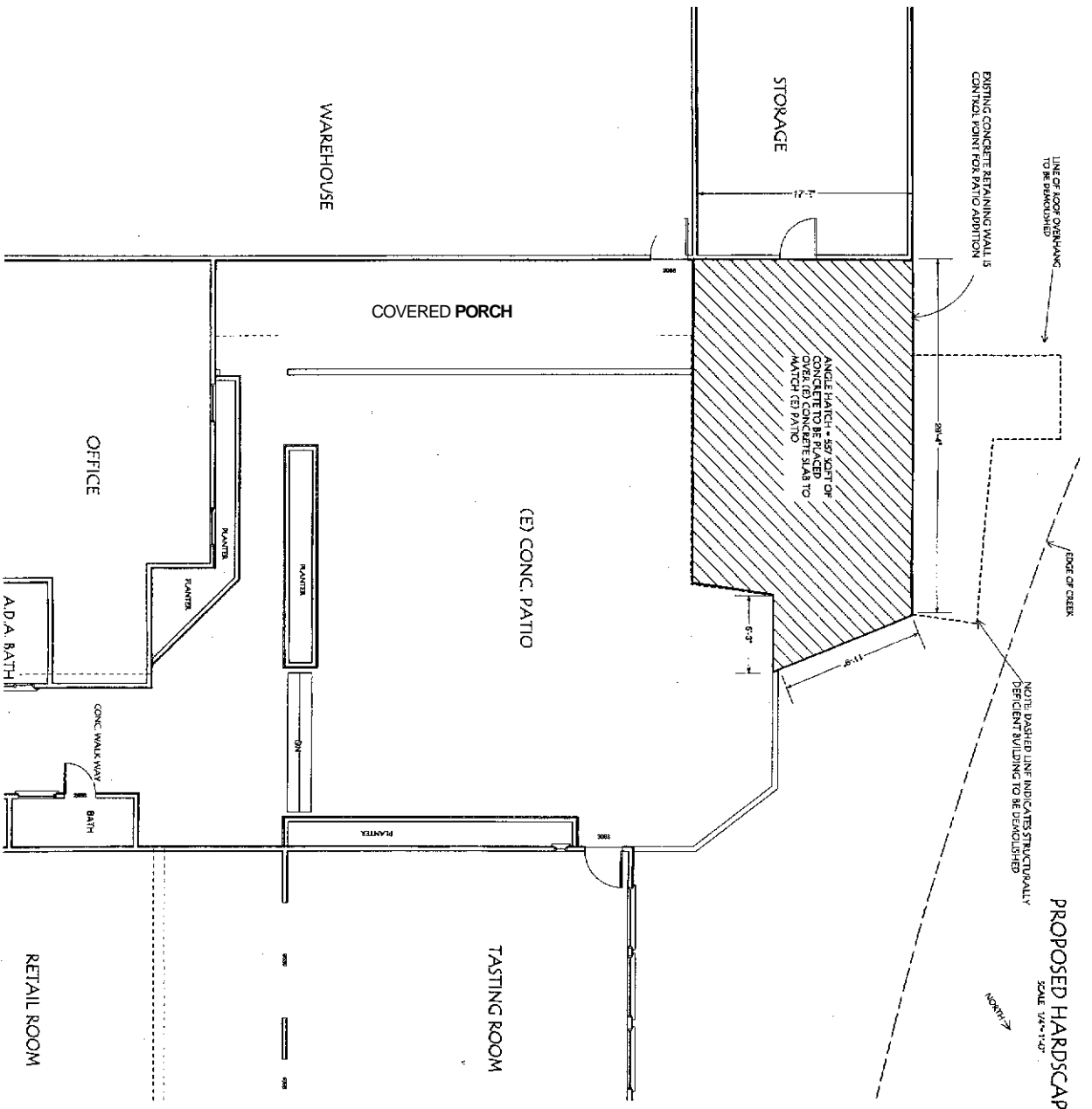




EXISTING ELEVATION



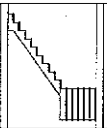
PROPOSED ELEVATION



PROPOSED HARDSCAPE
SCALE 1/4"=1'-0"

