

HISTORIC PROJECT ASSESSMENT

Proposed Modification to ASA Submittal Project
Historic Paul Masson Winery and Chateau La Cresta
Mountain Winery
14831 Pierce Rd., Saratoga, California
Unincorporated Santa Clara County
(Assessor's Parcel Number 503-46-006)



Prepared for:

Attn: William Hirschman
Chateau Masson, LLC
15055 Los Gatos Blvd Suite 310
Los Gatos Ca 95032

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ARCHIVES & ARCHITECTURE, LLC

PO Box 1332
San José, CA 95109-1332
<http://www.archivesandarchitecture.com>

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SUMMARY OF FINDINGS

This report constitutes an historic project assessment for a demolition and new construction project, referred to as the Architectural and Site Approval; Modification to 2006 ASA Submittal for the historic Mountain Winery proposed at the Mountain Winery event center, located at 14831 Pierce Rd., Saratoga, California, in unincorporated Santa Clara County (APN 503-46-006).

The Mountain Winery property has been determined to encompass significant historic resources: the historic Paul Masson Mountain Winery building, built circa 1907, and the former residence Chateau La Cresta, built at approximately the same time although altered over time. Additionally, there are site features, such as stone walls, that have been identified as character-defining elements of the property. These resources represent the history of winemaking in Santa Clara Valley, are associated with Paul Masson, a significant personage in the development of the California wine industry in the late 1800s and early 1900s and are architecturally significant examples of stone construction.

The current project proposes the construction of five new buildings and a garden terrace in areas of the site that were previously approved, during an earlier phase of work, for buildings of generally similar footprints and massing. The design and placement of these new buildings is reviewed within this report. The proposed project also includes the demolition of four non-historic buildings and structures in the area to the west of the historic buildings. These buildings and structures were previously determined to be non-contributing features of the property and approved for demolition in 2006.

The currently proposed demolition and new construction project for the historic Mountain Winery property meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The project design is compatible with the historic resources on the site, and the proposed new construction will not impact the historic Paul Masson Mountain Winery, Chateau La Cresta, or the stone features near the Chateau. Per California Environmental Quality Act (CEQA) Guidelines, a project that meets the Standards can be considered to be mitigated to a less-than-significant impact.

It is the professional opinion of Archives & Architecture that the County of Santa Clara Planning staff and Historical Heritage Commission can make the determination that the proposed Mountain Winery – Modification to 2006 ASA Submittal Project has been mitigated to a less than significant impact on an historic resource under CEQA.

INTRODUCTION

Intent of this Report

Archives & Architecture, LLC, was retained by William Hirschman to prepare a Secretary of the Interior’s Standards Review of the proposed new construction project at the event venue known as the Mountain Winery. Five new buildings and a garden terrace are proposed for the grounds surrounding the historic Paul Masson Winery and the nearby historic stone former residence known as Chateau La Cresta, at 14831Pierce Road, Saratoga, in unincorporated Santa Clara County. Archives & Architecture was asked to review the site plan, materials, elevations, and details of the proposed new building project. For the review, the project was evaluated for compliance with the *Secretary of the Interior’s Standards for Rehabilitation* (Standards) which focuses on alterations to historic properties (sometimes referred to as reuse). The Standards are understood to be a common set of guidelines for the review of historic properties and are used by communities during the environmental review process to determine the potential impact of a project on identified resources. This report is being prepared for review by staff of the Department of Planning and Development of the County of Santa Clara (County), along with the Santa Clara County Historical Heritage Commission (HHC).

Policy and Regulatory Background

Santa Clara County's Historic Preservation Program

Historic preservation is important to the County of Santa Clara. As outlined on the County planning website:

Stewardship of Santa Clara County’s historic resources, with their unique opportunities and challenges, is the focus of the Historic Preservation Program. The County has taken the opportunity to address the challenges by incorporating policies and strategies for historic resources into its General Plan. The plan recognizes the importance of historic resources and outlines a general approach to their treatment:

- *Inventory and evaluation;*
- *Prevention or minimization of adverse impacts; and*
- *Restoration, enhancement and commemoration.*

These three basic strategies serve as the foundation for Santa Clara County’s Historic Preservation Program and the work of the Historical Heritage Commission.

(<https://www.sccgov.org/sites/dpd/Programs/HistoricPreservation/Pages/HistoricPreservation.aspx>)

These goals and policies are implemented through the County’s Historic Preservation Ordinance (Division C17 of the Code). The primary purpose of the Ordinance is “for the preservation, protection, enhancement, and perpetuation of resources of architectural, historical, and cultural merit within Santa Clara County and to benefit the social and cultural enrichment, and general welfare of the people.”

