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Memorandum

To: Ms. Kirsty Shelton
Planning and Building Director
Town of Yountville
6550 Yount Street
Yountville, California 94599

Project: 6630 Jefferson Street, Yountville CA
Project No.: 200701
Date: 16 November 2021
Via: Email
From: Naomi Miroglio

1. INTRODUCTION

In July 2021, Architectural Resources Group (ARG) was engaged to prepare a Historic Resource Evaluation (HRE) for the residential property at 6630 Jefferson Street, in Yountville, California which was recorded on DPR form 523A dated August 21, 2020. The residence was determined to be a historic resource under the California Register. As a historical resource, the project proposed for 6630 Jefferson Street is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows *Standards for Rehabilitation (Rehabilitation Standards)* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5). This Memo addresses the CEQA review requirement, and includes a brief historic background, a description of the current project, and an analysis of the project's compliance with the Secretary of the Interior Standards for Rehabilitation.

2. HISTORIC BACKGROUND

The August 21, 2020 DPR form 523A that was prepared for the subject property provides a detailed historic context, an evaluation of the property for listing in the California Register of Historical Resources (California Register), and an outline of the character-defining features. The following is a brief summary:

Building Description

The wood-frame building is composed of the original two-story massing with a rectangular plan and gable roof constructed ca. 1884-1886 and a rear one-story addition with an L-shaped plan and cross-gable roof constructed ca. 1995. Both sections of the house have a concrete block foundation and are clad with wood shingles. The horizontal channel rustic wood siding is located underneath the wood shingles of the original massing, with a section of the siding exposed in the gable on the east façade. Asphalt shingles cover the roof surfaces. A wood deck extends along the west (primary) façade and wraps around the south façade. A similar wood deck with an attached hot tub is located at the east (rear) façade. A full-width porch with wood supports and a shed roof covered with corrugated metal sheets extends across the west façade. The primary window type (recent replacements) is wood-sash, double-hung, six-over-six or eight-over-eight. Three small rectangular leaded glass windows are located on the two-story massing; two windows are located in the transoms above the entrances and the third window is located at the second story of the north façade. Entrances to the two-story massing include a wood paneled and glazed door surmounted by a transom window on the west façade (main entrance) and a wood, multi-light door on the south façade. Entrances to the rear addition include wood, multi-light double doors on the west and east façades and wood double doors on the south façade accessing the rear deck.

Victorian Era Vernacular

6630 Jefferson Street is an example of a Victorian-era vernacular residential architecture. Victorian-era vernacular residences were typically two stories in height, with wood-frame construction, wood-sash windows, wood ornamentation, and wood cladding, including both wood shingle and horizontal siding. Though Victorian-era vernacular houses sometimes exhibited characteristics of more elaborate architectural styles, such as Queen Anne or Stick/Eastlake, they were much simpler in form and less ornamented. Vernacular houses from this era are typically set back on the parcel, allowing space for a yard, and include ancillary buildings—such as storage sheds, outhouses, or well houses—set at the rear of the lot. Unlike their high-style counterparts, Victorian-era vernacular houses were typically designed and constructed by an owner or builder, as opposed to a professional architect.

Character-defining features of Victorian-era Vernacular Farmhouses include:

- One or two stories in height (typically two stories)
- Wood-frame construction
- Hipped or gable roof
- Wood siding (either shingle or horizontal siding)
- Wood-sash windows (typically double hung)
- Occasionally, ornamentation (typically modest)
- Associated ancillary structures (e.g., barns, sheds, tankhouses)

California Register Criterion 3 [Architectural Significance]

6630 Washington Street appears to be eligible for the California Register under Criterion 3 as a late nineteenth-century vernacular residence in Yountville. The residence demonstrates essential characteristics such as simple, two-story massing, wood-frame construction, wood windows (albeit replacement windows), and a setback on its parcel. The subject property's front-gable roof, horizontal channel siding (extant under the current wood shingle cladding), lack of exterior ornamentation, and prominent front porch (albeit a replacement porch) are also key features of this building type. While the town has not undertaken a comprehensive survey to identify how many residential buildings remain from the mid- to late nineteenth century development of the community, initial research, including a review of previously listed historic buildings, indicates this building type may be distinctive.

