

HISTORIC PRESERVATION RELOCATION PLAN

1980 YOUNTVILLE CROSS ROAD, YOUNTVILLE, CA

Architectural Resources Group
Pier 9 The Embarcadero
San Francisco, CA
Contact: Naomi Miroglio

July 25, 2023

1.1. Purpose of Document

The Historic Preservation Relocation Plan provides rehabilitation recommendations for protecting the character-defining features of the historical resource to be retained during relocation. As a historical resource, the project is subject to review under the California Environmental Quality Act (CEQA) and following these guidelines will ensure that the project will have mitigated impacts to a less-than-significant level (CEQA Guidelines 15064.5). In this case, the resource is defined as the historic residence at 1980 Yountville Cross Road that will be moved to a new location on the same site. The Historic Preservation Relocation Plan includes an overview of the project description, protective measures and construction specifications, and relocation best practices.

1.2. Project Description

The proposed project for 1980 Yountville Cross Road is relocation and rehabilitation of the historic residence as a duplex for low-income households. This will be part of an infill subdivision development on the remainder of the site that includes construction of eight new single-family homes. It should be noted that the number of new residences proposed are the minimum number required for the lot, per California State Legislation.

As part of the project the three non-historic outbuildings will be removed.

The proposed modifications to the historic farmhouse were initially described in the drawings developed by Ivan Lukrich, Architect dated March 15, 2023. The proposed project for Lots 2-8 is developed by Kathy Austin, architect dated March 24, 2023

The proposed scope of work for the historic residence included in the March 15, 2023 design is summarized, below:

- The additions at the north side of the building will be removed to the limit of the c1875 farmhouse footprint and will be replaced with a small new two-story stair addition.
- The wrap around porch will be retained on the south and east elevation. On the east and north elevations, the porch will be reconstructed to the extent of the new addition and will include the pointed arched openings with multi-lite windows and glazed wood doors.
- The residence will be moved approximately 60 feet south to front on Yountville Cross Road

Based on feedback from the Town of Yountville, the proposed design for the historic residence was revised to include a two-bedroom unit, as described in the revised drawings developed by Ivan Lukrich, Architect dated

May 5, 2023. The only change from the scope described above is that the addition on the north side of the building will be replaced with a small one-story addition instead of the two-story addition.

1.3. Summary of Historic Resource

The September 29, 2022 DPR form 523A that was prepared for the subject property by Kara Brunzell provides an historic context, building descriptions and an evaluation of the property for listing in the California Register of Historical Resources (California Register). Refer to the document, included in Appendix A, for details and photographs. The following are selected excerpts:

Description

The property is located in a rural-residential neighborhood north of Downtown Yountville, near the transition between the town and the vineyards that surround it. The sloping 1.32-acre property at 1980 Yountville Cross Road has a large single-family residence set behind a large lawn and curved driveway. There is a large garage behind the house near the northwest parcel boundary and a guest house to the northeast of the main residence. Two small pumphouses are located between the house and garage. Paved driveways lead to the house, the various buildings, yards and a koi pond. There are clusters of trees and vegetation around the edges of the property and its eastern half.

The two-story Craftsman-style house has an irregular plan and a cross-gabled roof with a hipped-roof porch wrapping around the first story. The projecting porch on the main (southeast) façade is supported by heavy square columns that form archways under the hipped roof; columns are clad in wood shingles. The porch shelters the main entrance, which is centered and fitted with a fully glazed paneled wood door. It is accessed via a wide set of concrete steps. The house has double-hung six-over-one wood sash windows and is clad in wood shingle siding. There is a brick chimney on the northeast elevation. The porch on the northeast elevation of the house is glassed-in with fixed cottage windows and a set of fully glazed paneled wood doors right of center, which are accessed via a wide set of concrete steps.

The historic residence includes a 2-story vernacular farmhouse originally constructed circa 1875 that was modified in the 1920s in the Craftsman style. The structure retains the essential form of the vernacular farmhouse including the wood-framed construction, two story rectangular floor plan with gable roof and masonry chimney at the end wall. The structure also retains elements and distinctive detailing of the Craftsman era including the shingle cladding, wrap around porch with pointed arch openings and six-over-one wood sash windows.

1.3.1. Significance

1980 Yountville Cross Road appears to be eligible for the California Register under Criterion 3. It is an excellent example of a vernacular farmhouse originally constructed during the late nineteenth century and updated in the 1920s with Craftsman style details. The house exemplifies architectural change over time within the historic period, retaining the essential form and plan of a simple early farmhouse with an overlay of Craftsman features including shingle cladding, fully glazed wood front door, expansive wraparound porch

with heavy square columns, pointed-arch openings, six-over-one wood sash windows, and fixed multi-light windows on the side elevation sunporch.

Outbuildings including the guest house and garage have been heavily altered over the years and do not contribute to the significance of the property.

Period of Significance

The period significance for the subject property is ca. 1875-1928, indicating the period when the property is most closely associated with its original design and construction, extending through to the Craftsman era alterations.

1.3.2. Character-defining Features

Character-defining features of the Vernacular Farmhouse includes:

- Two stories in height
- Rectangular floor plan
- Wood-frame construction
- Gable roof
- Exposed brick chimney

Character-defining features of the Craftsman additions/alterations:

- Shingle cladding
- Fully glazed entry doors
- Expansive, shingled wrap around porch with heavy square columns open pointed arch openings some filled in with fixed multi-lite windows
- Six-over-one wood sash windows in single and paired configurations

Chapter 2

Definitions/Acronyms

Contractor:	<p>Responsible for the overall construction activities at the project site including but not limited to:</p> <ul style="list-style-type: none">• Implementation of the work in accordance with the Contract Documents;• Enforcement of the environmental commitments project-wide;• Communicating with the Owner and design Team in regard to the status of construction activities;• Developing the means and methods of construction;• Overseeing the sequence of construction and the coordination of construction activities as performed directly by its employees or through the indirect work of other sub-contractors on the project;• Installation of temporary facilities and systems;• Providing site access to the Owner and Design Team so as to allow for the observation of construction activities; and• Develop emergency procedures and to serve as the primary emergency coordinator
Design Team:	Architects, Engineers and other professionals contracted by the owner to produce the Design Documents for the construction of the project.
HABS	Historic American Building Survey
HPP	Historic Preservation Professional – An Architect meeting the U.S. Secretary of Interior’s qualifications standards.
HPRP	Historic Preservation Relocation Plan

Chapter 3

Historic Preservation Protective Measures

3.1. Guidelines

Guidelines to protect and stabilize building facades and character-defining features from damage during demolition, relocation, construction and rehabilitation, including vibration and construction equipment used in the vicinity of the resource.

3.1.1. Contractor Qualifications

All demolition and restoration work shall be done by properly skilled and equipped workers. All work shall be performed by skilled contractors having not less than five (5) years satisfactory experience in comparable protection, salvage and removal operations including work on at least two (2) projects similar in scope and scale to this project.