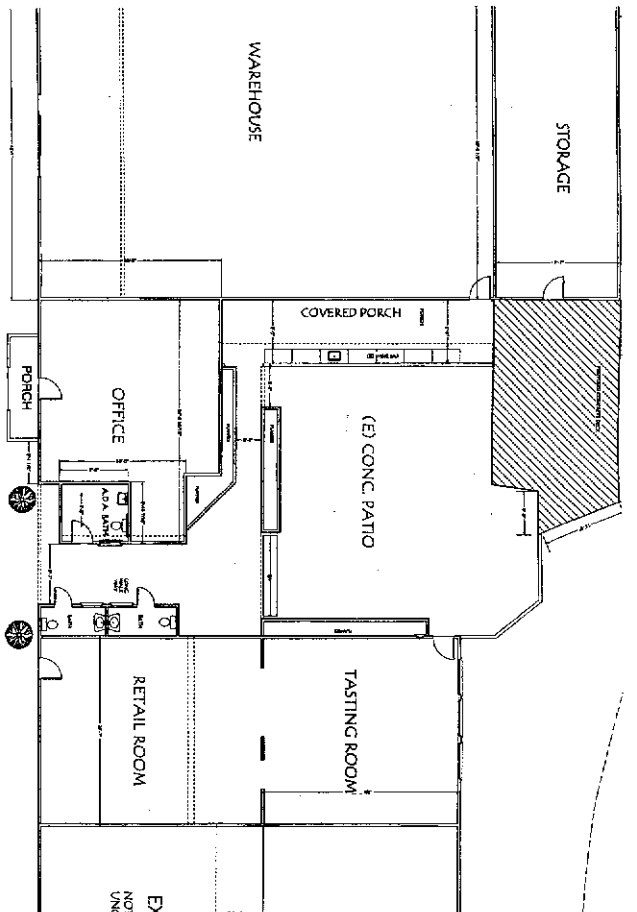
CHD
HOMES
DESIGN-BUILD FIRM
1000 N. MAIN STREET, SUITE 100
SOQUEL, CA 95073
TEL: 408.861.1111
WWW.CHDHOMES.COM