Per the County website: “For environmental review purposes under the California Environmental Quality Act (CEQA), the screening of all demolition permit applications is required to identify designated historic properties, and properties with potential historic significance. This is done through the submittal of the Identification of Properties for Potential Historic Significance forms and the assessment of historic significance by staff or in some cases, a qualified consultant.” The pertinent process in this case is as follows:

If the property is a designated historic property and/or is listed in the Inventory, the applicant will be required to apply for environmental clearance and pay the environmental assessment initial fee. The HHC will review and comment on the assessment at a regular public meeting and forward a written recommendation to the Board of Supervisors within 45 days of the date which the application was referred to the HHC. The Board of Supervisors will consider the CEQA documentation and the HHC’s comments at a public hearing. If the Board of Supervisors determines that there is no feasible alternative to demolition, then the issuance of a demolition permit may be deferred for up to 180 days from the initial date of application.

<https://www.sccgov.org/sites/dpd/Programs/HistoricPreservation/Pages/Environmental.aspx>

Heritage Resource Inventory (Inventory)

The Santa Clara County Division of Planning and Development maintains the Heritage Resource Inventory of properties that have been identified as significant to the history and understanding of the County’s past.

The Inventory is an important component of Santa Clara County’s preservation planning efforts. It is a resource that informs land use and development decisions of the Santa Clara County Planning Office. Properties listed in the Inventory are subject to a demolition review process by the HHC and the Board of Supervisors Santa Clara County Code, Article 7, Section C1-91. Review is also required in accordance with the California Environmental Quality Act to determine if any significant historic resources will be adversely impacted by proposed projects. In addition, the Planning Office considers proposals for other permits, and the Inventory provides a source for identifying properties that require special consideration in the permitting process.

<https://www.sccgov.org/sites/dpd/Programs/HistoricPreservation/Pages/Inventory.aspx>

The Mountain Winery property was listed on the Inventory in 1979. The buildings on the property were analyzed individually in 2006 (See Survey Status, below), and Chateau La Cresta was recommended for inclusion as a resource on the property.

California Environmental Quality Act (CEQA)

The specific relevance of Standards review for this project is related to the California Environmental Quality Act (CEQA). According to the California Office of Historic Preservation (<http://www.ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>), “a project that has been determined to conform with the Secretary of the Interior’s Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)). In fact, in most cases if a project meets the Secretary of Interior’s Standards for the Treatment of Historic Properties, it can be considered categorically exempt from CEQA (14 CCR § 15331).”

If the Mountain Winery – Modification to ASA Submittal Project meets the Standards, the County of Santa Clara Planning staff and Historical Heritage Commission can make a determination that the project will be mitigated to a “less than significant impact” on the historic resource per CEQA.

Survey Status

From the 2006 Report:

The significance of the Paul Masson Champagne Winery building has been established and recognized on national, state, and local levels over the years. It was designated as a California Registered Historical Landmark #733 in 1960, listed in the Santa Clara County Heritage Resource Inventory in [1979], and was formally included within the National Register of Historic Places as an individual property in 1983.

Alterations, including demolition of a mid-twentieth-century annex and compatible additions were made to the Paul Masson Mountain Winery building after the 2003 evaluation and Standards review. These modifications were not yet complete when the property was documented in 2006, and they do not affect the analysis in this report.

The Chateau La Cresta was evaluated as eligible for listing on the California Register of Historical Resources in 2006 by Archives & Architecture. It was originally excluded from the National Register Nomination due to alterations over time that removed historical integrity. The California Register designation process utilizes a different level of historical integrity than the National Register, and it was noted that the alterations may be reversible. Also in the 2006 report, stone retaining walls and features, near the Chateau, were noted as character-defining features of the setting.

Consultant Qualifications

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. The partners of the firm are Leslie A.G. Dill, Historic Architect and Architectural Historian, Franklin Maggi, Architectural Historian and Preservation Planner, and Charlene Duval, Public Historian. The firm was founded in 1989 by the late

Glory Anne Laffey, Historian, and has been constituted in its current partnership since 2003.