3.1.2. Submittals

Prior to demolition, building stabilization and building moving the Contractor and the Building Mover shall provide submittals including:

- ❖ Shoring, stabilization and demolition/protection plan, which provides clear details about intended practices and procedures;
- ❖ Historic Treatment Program – Prepare a written plan for historic treatment for the whole project, including each phase or process and protection of surrounding materials during operations. Describe in detail materials, methods and equipment to be used for each phase of work.
- ❖ List of protection materials and demolition equipment;
- ❖ Drawings showing the extent of demolition work, including cut line locations;
- ❖ Refer to Specifications Section 02 11 00 – 1.04 in Appendix B for complete submittal requirements.

3.1.3. Photographic Documentation

The project sponsor shall undertake documentation of the property and surrounding context prior to the commencement of any construction and issuance of a demolition or site permit.

3.1.4. Cataloguing and Storage

The Contractor shall disassemble, label, catalog, handle, transport and store building elements which have been identified for salvage. Contractor is responsible for handling, transporting and storage of the items in the storage facility.

Catalog all salvage elements that have been removed on an artifact log. At a minimum, document element type, unique number, size, configuration, quantity, condition, original location and orientation, disposition and location in storage.

Store all salvage elements in a neat, orderly fashion to allow for access and retrieval. Store like type elements together in groups. Store particularly fragile elements in a manner to prevent damage while in storage.

3.1.5. Pre-Demolition Conference

Conduct a pre-demolition conference meeting with the Contractor, Structural Engineer, Project Architect, Historic Architect and the Town of Yountville Planning Department's representative before any demolition or cutting work takes place on the building. Review protection in place, the extent of cutting and demolition, and cutting/demolition methods.

3.1.6. Protection during Demolition, Transportation and Construction

The Contractor shall ensure existing materials and character-defining features are not damaged during demolition, transportation and construction. The Contractor shall inspect temporary protection in place frequently and update as necessary. The Contractor shall promptly repair any damage caused to the retained building from demolition, transportation and construction activities at no cost to the Owner. The Contractor shall be aware that the inherent value of a historic original element is higher than the value of modern replication of that element. The Contractor shall provide the following temporary protection:

- ❖ Erect and maintain temporary bracing, shoring, barricades, signs and other means as necessary to safeguard the structural integrity of the retained building and its parts in a vulnerable condition;
- ❖ Install bracing and protection in a manner that does not damage adjacent surfaces or finishes. Assemblies should be as self-supporting or self-bracing as possible;
- ❖ Install overhead protection or debris nets as necessary to prevent dropped materials from impacting the retained building;
- ❖ Erect temporary weatherproofing measures to protect the building interior from moisture infiltration;
- ❖ Provide adequate fire protection and keep the area clean of hazardous substances and debris;
- ❖ Provide appropriate security to minimize risks of vandalism and fire; and
- ❖ Clean up debris at the end of every workday. Direct debris chutes away from the retained building.

3.1.7. Heavy Equipment Use and Vibrations

The Contractor shall use equipment most suitable for the work and that will not introduce harmful vibrations in the retained building or result in excessive demolition beyond that noted in the drawings. The vibration levels shall be below damage thresholds established by the Building Department or technical standards. Stage equipment and materials as far as possible from parts of the building being saved to avoid direct impact damage.

Maintain a buffer zone when possible between heavy equipment and the retained building. Additionally, the Contractor shall locate delivery entry and exit points farther from the retained building to reduce vibrations caused by increased vehicular traffic.

The structure is constructed with light-framed wood construction and does not contain brittle architectural finishes or character-defining features that are particularly sensitive to vibrations. Therefore, continuous vibration monitoring is not likely to be necessary during construction or transportation of the building. The contractor shall use their discretion to provide the appropriate means and methods (including potential vibration monitoring systems) to protect the structure against damage from excessive vibrations as required based on their experience with project of similar type and construction.

3.1.8. Demolition, Cutting and Stabilization Techniques

All demolition, cutting and stabilization work shall be done by properly skilled and equipped workmen or women. Use demolition, cutting and stabilization techniques that do not exceed a vibration level that would damage the retained structure. Do not cut or alter structural members unless specifically indicated. Carry out demolition work in a safe, orderly manner without damage to those portions of the building being retained. Upon completion of cutting, clean remaining surfaces of loose particles and dust. Remove items designated for demolition within the limits of work indicated and as required to perform the work. Do not remove anything beyond the limits of demolition indicated without prior written acceptance of the Project Architect. If in doubt whether to remove an item, obtain written approval prior to proceeding.

3.1.9. Protection and Stabilization of Character-Defining Elements

The Contractor shall provide protection and stabilization for the following character-defining elements:

- ❖ Exposed brick chimney
- ❖ Shingle cladding
- ❖ Fully glazed entry doors
- ❖ Expansive, shingled wrap around porch with heavy square columns open pointed arch openings some filled in with fixed multi-lite windows
- ❖ Six-over-one wood sash windows in single and paired configurations

3.1.10. Stabilization of Building

The Contractor shall shore, brace, and support the building as needed to prevent damage to the structure, exterior assemblies, architectural finishes, and character-defining elements. Shoring and bracing elements shall be temporary and removable without permanently altering the character-defining elements.

3.1.11 Construction Observation

The Historic Architect and Structural Engineer shall make periodic visits to observe retained portion of the building to check for cracks, other signs of settlement or movement, and evidence of increased dampness or water infiltration from demolition and construction work. The Historic Architect shall check that Temporary protective covering is secure, dust and dirt are not accumulating in the retained building, and that fire and hazardous material protection provisions are being upheld.

Based on the initial survey, the Historic Architect or Structural Engineer may recommend having crack-monitoring or vibration monitoring devices installed at specific locations or times.

3.2. Construction Specifications

3.2.1. Protection

Refer to Appendix B for Construction Specifications Section 02 11 00 identifying required protective measures for contractors to avoid damage to historical resources, including staging equipment/materials, shoring of buildings, and security.

Chapter 4

Relocation Plan and Relocation Best Practices

4.1. Guidelines

Guidelines for subject building relocation including qualified contractor qualifications, building separation recommendations, and relocation methods

4.1.1 Building Mover Qualifications

The building mover shall have experience with moving historic buildings similar in nature, materials, design, and extent to this work. All building moving shall be done by properly skilled and equipped workers.

The building mover shall have a minimum of five years successful experience as a specialist in relocating building structures similar to those required to be moved as work of this Section.

4.1.2. Submittals

Prior to relocation, the Contractor and the Building Mover shall provide submittals including:

- ❖ Relocation plan and method showing the approach to building move;
- ❖ Procedural Proposal for Structure Moving: A general narrative of the work sequence, equipment, and supplemental support to be provided. Include information on type and extent of damage that may reasonably be expected to occur given the proposed means and methods for the work;
- ❖ Shop drawings including structural calculations stamped and signed by a California Registered Structural Engineer for temporary shoring, bracing and cribbing;
- ❖ Photographs documenting the condition of all existing character-defining historic elements;
- ❖ Refer to Specifications Section 02 43 00 – 1.03 in Appendix C for complete submittal requirements.