PROPOSED BUILDING DEMOLITION AND PATIO ADDITION FOR
BARGETTO WINERY
3535 N. MAIN STREET SOQUEL, CA 95073



SHEET NUMBER

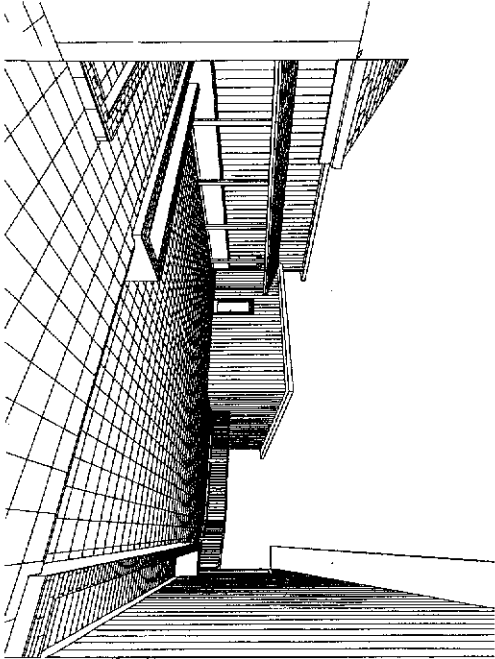
3



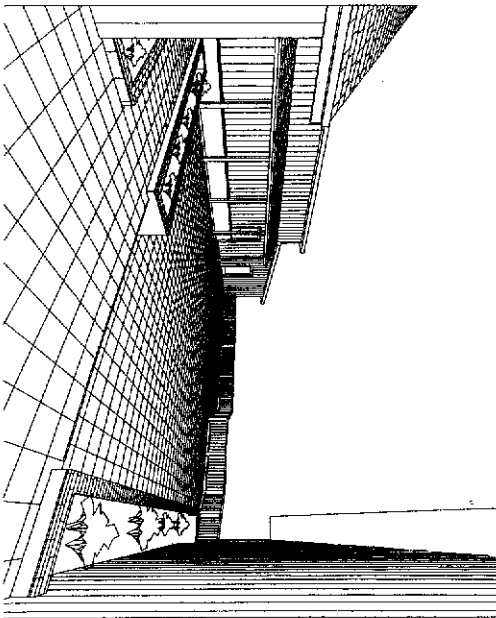
EXISTING FIXTURE COUNT
NOTE: EXISTING FIXTURE COUNT TO REMAIN
UNCHANGED. NO NEW FIXTURES PROPOSED.

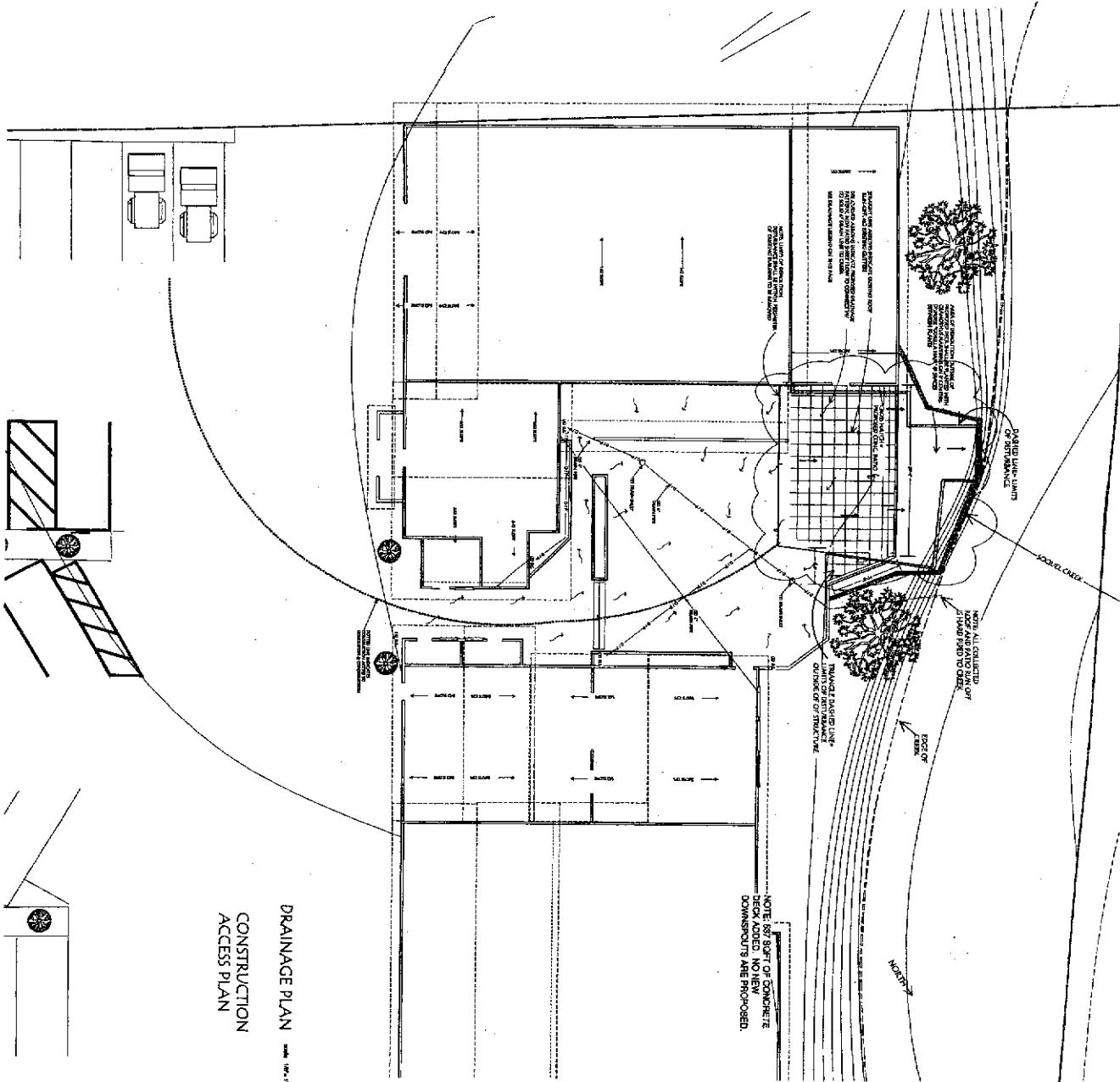
SCALE 1/4" = 1'-0"