The principal author of this report was Leslie A.G. Dill, managing partner of Archives & Architecture, who consults in the field of historic architecture and architectural history. Ms. Dill has a Bachelor of Arts degree in Architecture from Princeton University and a Master of Architecture with a Program Certificate in Historic Preservation from the University of Virginia, and is an architect licensed in the State of California. Ms. Dill meets the Secretary of the Interior’s qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture, in compliance with state and federal environmental laws. Ms. Dill is listed within the California State Office of Historic Preservation list of qualified Historical Resources Consultants, the California Historical Resources Information System (CHRIS). CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Methodology of This Review

For this report, Leslie Dill reviewed historical documentation and evaluations, including the National Register Nomination written by Elizabeth McKee, architectural historian, dated 09/15/1990; the Historical and Architectural Assessment prepared by Archives & Architecture, dated 11/4/1982, the Historic Resource Assessment of the Winery building prepared by Dill Design Group, dated 06/10/2003, and the Historical and Architectural Evaluation of the larger property by Archives & Architecture, dated 05/31/2006 (2006 Report). These reports present the historical significance of the former winery building and the significance of the former residence, along with their immediate setting and some stone site features. The reports also outline the character-defining features of the resources, as well as provide photographs and analysis. From these evaluations, Ms. Dill reviewed the list of character-defining features of the winery property, along with the significance of the historical associations.

Christiani Lydia, Project Manager, of Dahlin Group Architecture | Planning, provided Archives & Architecture with electronic version of the currently proposed design, titled The Mountain Winery – Architecture and Site Approval Modification to 2006 ASA Submittal. The most recent drawing sheets are dated 04/12/18. The set consists of sixteen sheets, titled A-000; A-100 through A-105; A-201 & A-202; A-301 through A-303; A-401 through A-403, and A-500). A separate pair of drawings was forwarded that illustrates the proposed landscape design; these are Sheet L.1 through L.3, dated 04/23/18. These nineteen sheets were reviewed together for this report.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior elements of the project. The consultant is documenting the proposed plan

designed by others with respect to commonly accepted historic preservation analysis. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and the consultant will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION

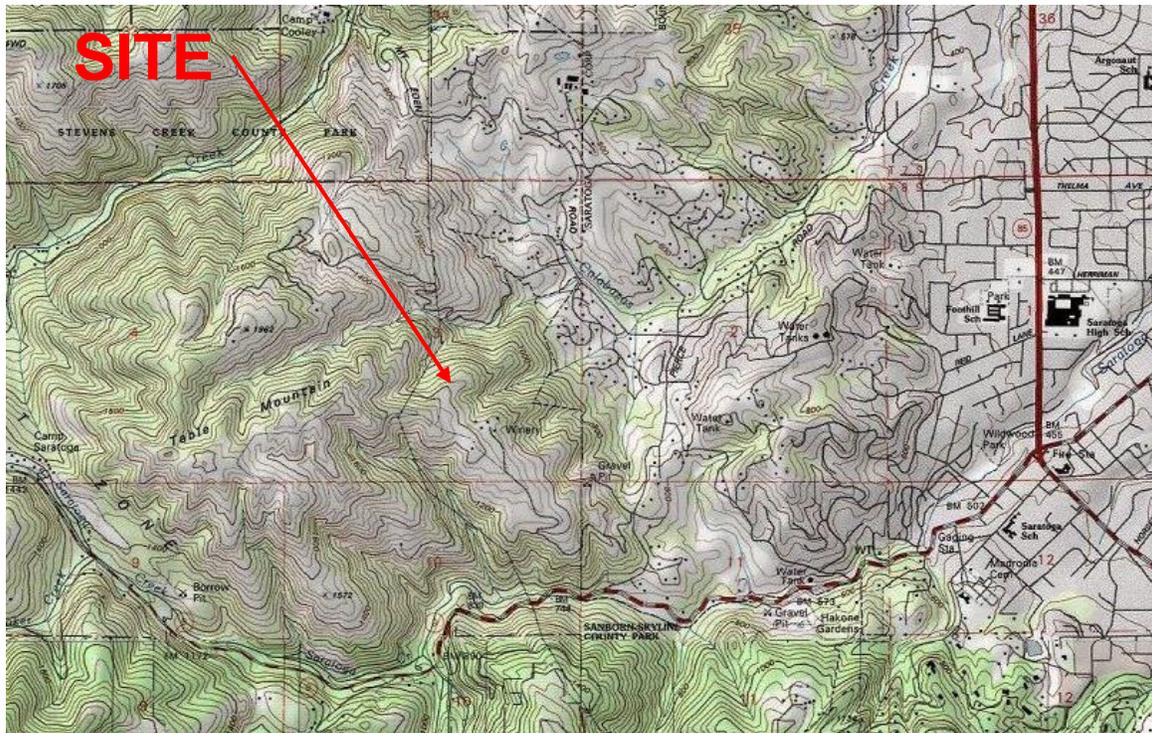
Locational Information

The subject property is located in the foothills of the Santa Cruz Mountains, northwest of the City of Saratoga, to the west of Pierce Road. The property includes extensive parking areas along the crest of a hillside and includes event buildings, outdoor structures, and support structures, including the two identified historic buildings and their setting.