4.1.3. Pre-Moving Conference

Conduct a pre-moving conference meeting with the Contractor, Structural Engineer, Project Architect, Historic Architect and the Town of Yountville Planning Department's representative a minimum of two weeks prior to scheduled move. Review regulatory approvals, permits, proposed route, work sequence, equipment, and stabilization methods.

4.2. Construction Specifications

4.2.1. Structure Moving

Refer to Appendix C for Construction Specifications Section 02 43 00 identifying required measures for contractor to determine acceptable means, methods and sequence to dismantle, remove, reassemble, and provide for temporary shoring prior to and during relocation. Section 02 43 00.

4.3. Conceptual Sequence of Deconstruction and Transportation

The following suggested conceptual sequence of deconstruction and transportation are not intended to replace or supersede any of the Contractor's or Building Mover's submittal requirements of the project Specifications in Appendices A & B and are provided for reference only.

4.3.1. Pre-Move Sequence

1. Selective Demolition
 - a. Remove additions at rear of structure per As Built - Demolition drawing AB1 by Ivan M. Lukrich dated March 15, 2023.
 - b. Retain interior partitions slated for future demolition as needed for bracing.
2. Shoring, Bracing, and Protections
 - a. Provide shoring, bracing, and protections as required by approved shop drawings and project Specifications outlined in Section 3.2.1 above.
 - b. Provide appropriate security to minimize risks of vandalism and fire.
3. Lifting and Cribbing
 - a. Install uniform distribution of jacks and cribbing beams under 1st floor of building as required by approved shop drawings. Partial demolition of existing foundation walls may be required to accommodate installation of cribbing beams.
 - b. Detach 1st floor walls from supporting foundation walls.
 - c. Lift and place cribbing beams on structural moving skates/dollies for transportation. Refer to project Specifications Section 02 43 00 – 3.04 for tolerances.

4.3.2. Move Sequence

4. Transportation
 - a. Move building in one piece to new location on site as outlined in the approved relocation plan.

5. Placement

- b. Lower Building on new foundation located on the existing site.

4.3.2. Post-Move Sequence

6. Stabilization

- a. Attach building to new foundations.
- b. Remove temporary shoring as required.
- c. Remove moving equipment, materials, and debris from original site, final site, and transfer route.
- d. Repair damage to structure, architectural finishes, and character-defining features not documented to have been present prior to commencement of work.

Appendix A
1980 Yountville Cross Road - DPR Form 523A

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 1980 Yountville Cross Road

sP1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address 1980 Yountville Cross Road City Yountville Zip 94599

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located in a rural-residential neighborhood north of Downtown Yountville, near the transition between the town and the vineyards that surround it. The sloping 1.33-acre property at 1980 Yountville Cross Road has a large single-family residence set behind a large lawn and curved driveway. There is a large garage behind the house near the northwest parcel boundary and a guest house to the northeast of the main residence. Two small pumphouses are located between the house and garage. Paved driveways lead to the house, the various buildings, yards, and a koi pond. There are clusters of trees and vegetation around the edges of the property and its eastern half. The two-story Craftsman-style house has an irregular plan and a cross-gabled roof with a hipped-roof porch wrapping around the first story. The projecting porch on the main (southeast) facade is supported by heavy square columns that form archways under the hipped roof; columns are clad in wood shingles. The porch shelters the main entrance, which is centered and fitted with a fully-glazed paneled wood door. It is accessed via a wide set of concrete steps. The house has double-hung six-over-one wood sash windows and is clad in wood shingle siding. There is a brick chimney on the northeast elevation. The porch on the northeast elevation of the house is glassed-in with fixed cottage windows and a set of fully-glazed paneled wood doors right of center, which are accessed via a wide set of concrete steps. House is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2, single-family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: 1980 Yountville Cross Road, southeast elevation, camera facing northwest, September 29, 2022.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

c1875, Napa County Assessor

*P7. Owner and Address:

Bon Voyage Properties

2525 N. Pearl Street Suite #1701

Dallas, TX 75201

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: September 29, 2022

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") none

*Attachments: NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1980 Yountville Cross Road

B1. Historic Name: None

B2. Common Name: 1980 Yountville Cross Road

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1875
Octagonal barn built, c1925
Barn demolished, c1980

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Architecture Area Yountville

Period of Significance 1875 – 1928 Property Type residence Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: September 29, 2022

(This space reserved for official comments.)

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update

***P3a. Description: (continued):**



Photograph 2: 1980 Yountville Cross Rd, southeast and northeast elevations, camera facing northwest, September 29, 2022.



Photograph 3: 1980 Yountville Cross Rd, northeast elevation, camera facing southwest, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update



Photograph 4: 1980 Yountville Cross Rd, northeast and northwest elevations, camera facing south, September 29, 2022.



Photograph 5: 1980 Yountville Cross Rd, southwest elevation, camera facing northeast, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update

There is an additional auxiliary building to the northwest of the main house. It has a rectangular plan, a hipped roof and wood shingle siding. Fenestration consists of fix wood sash windows. There is an entrance on the northeast façade with a wood paneled door to the left of center. The building is in good condition.



Photograph 6: 1980 Yountville Cross Rd, northeast elevation, camera facing southwest, September 29, 2022.



Photograph 7: 1980 Yountville Cross Rd, northwest elevation, camera facing southeast, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update

The single-story guest house is northeast of the main house and has a rectangular plan and features a gable roof with exposed rafter tails at the eaves and louvered vents on the gable ends. It is clad in wood shingle siding. The projecting entry porch on the main (southeast) façade has a gable roof supported by square wood columns at the corners and a simple wood balustrade. It shelters the main entrance, which is fitted with a fully-glazed paneled wood door and accessed by a concrete step. An additional entrance on the southwest elevation is sheltered by a projecting shed roof and fitted with a fully-glazed paneled wood door. Fenestration consists of double-hung wood sash windows, cottage windows, and replacement siding aluminum-sash windows. There is an addition on the back (northwest) of the guest house that consists of wood siding and a corrugated metal shed roof in dilapidated condition.



Photograph 8: 1980 Yountville Cross Rd guest house, southwest elevation, camera facing north, September 29, 2022.



Photograph 9: 1980 Yountville Cross Rd guest house, southeast elevation, camera facing northwest, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update



Photograph 10: 1980 Yountville Cross Rd guest house, northeast elevation, camera facing southwest, September 29, 2022.



Photograph 11: 1980 Yountville Cross Rd guest house, northeast and northwest elevations, camera facing southwest, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update



Photograph 12: 1980 Yountville Cross Rd guest house, northwest elevation, camera facing southeast, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update

The single-story garage north of the main house has a rectangular plan and a shed roof. The garage is clad in horizontal wood siding and features two roll-up metal vehicle doors to the right of the main entrance. The entrance on the main (southeast) elevation is left of center and fitted with a partially-glazed wood paneled door. Fenestration consists of fixed wood-sash windows. The building is in good condition. There is a small shed building to the southeast of the garage with a gable roof, wood shingles and a fully-glazed wood paneled door on its southeast elevation.