EXISTING ELEVATION



PROPOSED ELEVATION





DRAINAGE PLAN scale 1/8" = 1' - 0"

Technical drawing of a building facade. The drawing shows a sloped roof with a chimney on the right side. The drawing is labeled "PLAN" and "SECTION".

PROPOSED BUILDING DEMOLITION AND RATED ADDITION FOR

BARGETTO WINERY

3535 N. MAIN STREET SOQUEL, CA 95073

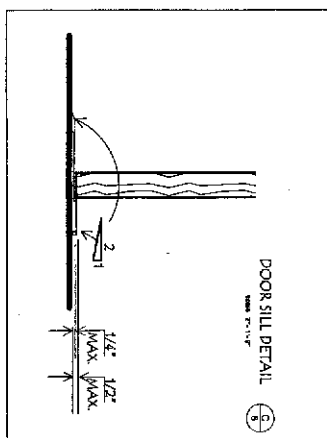
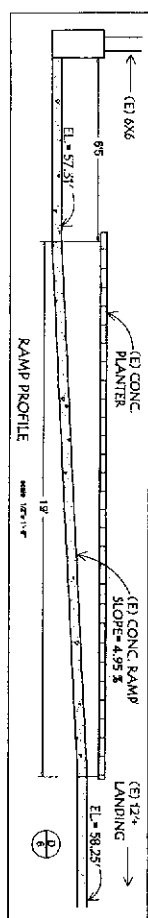
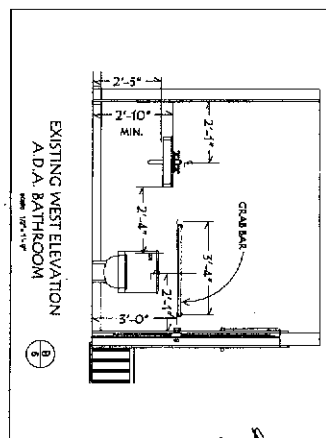
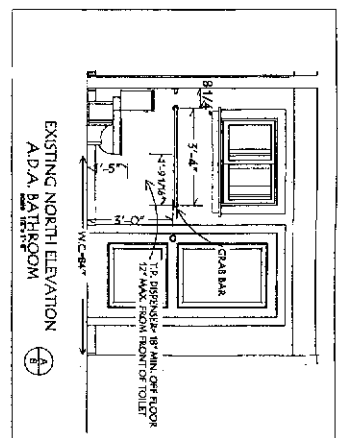
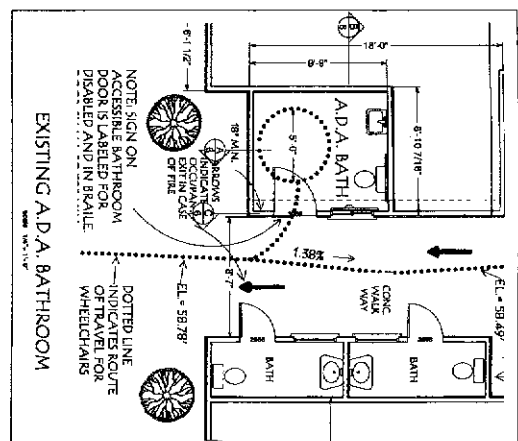
5