Universal Transverse Mercator (UTM): Zone 10S; 583040 mE/ 4123940 mN

USGS Map: 7.5' Cupertino Quad, 1991 T. 8S.; R. 2W.; Mount Diablo Base Meridian

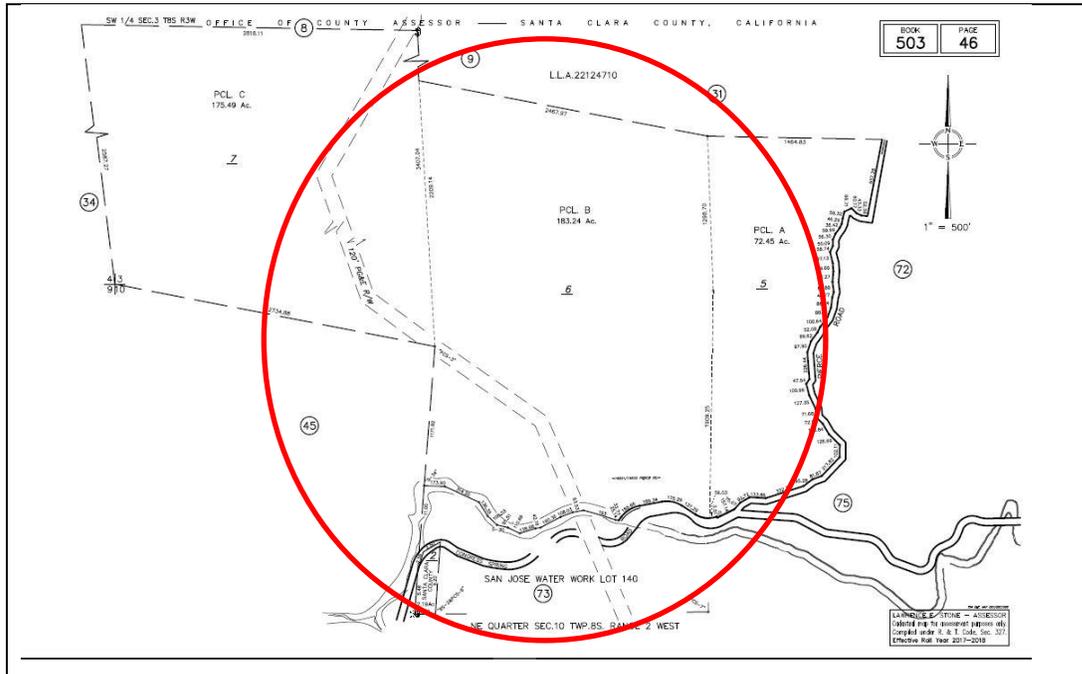
Location Map



USGS

ACME MAPPER 2.1

Assessor's Parcel Map



Santa Clara County Assessor's Parcel Map

(Historic Resources are on 503-46-006)

Historical and Architectural Significance

The 1983 National Register Nomination, along with the 2003 and 2006 historical and architectural evaluations, include technical descriptions of the buildings and structures on the property, historical context, and property history, as well as an integrity statement and the evaluation. Summarizing the significance of the Winery building is this paragraph from the 2006 report:

The building is architecturally significant for its concrete form and Romanesque stone façade; it is historically significant for its association with the local production of champagne in the Santa Clara Valley. The National Register listing does not specify specific National Register significance criteria that the champagne winery building meets, but indicates that the significance is based upon its association with Paul Masson and for its architecture due to its incorporation of Romanesque portal and other Romanesque features "as a visible manifestation of a California winemaker's efforts to provide a sense of tradition for a relatively new American industry." The listing is therefore based on what is now identified as Criteria B and C of the National Register. The associated site is not specifically addressed in the nomination forms. Although the historic agricultural site has been modified with contemporary development related to the entertainment venue, the general setting retains aspects of a working vineyard. The champagne winery building is also listed on the California Register of Historical Resources, because it is a State Historical Landmark and listed in the National Register and would therefore be significant under Criteria 2 and 3.