Photograph 13: 1980 Yountville Cross Rd, northwest garage and shed, southeast elevations, camera facing northwest, September 29, 2022.



Photograph 14: 1980 Yountville Cross Rd garage, northwest and southwest elevations, camera facing east, September 29, 2022.

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*Recorded by Kara Brunzell

*Date: September 29, 2022 ☒ Continuation ☐ Update



Photograph 15: 1980 Yountville Cross Rd, northwest garage and shed, northeast elevations, camera facing southwest, September 29, 2022.



Photograph 16: View of Yountville Cross Rd from porch of house, camera facing southeast, September 29, 2022.

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*Recorded by Kara Brunzell *Date: September 29, 2022 ☒ Continuation ☐ Update



Photograph 17: View from 1980 Yountville Cross Road of neighboring property's barn, camera facing northeast, September 29, 2022.

B10. Significance (continued):

Yountville

Yountville founder George Yount came to California in 1831 and settled in Napa Valley in 1836, when he received the 12,000-acre Rancho Caymus from the Mexican government. A trapper and jack-of-all-trades, Yount constructed the first wood building in the valley to the north of the town site. He employed the local Indians to farm his expansive ranch and became famous as the first white American to live permanently in Napa Valley. Yount built a flour mill and a sawmill, both of which were essential to the development of the area, circa 1853. Like other holders of Mexican land grants, Yount's title to his rancho was challenged in the 1850s. In 1855, however, Yount obtained clear title to the property and established the community he called Sebastopol. The original town site consisted of a few city blocks north of Madison Street, which was on the border between Rancho Caymus and Rancho Napa. The town had a store, blacksmith shop, and hotel by 1856, and settlers soon began building houses south of Madison. Yount died in 1865, and two years later the town residents voted to honor him dropping the name Sebastopol and calling the entire town Yountville.¹

Early settlers ran stock and began experimenting with growing grain and fruit. German born wine merchant Gottlieb Groezinger built a stone winery on Washington Street in 1870, and by 1873 Yountville rivaled St. Helena as a local center of wine production. Groezinger subdivided a portion of his land into twelve blocks of town lots in 1874. Groezinger's addition was south of Madison Street and bounded on the southwest by the Napa Valley Railroad line. By 1895, maps show Yountville consisting of about 16 blocks between the cemetery and the intersection of the railroad tracks and Yount Street. In 1968, the Groezinger winery was rehabilitated and opened as the Vintage 1870 shopping center.²

¹ Tillie Kanaga, *History of Napa County* (Oakland: Enquirer Print, 1901), 24 - 25; Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Co., 1881), 348; E Clampus Vitus, *Yountville Plaque*, 1981; Palmer, 307; Pat Alexander, *Yountville* (San Francisco: Arcadia Publishing, 2009), 7.

² C.A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake, and Mendocino: Comprising Sketches of their Topography, Productions, History, Scenery, and Peculiar Attractions* (Napa: Reporter Publishing House, 1873), 26; Paula Amen Judah and Lauren Coodley, *Napa Valley Farming* (Charleston: Arcadia, 2011), 42; Napa County Recorder, Map to G. Groezinger's addition to Yountville, Napa, California, 1874.

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*Recorded by Kara Brunzell

*Date: September 29, 2022 ☒ Continuation ☐ Update

In 1884, the first buildings at the Veterans Home were constructed just southwest of Yountville. Forty-four veterans of the Civil and Mexican-American wars moved in the first year. By 1899 the Veterans Home had 55 buildings and was home to over 800 veterans. Yountville grew in tandem with the Home, with saloons and other veteran-serving businesses proliferating. During the twentieth century the Veterans Home became overcrowded, and the original buildings began showing signs of age. World War I veteran Colonel Nelson M. Holderman supervised the complete rebuilding of Veteran's Home and created new many new programs between 1926 and 1953. The population of the home fell during the 1960s and 1970s as new federal social programs reduced the number of needy veterans. In the twenty-first century the Veterans Home continues to house over 1,200 veterans.³

The Yountville Community Hall opened in 1926, and by the 1950s, population had grown enough for the establishment of sanitation and water districts. While Yountville always remained small, quiet, and rural, a wave of population growth took place in the 1960s as aspiring winemakers and city residents seeking a quieter environment were drawn to the town, and Yountville was incorporated in 1965. By that time, its population had reached 2,600, with 2,000 of those Veterans Home residents. In 1994, Thomas Keller purchased the French Laundry restaurant, retaining the old name. Keller transformed the French Laundry into a Michelin-starred dining experience, gaining fame and starting Yountville on its path from agricultural town to culinary mecca. By 2003, the town population was 3,300, over a third of whom lived at the Veterans Home. Today, Yountville remains a small rural community, but has shifted from a focus on agriculture and veterans to become a wine and food tourist destination.⁴

1980 Yountville Cross Road

The house at 1980 Yountville Cross Road was built about 1875. One of the earliest owners of the property was Frank T. Eisen, a pioneer California winemaker based in Fresno. He sold the tract to L. H. McGeorge in 1882. Lucius Henry McGeorge planted eight acres of vineyard shortly after purchasing the property. McGeorge, who had previously resided in St. Helena, was a school trustee and Justice of the Peace in Yountville. He sold the property to W. P. Kelly (1846 – 1924) in 1890 and moved to Oakland. In the 1890s, William Perry Kelly owned the property and farmed the land, growing corn, alfalfa, and nut trees. He was a bachelor and appears to have lived on the property with his sister Mary, who was also unmarried. The Kelly family was originally from South Carolina, where their father Mansel had served in the Confederate Army during the Civil War. In 1898, William left for the Klondike gold fields and deeded the property to his sister. Mary Kelly continued to live on the property with her elderly father, who operated the farm.⁵

Mary Kelly sold the property to Paul and Theresia Bruckner in 1912. In 1914, Paul Bruckner sold to Joseph Pedroni. Pedroni sold to Edgar Gifford in 1920. The Giffords were a prominent family in Napa Valley, and the property took on its modern form under their ownership. Edgar Russell Gifford (1858-1940) was born in New York and married Mary Ann Jopson (1864-1939) in 1885. They had two daughters and a son between 1887 and 1891. They moved to Napa in 1904. Edgar Gifford bought the J. A. McClelland & Co. firm and started his company, E.R. Gifford & Co. General Merchandise, on First Street. The Giffords owned a substantial Queen Anne residence on Randolph Street in Napa (which is listed on the National Register of Historic Places) and apparently used the property in Yountville as a country retreat. In 1928, Gifford remodeled the original c1875 ranch residence to its current form. Between 1925 and 1935, he oversaw the construction of the octagonal horse barn on the property. Based on their materials and style, the guest house and garage were probably also constructed between 1925 and 1935. The guest house would have been used as an ancillary dwelling for farm laborers or a caretaker and the garage was probably another horse or animal barn. The prune orchard on the property, which was still bearing in the 1970s, also appears to have been planted during this era, since it appears on aerial photographs by 1940. Mary Gifford also planted a large flower garden at the ranch and was awarded for her dahlias at the San Francisco Dahlia Society. Mary Gifford died in 1939 and Edgar Gifford died the following year.⁶

³ Kanaga, 215; Gladys Hansen, curator, Virtual Museum of the City of San Francisco, accessed October 2012, <http://www.sfmuseum.org/hist1/vets.html>.