ADDITIONAL SHEET NUMBER

APN 095-28-02

CD HOMES

CONSTRUCTION SOFTWARE
ARCHITECTURAL SOFTWARE
ENGINEERING SOFTWARE
DESIGN SOFTWARE

FIRE EXIT PLAN &
ACCESSIBILITY PLAN

PROP. LINE 247.39

NOTE: ALL ACCESSIBLE IMPROVEMENTS ARE EXISTING

ASPHALT PAVING

EL-58

(A.V.A. PARKING)

31	
30	
29	
28	
27	

A.P.N. 050-281-02

9

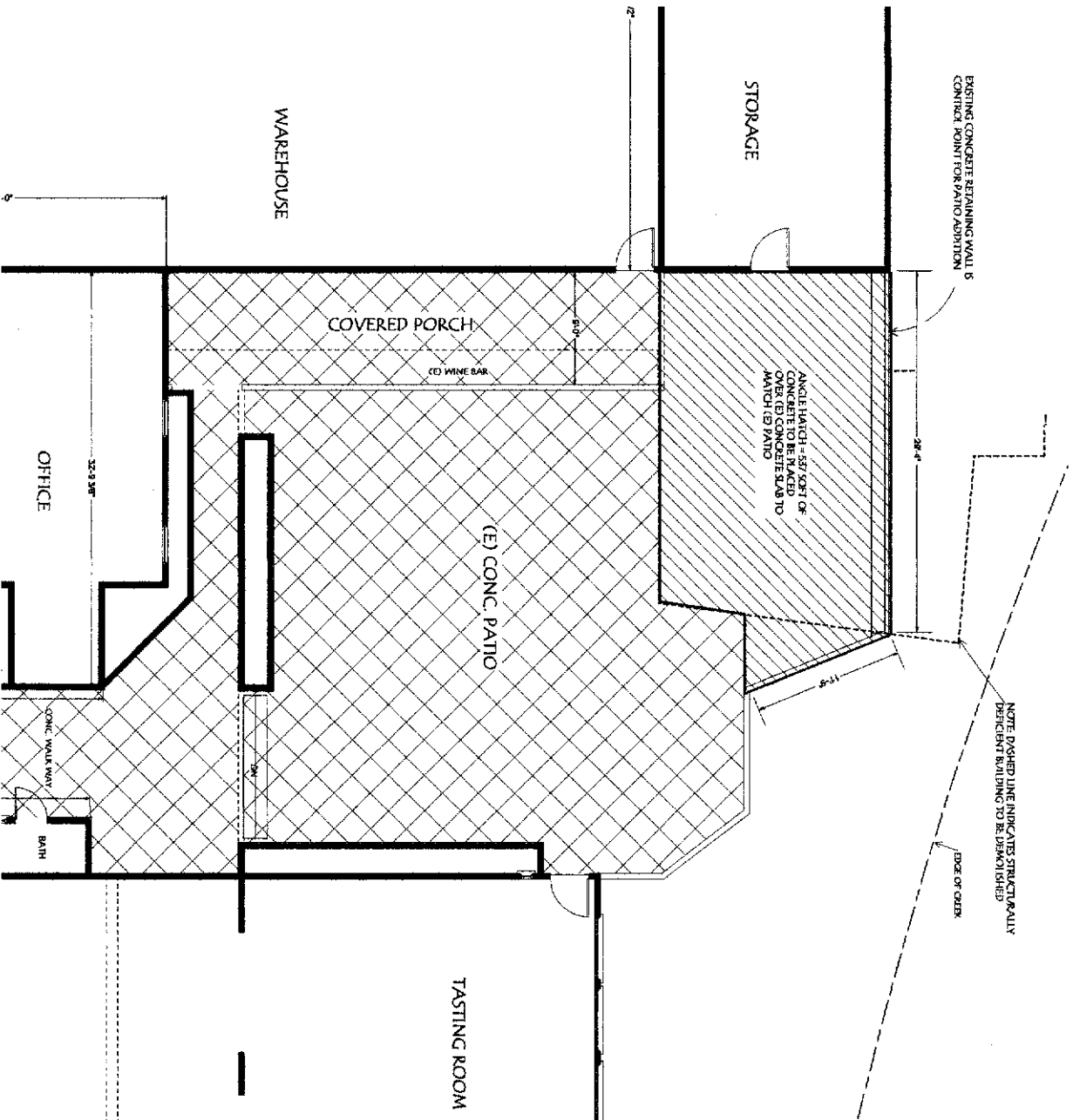
BARGETTO WINERY

3535 N. MAIN STREET SOQUEL, CA 95073



HOMES

FOR SALES INFORMATION, CONTACT:
ARTOS, CA SALES CONTACT:
PHONE / FAX 801 685-6667 OR
CASHON@ARTOSINC.COM



A cross-section diagram of a building structure. The diagram shows a vertical wall on the left and a sloped roof structure on the right. A dashed line indicates the boundary of the structure to be demolished. Text labels with arrows point to specific parts: 'EXISTING RAISED WOOD FLOOR, WALLS AND ROOF TO BE DEMOLISHED' points to the interior floor and roof area; 'EXISTING RETAINING WALL AND CONCRETE SLAB TO REMAIN' points to the vertical wall and a horizontal slab; 'EXISTING STRUCTURE TO BE DEMOLISHED' points to the entire structure shown within the dashed boundary.

EXHIBIT G

Alteration Criteria

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.

The existing winery use will continue. Removal of a building with no historic value (appears to be an "add on" only) is proposed.

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 distinguishing original qualities or character of the winery buildings will be maintained. None of the elements outlined in the NR form are proposed to be altered.

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 alterations will not seek to create an earlier or later appearance

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.

According to the HRI the winery has been in operation since around 1910. The significance of the site will not be compromised by the proposal.

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

The proposed alterations would not affect the style of the existing buildings.

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.

There are no deteriorated or missing architectural features.

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.*

While the Soquel area generally is an archaeologically sensitive area, no work is proposed that would disturb any known archaeological resource.

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.*