Period of Significance

The period significance for the subject property is ca. 1884-1886, indicating the period when the property is most closely associated with its original design and construction.

3. PROPOSED PROJECT

Proposed Project Description

In Fall 2020, the Owners of 6630 Jefferson Street submitted a proposed project for the site that included a lot split, rehabilitation of the historic residence and construction of an ADU on one lot, as well as construction of a new residence and ADU on the new lot. This project received ZDRB and Town Council approval in October 2020. Subsequent to that approval, the Owners commenced site investigations by Prunuske & Chatham, Inc (PCI) and initial demolition by Davis Demolition. These investigations revealed that the stability of the streambank and health of existing trees would be threatened by the new driveway as originally proposed, and that the original two-story structure was significantly compromised by water and rodent damage. In response, they are proposing to withdraw the lot split and redevelop the property to repair, rehabilitate and expand the original historic structure to create a 2,500 square foot main house that respects the vernacular architectural design of the original home. The proposed design also includes construction of a 1,200 square foot guest house (ADU) and an ancillary structure that features an outdoor kitchen.

The site investigation summary is included in 6630 Jefferson Project Update 9-23-21 v3 LR and the current project is outlined in detail in the revised design drawings by Mark Becker dated 20200923. The proposed scope of work for the historic residence is summarized, below:

- The non-historic additions have been removed and the existing footprint and exterior form of the original two-story 1884-1886 structure will be retained.

- The exterior wood shingles have been removed to expose original horizontal wood siding. Where possible, the existing siding will be repaired and retained. Where existing boards are in an advanced state of deterioration, they will be replaced with siding to match the existing.
- Existing non-original wood windows will be replaced with wood double-hung wood windows appropriate to the style of the historic residence
- An existing, non-original porch has been removed and will be replaced with a porch that is in keeping with the character of the historic residence
- The original structure will be extended approximately 6 feet on the east end
- New, compatibly designed additions will be constructed on the north and south sides of the original two-story structure
- A new ADU, accessory structure and pool will be constructed behind the historic structure on the southeast portion of the site.

3. SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION (SOIS) EVALUATION

Project Impacts

As a historical resource, the project is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows *Standards for Rehabilitation (Rehabilitation Standards)* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

Secretary of the Interior Standards Compliance

The compliance of the proposed project at 6630 Jefferson Street is reviewed below with respect to the *Rehabilitation Standards*. Each of the Standards are listed in italics, with a response outlining the proposed project's consistency or inconsistency with each standard.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project is consistent with this Standard. The building will remain in its original use as a residence. The revised site design reduces the 'density' of the approved project and is consistent with the character of the Jefferson Street neighborhood, so has minimal impact to the character of the site and environment. The reconfiguration of the site and driveway will allow for measures to enhance the stability of the streambank. This will improve the health of the mature trees, as well as the overall health of the riparian corridor. This is important work that will retain a significant natural resource.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project is consistent with this Standard. The character defining features of the original two-story structure will be retained and preserved in the proposed project, including the exterior form and gable roof, horizontal wood siding, and the modest ornamentation. Removal has been limited to the non-historic additions, wood shingles, replacement windows and non-original porch.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project is consistent with this Standard. No conjectural features or architectural elements that would create a false sense of history are proposed.

4. *Most properties change over time; those changes that have achieved historic significance in their own right shall be retained and preserved.*

The proposed project is consistent with this Standard. The alterations and additions to the original 1884-1886 structure that are proposed to be removed, including additions, outbuildings, and recent wood shingles and replacement windows have not achieved historic significance in their own right.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The proposed project is consistent with this Standard. The distinctive character defining features and finishes of the residence will be preserved, including the two-story gable roof configuration and wood siding.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project is consistent with this Standard. Recent removal work has revealed significant deterioration throughout the original historic structure, including dry rot and rodent infestation. Original horizontal wood siding is also riddled with nail holes from the wood shingles that were applied over the boards. Where existing horizontal wood siding is too deteriorated to be retained, it will be replaced with

new horizontal wood siding that matches the existing. Where deteriorated elements are concealed, such as existing framing members, they will be replaced with contemporary materials. The original features that are not significantly deteriorated will be retained and/or rehabilitated.