⁴ Yountville's History, About Yountville, Napa Valley, 2017, Yountville Chamber of Commerce, accessed 20 August 2018, <https://yountville.com/about/>; Alexander, 7; Town of Yountville, Yountville General Plan, 2003, 1; The French Laundry, The Thomas Keller Restaurant Group, 2007, accessed October 2012, <http://www.frenchlaundry.com/>; "French Laundry, Meadowood retain three stars in prestigious Michelin Guide," *Napa Register*, 23 October 2012; "Napa Valley's shifting dining scene," *San Francisco Chronicle*, 12 October 2012.

⁵ *St. Helena Star*, "Important Sub-division Sale," Dec. 15, 1882, 1; *Napa County Reporter*, "St. Helena News," Jan. 5, 1883, 4; *Napa Register*, "Personal," Nov. 7, 1890, 1; *Napa Register*, "W. P. Kelly," July 5, 1895, 2.

⁶ Grant Deeds, County Recorder, Napa County, California; *Napa Journal*, "Gifford Ranch Home is Being Improved," Jul. 13, 1928, 1; *Napa Register*, "Many Unusual Exhibits in Annual Flower Show," Sept. 3, 1932, 5.

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After Gifford's death, the estate was transferred to his two daughters, who sold it to Reginald J. Melanphy and his wife, Roma J. Melanphy. Reginald and Roma Melanphy sold the property to Andrew L. Pelissa and Veola A. Pelissa in 1945, who also sold the property to Bert and Sophie Banks that same year. Bert Banks (1888-1957) owned the Banks Building Supply Company in Napa. Bert Banks died at the home at 1980 Yountville Crossroad in 1957. The property was passed on to his daughter and her husband, Eleanor and Clarence Adams. After the death of her husband, Sophie M. Banks (1891-1990) worked at the St. Joan of Arc Catholic Church in Yountville until she died in 1990.⁷

Clarence and Eleanor Adams sold the property to the Tonascia's in 1959. Silvio Tonascia (1900-1978) and his wife, Marie Jeanne Tonascia (1906-1993), lived at the home and operated their family market in Yountville. Silvio Tonascia started the Tonascia Brothers Market in 1916 and ran the business until his retirement in 1965. Silvio and Marie Tonascia's son, Richard LeRoy Tonascia (b.1926) and his wife Louise Lorraine Tonascia (1928-2020) also lived on the property after they got married in 1948. They moved to a home in Napa in the 1950s, where they had their daughter, Karen Jane. In 1980, the octagonal barn was demolished, and Marie Tonascia sold the back part of the property to be developed for condominiums. Marie Tonascia continued Tonascia's Country Market until its closure in 1983. After his parents died, Richard Tonascia and Louise moved into the house again.⁸

Steven Charles Rosa (b.1952) and his wife Phyllis Joyce Rosa (b.1942) lived at the guest house with their daughter, Doreen D. Castles. They were married in 1976 in Nevada. In the 1970s, the property on Yountville Cross Road was a prune farm that offered pick your own prunes. Dennis Michael Hoffman and his brother, John Robert Hoffman, also lived in the property's guest house.⁹



Figure 1: Aerial of 1980 Yountville Cross Road, c1965.

⁷ Grant Deeds, County Recorder, Napa County, California; *Napa Journal*, "\$75,000 Estate of E.R. Gifford Left to Daughters," Jan. 31, 1940, 8; *Napa Valley Register*, "News of 25 Years Ago," Dec. 3, 1966, 4; *Napa Valley Register*, "Bert Banks Dies at Yountville," May 13, 1957, 7; *Napa Valley Register*, "Sophie Banks," Jan. 9, 1990, 8.

⁸ *Napa Journal*, "Marriage Licenses," Jan. 30, 1948, 5; *Napa Valley Register*, "Vital Statistics," Oct. 29, 1953, 12; *Napa Valley Register*, "Silvio Tonascia," Dec. 7, 1978, 14; *Napa Valley Register*, "Sign," Nov. 23, 2017, A5; Grant Deed, Sept. 15, 1980, Vol. 1176 Page 87, Official Records of Napa County.

⁹ "Steven C Rosa," U.S. Public Records Index, 1950-1993, Volume 2, Ancestry.com, Accessed Sept. 9, 2022; *Napa Valley Register*, "Doreen Castles," May 8, 1990, 23.

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Figure 2: 1980 Yountville Cross Road, 1950s.



Figure 3: 1980 Yountville Cross Road Guest House and Barn, 1950s

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Figure 4: 1980 Yountville Cross Road auxiliary building, 1950s.



Figure 5: 1980 Yountville Cross Road, c1960.

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Figure 6: 1980 Yountville Cross Road, c1965.



Figure 7: 1980 Yountville Cross Road, c1965.

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Figure 8: 1980 Yountville Cross Road, c1969.

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Figure 9: 1980 Yountville Cross Road, c1965.



Figure 10: 1980 Yountville Cross Road, c1965.

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Figure 11: 1980 Yountville Cross Road sun porch, c1965.

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 1980 Yountville Cross Road is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the residential and agricultural development of Yountville from the late nineteenth century to the early twentieth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The first families who lived on the property were not significant contributors to Yountville's or Napa Valley's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. E. R. Gifford was a prominent local merchant and an important member of the Napa community during his lifetime, but the Gifford family's City of Napa house is listed on the NRHP and is more significantly associated with him under Criterion B/2. Therefore, the 1980 Yountville Cross Road lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is significant for its architecture. It is an excellent example of a vernacular farmhouse originally constructed during the late nineteenth century and updated in the 1920s with Craftsman style details. Once common in the region, this property type is becoming increasingly rare. The house exemplifies architectural change over time within the historic period, retaining the essential form and plan of a simple early farmhouse with an overlay of Craftsman features including shingle cladding, fully glazed wood front door, expansive wraparound porch with pointed-arch openings, six-over-one wood sash windows, and fixed multi-light windows on the side elevation sunporch. An architecturally significant octagonal barn (an extremely rare property type) on the property was demolished in 1980. Outbuildings including the guest house and garage have been heavily altered over the years and do not contribute to the

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significance of the property. For these reasons, the property is recommended eligible to the NRHP or CRHR under Criterion C/3 with the main residence as its only contributing feature.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1980 Yountville Cross Road is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. The main residence at 1980 Yountville Cross Road has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building have not been altered outside the period of significance. The building's integrity of materials and workmanship is evident in the survival of exterior details that date from the period of significance. The property retains sufficient significant physical characteristics from its historic-era construction to convey its historic qualities and therefore retains integrity of feeling. Recent use as a residence allows it to convey integrity of association. Therefore, the main residence conveys its historic significance through all seven aspects of integrity. The small guest house and garage have not been as well maintained as the house and both have been heavily altered outside the historic period. The two pump houses are ancillary buildings that lack significance. For these reasons, only the primary residence contributes to the historic character of the property.