None of the proposed work would adversely affect any significant architectural elements. The alteration proposed involves the removal of a non-historic structure and the expansion of a patio area.

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 removal of the shed and the installation of the pavers for the patio area will not affect the essential form or integrity of the building. The building style would be unaffected by the proposed work.

New Construction Criteria

1. *The location, siting and size of new construction on an historical property shall not detract from the historic character of the property, and the relationship between existing buildings, landscape features and open space.*

The expanded tasting room patio area will not detract from the historic structures on the site or the historic use of the site.

2. *All structures shall be designed in proportion and integrated into the historic character of the property or district by the use of compatible building materials and textures, construction methods, design, and color.*

The expanded tasting room patio area and associated pavers is compatible with the historic character of the site and.

3. *The size, location and arrangement of new on-site parking or loading ramps shall be designed so that they are as unobtrusive as possible and preserve the features of the property or district.*

The on-site parking is not proposed to be changed.

4. *Ingress and egress, and internal traffic circulation shall preserve the historic features of the property.*

Ingress and egress, and internal traffic circulation will not be changed. No historic features would be adversely affected.

5. *Landscaping should be provided in keeping with the character and design of the historic site, property or district.*

While hardscape is proposed (pavers) for the new patio area, no new landscaping is proposed on the site. The character and design of the property will not be changes.

6. *Disturbance of terrain around existing buildings or elsewhere on the property should be minimized to reduce the possibility of destroying unknown archaeological materials. Where any proposed land alterations may impact important archaeological resources, a professional archaeological survey shall be provided and its recommendations implemented to mitigate potential impacts.*

No terrain disturbance is proposed. Any development permit would be conditioned with standard language requiring protection of any archaeological materials found during construction.