No replacement of missing features is proposed on the project.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project is consistent with this Standard. Surface cleaning of the original wood elements to remain will be carried out using the gentlest means possible in order to prevent damage to the original wood surfaces.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed project is consistent with this Standard. No known archaeological resources exist on the site. If resources are uncovered during the course of construction, an archaeologist will be brought in to provide on-site monitoring.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project is consistent with this Standard. The proposed design includes expansion of the original footprint, including new additions to the north and south sides of the original two-story structure. This approach is similar to the evolution of the original structure, and this expansion respects the original configuration of the 2-story portion of the home. The additions have been designed to be compatible with the massing and scale of the original residence. They have been set back a few feet from the face of the historic structure, so the original two-story configuration is clearly visible. The materials and details of the additions reflect the modest details of the original architectural details. A new porch is proposed to replace the existing non-original front porch and has been designed to be similar in scale and with similar modest detailing. The new porch extends to the north and south of the footprint of the original residence, which helps minimize the impact of the new additions.

The proposed design of the residence is in keeping with the vernacular character of the original two-story portion of the home, including wood frame construction, wood trim, horizontal rustic siding, wood sash and double hung windows with divided light and a gable roof. It is set back from the street in a similar manner to the setbacks along Jefferson Street.

Related new construction on the site has been placed behind the original structure, located on the southeast corner of the site. The scale and location of these new elements does not impact the integrity of the setting and its environment. In fact, as noted under Standard #1, the redesign and reconfiguration of the project site provides the opportunity to stabilize the streambank and improve the health of the mature trees, as well as the overall health of the riparian corridor. The design of these new structures are compatible with the original residence, but have a contemporary character in order to distinguish them from the historic structure.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is consistent with this Standard. The new additions and related construction on the site could be removed in the future and the essential form and integrity of the historic residence could return to its current configuration.

Conclusion

As described above, the proposed project at 6630 Jefferson Street meets the Secretary of the Interior Standards for Rehabilitation. As a result of meeting the Standards, the project can be considered as mitigated to a level of less than a significant impact on the historic resource.

The proposed project retains the original residential use of the building. Non-historic additions have been removed, and the new design reflects the vernacular character of the original two-story portion of the home and the surrounding neighborhood. The distinctive character defining features and finishes of the residence will be preserved, including the two-story gable roof configuration and wood siding. Where original features are too deteriorated to be retained, they will be replaced to match the existing. The additions have been designed to be compatible with the massing and scale of the original residence, and the scale and location of the related new construction does not impact the integrity of the setting and its environment.



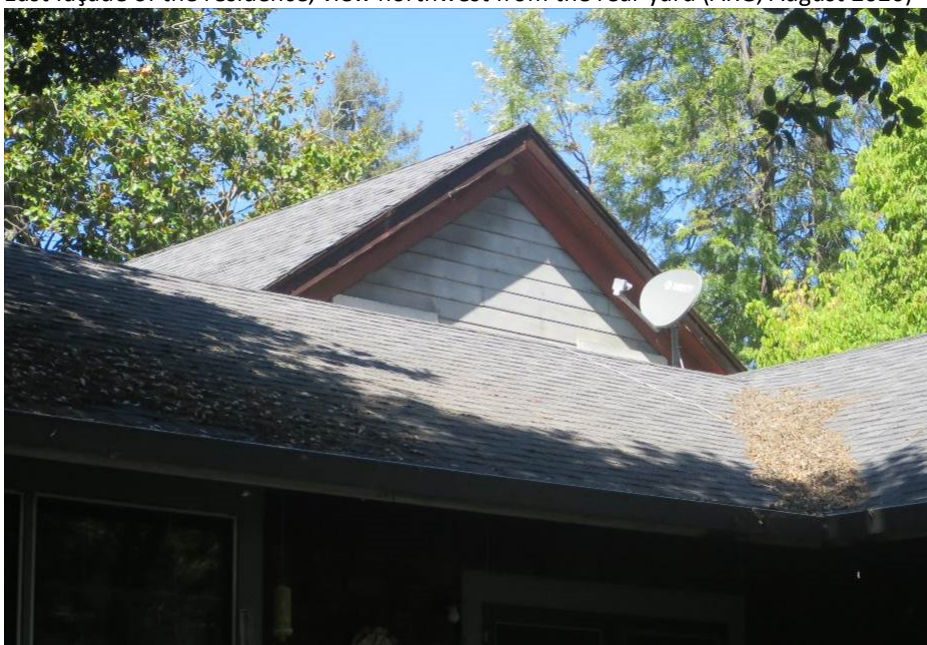
West (primary) façade of the residence, view east (ARG, August 2020)