The property is recommended eligible for listing on the NRHP and CRHR and qualifies as a historical resource under CEQA.

Appendix B

Specifications for Building Protection

SECTION 02 11 00

PROTECTION

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section includes special procedures for historic treatment on the Project including, but not limited to, the following:
 - 1. Installation of protection at exterior surfaces to prevent damage to all historic elements due to construction, demolition and structure moving activities.
 - 2. Removal, cataloging, and storage of selective historic elements as required during construction.
 - 3. Installation of protection done in a matter that does not damage adjacent surfaces or finishes.
- B. Related Sections:
 - 1. Section 02 43 00 – Structure Moving

1.02 REFERENCED STANDARDS

- A. Preservation Tech Note. Windows Number 10, “Temporary Window Vents in Unoccupied Historic Buildings”, National Park Service, Preservation Assistance Division, P.O. Box 37127, Washington DC 20013
<http://www.nps.gov/history/hps/tps/technotes/PTN11/introduction.htm>
- B. NFPA 241. Safeguarding Building Construction and Demolition Operations, National Fire Protection Agency, Quincy, MA. (800) 344-3555.

1.03 DEFINITIONS

- A. “Historic Elements” are defined as those materials, finishes, components and areas identified as historic elements in the Historic Preservation Relocation Plan and as recognized by landmark agencies having jurisdiction on this project.
 - 1. Historic elements include, but are not limited to, all original historic materials and finishes including but not limited to exterior finishes and fixtures, architectural woodwork, siding, exterior doors, windows and glazing, frames, and hardware.
- B. “Salvage Elements” are defined as any Historic Element to be removed from the existing construction and to be retained, mothballed, repaired and/or modified for reinstallation and potential reuse.
- C. “Off-Site Facility” is defined as the storage facility to be provided by the Contractor or subcontractor for storage of salvage and mothballed elements.

Historic Preservation Relocation Plan for 1980 Yountville Cross Road

- D. "Artifact Log" is defined as the log form supplied by the contractor and used to catalog historic elements that are removed from the building.
- E. "Renovation": To make possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- F. "Preservation": To apply measures necessary to sustain the existing form, integrity, and materials of a historic property. Work may include preliminary measures to protect and stabilize the property.
- G. "Rehabilitation": To make possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- H. "Restoration": To accurately depict the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.
- I. "Reconstruction": To reproduce in the exact form and detail a building, structure, or artifact as it appeared at a specific period in time.
- J. "Stabilize": To apply measures designed to reestablish a weather-resistant enclosure and the structural reinforcement of an item or portion of the building while maintaining the essential form as it exists at present.
- K. "Protect and Maintain": To remove deteriorating corrosion, reapply protective coatings, and install protective measures such as temporary guards; to provide the least degree of intervention.
- L. "Repair": To stabilize, consolidate, or conserve; to retain existing materials and features while employing as little new material as possible. Repair includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials. Within restoration, repair also includes limited replacement in kind, rehabilitation, and reconstruction, with compatible substitute materials for deteriorated or missing parts of features when there are surviving prototypes.
- M. "Replace": To duplicate and replace entire features with new material in kind. Replacement includes the following conditions:
 - 1. Duplication: Includes replacing elements damaged beyond repair or missing. Original material is indicated as the pattern for creating new duplicated elements.
 - 2. Replacement with New Materials: Includes replacement with new material when original material is not available as patterns for creating new duplicated elements.
 - 3. Replacement with Substitute Materials: Includes replacement with compatible substitute materials. Substitute materials are not allowed, unless otherwise indicated.
- N. "Remove": To detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
- O. "Remove and Salvage": To detach items from existing construction and deliver them to Owner.

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- P. "Remove and Reinstall": To detach items from existing construction, repair and clean them for reuse, and reinstall them where indicated.
- Q. "Existing to Remain" or "Retain": Existing items of construction that are not to be removed and that are not otherwise indicated to be removed and salvaged, or removed and reinstalled.
- R. "Material in Kind": Material that matches existing materials, as much as possible, in species, cut, color, grain, and finish.

1.04 SUBMITTALS

- A. Provide four (4) hardcopies and (1) electronic copy of each submittal.
- B. Submit Contractor Qualifications as listed in Quality Assurance section below.
- C. Work Description. Submit work description detailing proposed methods and operations for removal of elements, cataloging, and transportation of items to off-site storage, protection of elements in storage, and protection of elements to remain on site.
- D. Off-site Storage Facilities. Submit detailed description of building and/or other areas proposed for storage of removed historic elements. Include location, size, physical attributes, security techniques and procedures and other pertinent information relating to the storage of salvaged elements.
- E. Shop Drawings. Submit shop drawings of proposed methods and operations of protection procedures, including proposed venting locations, for review prior to the commencement of work.
- F. Mock-up: Prepare on-site mock-up of proposed protection for review by the Historical Architect prior to the commencement of work. Accepted mock-ups may be used as part of the work.
- G. Alternative Methods and Materials: If alternative methods and materials to those indicated are proposed for any phase of work, provide a written description including evidence of successful use on other, comparable projects, and program of testing to demonstrate effectiveness for use on this Project.
- H. Photographs: See Section 02 43 00 – Structure Moving.

1.05 QUALITY ASSURANCE

- A. Contractor Qualifications: All work shall be performed by skilled contractors having not less than five (5) years satisfactory experience in comparable protection, salvage and removal operations including work on at least two (2) projects similar in scope and scale to this project.
- B. Contractor is hereby directed to recognize the value and significance of the building and exercise special care during the work to ensure that the existing building, its details, materials and finishes which are to remain are not damaged by the work being performed.
- C. Contractor shall be responsible for protection of all existing materials and components to remain in place throughout the duration of construction and moving. Extent of protection is to cover all historic elements to remain that are in the vicinity of construction activities, or may be harmed by the movement of materials through the building and project site, whether specifically called out on the drawings, or not. It is the Contractor's responsibility to provide any additional protection required to prevent soiling and damage to existing finishes and

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elements to remain. All questionable protection requirements should be identified for Historical Architect's review. In the event of damage, such items shall be repaired or replaced by the contractor at his expense, to the satisfaction of the Historical Architect and Owner.

- D. Protection is to be secured adequately to maintain a safe environment for workers throughout the duration of the project.

1.06 PROJECT-SITE CONDITIONS

- A. Exterior Cleaning and Repairing:

1. Proceed with the work only when forecasted weather conditions are favorable.
 - a. Wet Weather: Do not attempt repairs during rainy or foggy weather. Do not apply primer, paint, putty, or epoxy when the relative humidity is above 80 percent. Do not remove exterior elements of structures when rain is forecast or in progress.
 - b. Do not perform exterior wet work when the air temperature is below 40 deg F.
 - c. Do not begin cleaning, patching, or repairing when there is any likelihood of frost or freezing.
 - d. Do not begin cleaning when either the air or the surface temperature is below 45 deg F unless approved means are provided for maintaining a 45 deg F temperature of the air and materials during, and for 48 hours subsequent to, cleaning.
2. Perform cleaning and rinsing of the exterior only during daylight hours.
3. Repair and stabilize elements and buildings as required prior to moving.

- B. Coordinate the performance of work of this section with related or adjacent work. Removal and protection of items shall be completed prior to commencement of demolition or new construction activities in each area. At a minimum, install protection in its entirety for a given area prior to commencement of any demolition activities in that given area.
- C. At the end of each working day, or during inclement weather, cover work exposed to weather with waterproof coverings, securely anchored.
- D. Protection of historic elements shall remain in place for the duration of the entire project.
 1. Do not store construction materials on or inside of protection.
- E. Ensure safe passage of persons around areas of protection. Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons.

PART 2 - PRODUCTS

2.01 PROTECTION MATERIALS

- A. Polyethylene sheets: 4 mil.

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- B. Lumber: Species to be selected by contractor, sizes to fit field conditions. All lumber to be fire retardant.
- C. Plywood: ½ inch, ¾ inch or 1-inch fire retardant exterior marine grade, as required. Paint all sides of exterior plywood.
- D. Soft Fiberboard: Homasote Company, Box 7240, West Trenton, NJ 08628. (800) 320-5532.
 - 1. ½ inch homasote 440.
 - 2. ½ inch homasote NCFR for applications requiring fire ratings.
- E. Neoprene: ¼ inch or ½ inch strips, stock lengths.
- F. Ethafoam: ½ inch thickness with a density of 2.3 to 3.3 pounds/cubic foot
- G. Semi-rigid polyurethane foam sheets: 2-inch and 4-inch thick, as required.
- H. Brown paper: Kraft paper
- I. Non-abrasive glassine paper
- J. Preservation tape: 3M Scotch brand, number 4811.
- K. Sealant: Removable acrylic sealant.
- L. Accessories: Galvanized or stainless steel fasteners, nails, screws, bolts, anchors or other devices required to complete installation, sizes as required.
- M. Galvanized or stainless steel vents for plywood window and door protection.

PART 3 - EXECUTION

3.01 GENERAL

- A. Historic Elements to remain in-situ:
 - 1. Install protection in its entirety before commencement of demolition or other work that may harm historic elements.
 - 2. Protect all building elements to remain in place during construction and moving that may be damaged by construction and moving activities. In the event of new damage, Contractor is to notify the Historical Architect and Owner's Representative immediately as to the nature and extent of damage and the proposed method for repair. Contractor shall be responsible for repairs and replacement of newly damaged items by qualified specialists to the satisfaction of the Historical Architect and the Owner's Representative, at no additional cost to the Owner. Be aware that the inherent value of an original historic element is higher than the value of a modern replication of that element.
 - 3. Do not attach protection materials directly to building elements.
 - 4. Secure protection adequately to maintain a safe environment for workers and other individuals using the building throughout the duration of the project.
- B. Elements to be removed for salvage:

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1. Disassemble, label, catalog, handle, transport and store building elements which have been identified for salvage. Contractor is responsible for handling, transporting and storage of the items in the storage facility.
2. Catalog all salvage elements that have been removed on an artifact log. At a minimum, document element type, unique number, size, configuration, quantity, condition, original location and orientation, disposition and location in storage.
3. Store all salvage elements in a neat, orderly fashion to allow for access and retrieval. Store like type elements together in groups. Store particularly fragile elements in a manner to prevent damage while in storage.

3.02 PREPARATION

- A. Remove all debris and impediments to allow for full access as required to perform protection of historic elements, and for demolition and construction. Protect all historic elements from damage during the removal procedures as specified.
- B. Verify condition of the storage facility to ensure that there is adequate capacity and access to store and retrieve salvage elements.
- C. Transport items to the storage facility as often as necessary to avoid stockpiling items on site.

3.03 INSTALLATION OF PROTECTION

- A. General:
 1. Alternative methods to specified protection may be acceptable if equal or greater protection is provided. Submit alternate methods to the Historical Architect for review. Do not proceed with alternate methods until approvals are secured.
 2. Protection may be required to remain in place for the duration of the project. Protection may have to be removed during the project for access to protected elements, etc. If protection is temporarily removed, reinstall after work is complete and maintain protection throughout the duration of the project.
 3. Extent of protection covers all historic elements that will remain during construction, whether specifically called out on the drawings or not. Temporary protection may be required in areas to perform specific work activities. All questionable protection requirements should be identified for the Historical Architect's review.

All protection assemblies shall be self-supporting and self-bracing. Do not attach protection directly to historic elements.

- B. Protection at window and exterior door openings:

Construct and install a weatherproof barrier at all window and door openings immediately following removal of existing window or door. At each opening, leave protection in place and maintain weatherproof seal until installation/reinstallation of window or door. Barrier shall be constructed of plywood and lumber and shall not be fastened directly to building. Install vents as required into plywood protection at doors and windows.

- C. Exterior Historical Elements:

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Cover surfaces with 1/2-inch sheet of ethafoam to absorb impact, 2" thick semi-rigid polyethylene, then 1/2-inch fiberboard or plywood to protect against impact damage. Fasten edges to prevent slippage.

3.04 CATALOGING OF SALVAGE ELEMENTS

- A. General. Label elements in a manner to permit reinstallation in its original location and configuration, or in a new location. Contractor to submit proposed method for labeling and cataloging salvage elements.
- B. Numbering and cataloging. Each item removed for salvage shall be given a unique catalog number that is to be permanently marked on the element and listed on the artifact log. Label the elements on the backside or in another obscure location. Contractor to submit proposed artifact log.

3.05 REMOVAL OF SALVAGE ELEMENTS

- A. General:
 - 1. Exercise extreme care in removing elements for salvage and materials attached to historic elements that are to remain.
 - 2. Unbolt bolted connections; leave embedded connector undisturbed and in place for later element reinstallation.
 - 3. Unscrew screwed connections; leave embedded connector undisturbed and in place for later element reinstallation.
 - 4. Do not pry apart members whose finishes chipping, crazing or cracking will damage, or whose structural integrity will be compromised.
 - 5. Remove all nails from wood elements from the backside. Drive nails through or pull from the back so that the head does not splinter the finish face.
 - 6. Remove items whole whenever possible. Where cuts are required, make cuts cleanly and with the proper tool at logical break points.
- B. Door Assemblies. If removed, doors shall be removed in whole sections. Remove all hardware. Store all hardware components together with elements from which they were removed.