West and south façades of the residence, view east (ARG, August 2020)



East façade of the residence, view northwest from the rear yard (ARG, August 2020)



Section of original wood cladding in the gable on the east façade, view northwest (ARG, August 2020)



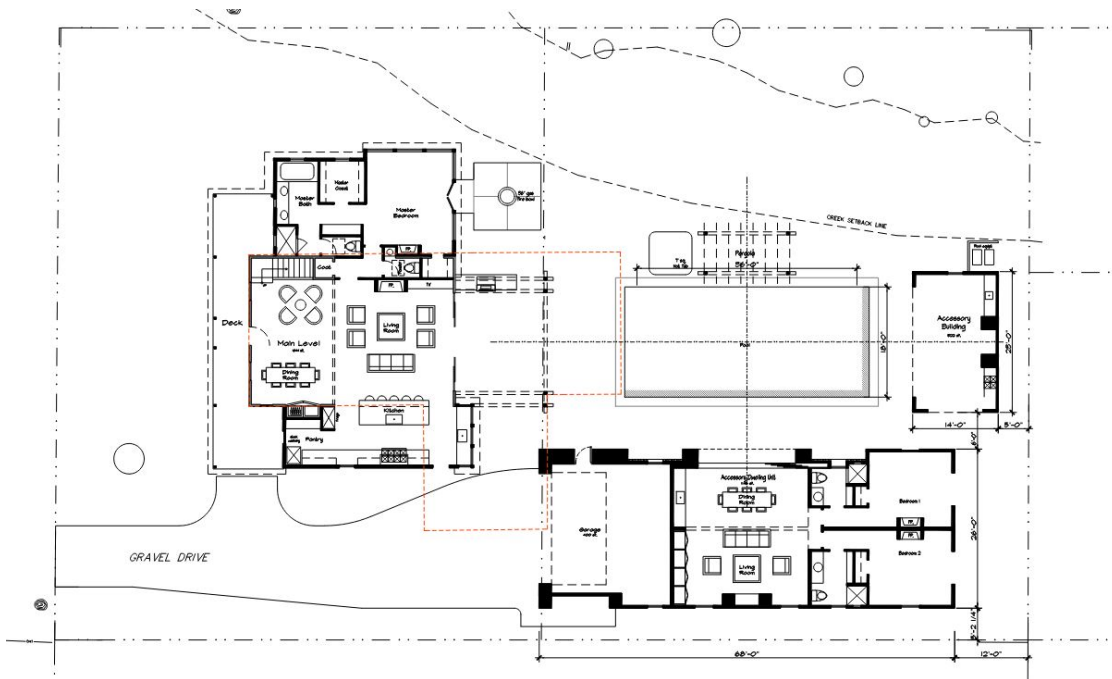
Original two-story structure after removal of additions and wood shingles (R. Claes, September 2021)



Removal of non-historic addition (east elevation), in progress (R. Claes, September 2021)



Typical deterioration due to water infiltration (R. Claes, September 2021)



Proposed site plan (Mark Becker Design Planning, September 2020)



Proposed West (Front) Elevation (Mark Becker Design Planning, September 2020)