3.06 STORAGE

- A. Transport items to the storage facility. Store elements in their natural configuration, i.e. store doors in an upright position.
- B. Do not cover wood elements entirely, allow air to circulate around wood elements to prevent the growth of mold or mildew.
- C. Record the moisture percentage of the wood elements just prior to removal and immediately upon delivery to the storage facility. Maintain the same moisture level throughout the duration of storage.
- D. Install kraft paper between wood elements if necessary to prevent paint or other coatings from damaging adjacent elements.

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3.07 REINSTALLATION

- A. Reinstall salvage elements in their original location, or in their new location.
- B. Reinstall elements in accordance with the approved shop drawings.
- C. Contractor is responsible for proper inventorying and distribution to appropriate subcontractors of salvaged material for reinstallation.
- D. Re-use original fastener locations and nail or screw holes. Strengthen or consolidate original holes as needed.

3.10 CLEAN-UP

- A. All residue and debris from protection work is to be removed from existing construction leaving the premises clean and neat.

END OF SECTION

Appendix C

Specifications for Building Relocation

SECTION 02 43 00

STRUCTURE MOVING

PART 1 - GENERAL

1.01 SUMMARY

- A. Section includes requirements to move the structure at 1980 Yountville Crossroad and relocate the structure to a new location on the site. The Work includes, but is not necessarily limited to, determining acceptable means, methods and sequence to dismantle, remove, reassemble, and provide for temporary storage and prior to final relocation.
- B. Definitions:
 - 1. Moving: Interpreted to mean dismantling the structure partially, as necessary, detaching the structure from foundations or other supports, transporting the structure to the new location and installing or erecting the structure on new permanent foundations.

1.02 SYSTEMS DESCRIPTION

- A. Design Requirements: The Contractor is responsible to identify all structural criteria necessary for removal, transport, temporary storage, reinstallation and erection of structure required to be moved as work of this Section.
 - 1. Protect structure from deterioration due to exposure to weather.
 - 2. Maintain integrity of structural systems and provide all temporary supports and other structure necessary to prevent damage to the structure in the course of moving.
 - 3. The existing structure has been designed and erected as an integrated assembly. Altering conditions of support and continuity of existing structural systems may adversely affect structural stability and integrity. The Contractor shall anticipate stresses, loads and all other dynamic factors that may occur because of work of this Section and provide temporary supports and other facilities sufficient to prevent damage to Historic Resources due to such conditions.
- B. The California Registered Structural Engineer shall design temporary supplemental supports for structure to be moved as work of this Section. Protective enclosure and other similar work shall comply with Section 02 11 00 requirements.
- C. Performance Requirements: Prevent damage to structure including primary systems and components due to work of this Section. Provide temporary supports and enclosure as necessary.

1.03 SUBMITTALS

- A. Procedural Proposal for Structure Moving: A general narrative of the work sequence, equipment, and supplemental support to be provided. Include information on type and extent of damage that may reasonably be expected to occur given the proposed means and methods for the work.
- B. Shop Drawings: Include Engineer's calculations and drawings for supplemental supports stamped and signed by the California Registered Professional Engineer.
- C. Photographs: Document the condition of all existing character-defining historic elements and the adjoining construction and site improvements, including finish surfaces, which might be misconstrued as damage caused by historic treatment operations.

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1.04 QUALITY ASSURANCE

- A. Mover: Minimum five years successful experience as a specialist in relocating building structures similar to those required to be moved as work of this Section.
- B. Pre-Moving Conference: Two weeks prior to Scheduled move. Have regulatory approvals and submittals completed.

1.05 PROJECT CONDITIONS

- A. Condition of Structures: Owner assumes no responsibility for actual condition of structures to be moved.

PART 2 -- NOT USED

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine structure and notify Architect of defects and factors which could affect safe movement of structure. Photograph existing conditions of structure, equipment, finishes, and components that could be misconstrued as damage resulting from work of this Section.
- B. Identify utility services and obstructions to be removed, relocated or abandoned. Verify provisions to maintain continuity of service are in place, as needed, prior to removal. Disconnect and cap existing utility services as required. Modify exposed utilities as necessary to prevent damage and hazardous conditions due to work in this Section.
- C. Verify route load and size limitations to ensure conditions are adequate to support moving loads and size of structure, and that temporary facilities necessary for the move are in place.
- D. Verify in-situ documentation necessary for removing, relocating, dismantling, and reassembling the structure has been completed.

3.02 PREPARATION

- A. Shore, brace and support structures to be moved, prevent damage to structure, exterior assemblies and components, architectural finishes and any other Historic Resource not approved to be demolished.
- B. Prepare site, transfer and destination location for work of this Section. Protect route, cut, fill and compact surface as necessary to safely perform moving work without damage.
- C. Disconnect and cap existing site utility services as required. Provide by-pass connections as necessary to maintain continuity of service to adjacent improvements. Modify exposed utilities as necessary to prevent damage and hazardous conditions due to work of this Section.
- D. Prepare structure for moving as necessary to prevent damage and to accommodate limitations on transfer route. Protect finish work, including floors, components and fixtures that cannot be removed from damage due to moving work.
 - 1. Provide weatherproof closures for exterior openings resulting from moving work.
 - 2. Comply with requirements for cutting and patching for modifications and supplemental support work on structures to be moved.
 - 3. Secure operating, moving and suspended components to prevent damage.
 - 4. Protect adjacent improvements and property from damage due to work of this Section.

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5. Any pieces or portion of building removed for the move must be catalogued with its original location and orientation documented, protected from damage and stored in a weather tight location for reinstallation at its original location and orientation.

3.03 RAISING AND MOVING STRUCTURE

- A. Cut structure free of foundation and supports not required to be moved. Brace and support structure to prevent shifting and damage during move. Avoid excessive loads on supporting walls, floors and framing due to location of supplemental supports.
 1. Demolish foundation walls below existing ground surface, and other below-grade construction as required.
- B. Provide transport vehicles for moving structure. Control speed and provide supplemental supports to maintain integrity of structure.

3.04 STORAGE AND TEMPORARY SITING

- A. Provide interim supports for structure in temporary location until final location has been prepared and new foundations and other supports are ready to receive the structure. Leave supplemental supports in place until structure is fully attached to new permanent supports unless otherwise acceptable.
 1. Maintain structure on interim supports and ensure that walls are straight, true and plumb and loads properly distributed.
- B. Tolerances: Maximum variation from level, plumb and true position 0.25 inch in ten feet.
- C. Damage Repair: Repair damage to structure, primary systems and components not documented to have been present prior to commencement of work.
- D. Third Party Claims for Incidental Damage: Contractor's responsibility. Pay such claims at no change in Contract Sum.
- E. Cleaning: Remove moving equipment, materials and debris from original site, and final location.
 1. Remove road beds constructed for work of this Section, restore grades and contours to original condition and configuration unless otherwise directed.

END OF SECTION