Chateau La Cresta has been altered over the years; however, it remains historically and architecturally significant, per the 2006 evaluation:

Chateau La Cresta, and related site features including the stone pedestal to the south of the building and related artifacts including the stone retaining walls along the driveway approach and possible the sandstone wishing well or its components are therefore eligible for the California Register as a part of the historic Paul Masson Champagne Company winery complex under Criterion 1, for its association with events (the development of the American champagne wine industry) that have made a significant contribution to the broad patterns of local and regional history, under Criterion 2, for its association with the lives of Paul Masson and Martin Ray, who are persons important to local and California history for their contribution to the development of premium champagnes and wines, and under Criterion 3, because the building embodies the distinctive characteristics of the Spanish Eclectic style and is unique in its method of construction in both its form and use of stone. The original building design possesses high artistic values that remain evident within the present-day structure.

Descriptions of the Resources

The historic Paul Masson Champagne Winery is a stone and concrete building set into the hillside with a gabled façade and square tower. According to the 2006 report description:

The primary focus of the building is the applied stone Romanesque portal on the front façade. It has carved pilaster capitals, and a triangular pediment with a distinctive round apex. The portal also features heavy wooden doors and a carved wooden transom panel. Centered above the door is a quatrefoil stone element that was once likely open, but now is backed by a concrete wall.

The character-defining features of the Winery were identified as follows:

Simple, rectangular footprint set into hillside, unadorned cast-in-place concrete walls with integral utilitarian pilasters and unique washed finish, highly visible, simple gable roof form with shallow eaves and parapet walls at the gable ends, applied Romanesque stone portal, integral wooden door and transom panel, and stone quatrefoil window surround, asymmetrical towers at the corners of the front wall with flat roofs, large arched openings near the top of the towers, and small, rectangular openings at intermediate levels with stone lintels, rear brick arch with prominent stone keystone and impost blocks, brick coping on rear parapet wall with brick corner pilasters.

The Chateau La Cresta is described as follows:

Although the alterations have modified the original Chateau La Cresta building, they appear to be reversible. Chateau La Cresta maintains adequate integrity to represent its significance, having integrity of location, setting, felling, association, design, materials, and workmanship. The house maintains its original location at the crest of the hill; it remains surrounded by its

historic setting in the rural foothills of Santa Clara Valley, including the small garden space in the immediate vicinity, the stone pedestals at the top of the drive, the overall open space, views, and natural surroundings, as well as vineyard use and the relationship to the original champagne winery building. The house retains its special, early-twentieth-century residential feeling that is illustrated in part from its flat-roofed form and heavy stone construction and in part from its setting. The house continues to illustrate its associations with Masson, indicating its use, from the overall form of the house with its open balconies and shaded arcades, as well as in its detailing, such as its massive fireplace and chimney. Although incompatible additions have been added to the various levels of the building; these are frame and are clearly differentiated structurally and may be reversible; although windows have been replaced, there are photographs and extant original windows that can be used for restoration, and although the corners of the parapets may have been removed, the vast majority of the stonework remains intact and can be used, along with photos, to provide documentation of the original forms; therefore, the majority of the alterations appear to be reversible. The underlying house form and detailing have integrity with its simplified Spanish Eclectic style; its original stonework, pointing, and associated trim are intact that represent the era's workmanship, and, finally, adequate amounts of the house's original character-defining materials have been preserved, including stonework, trim, windows, and some of the interior finishes. Although the house's historic integrity is not completely intact, even a casual observer can recognize the forms, workmanship, materials, setting are significant, and could appreciate the history of the building from what is currently preserved at the site.

In the 2006 report, the following description identifies stone site features that are related to the historic significance of the property. Of these features, the blocks remain within the public use area, but are outside the project site:

Cubical blocks of stone still mark the top of the drive. These are visible in the historic views when they acted as bases for planted urns... Observed, but not dated, are a sandstone retaining wall along the western edge of the original champagne winery building, a sandstone wishing well feature between the concert bowl and the chateau on the level of the chateau, and the sandstone driveway markers noted above...

Extensive technical descriptions of the two historic resources and their setting, including historic site features, but excluding photographs or descriptions of the mid-2000s additions to the Winery, is included in the 2006 report, pages 15-23. These pages are attached to the end of this report for reference.

Summary of the Proposed Project

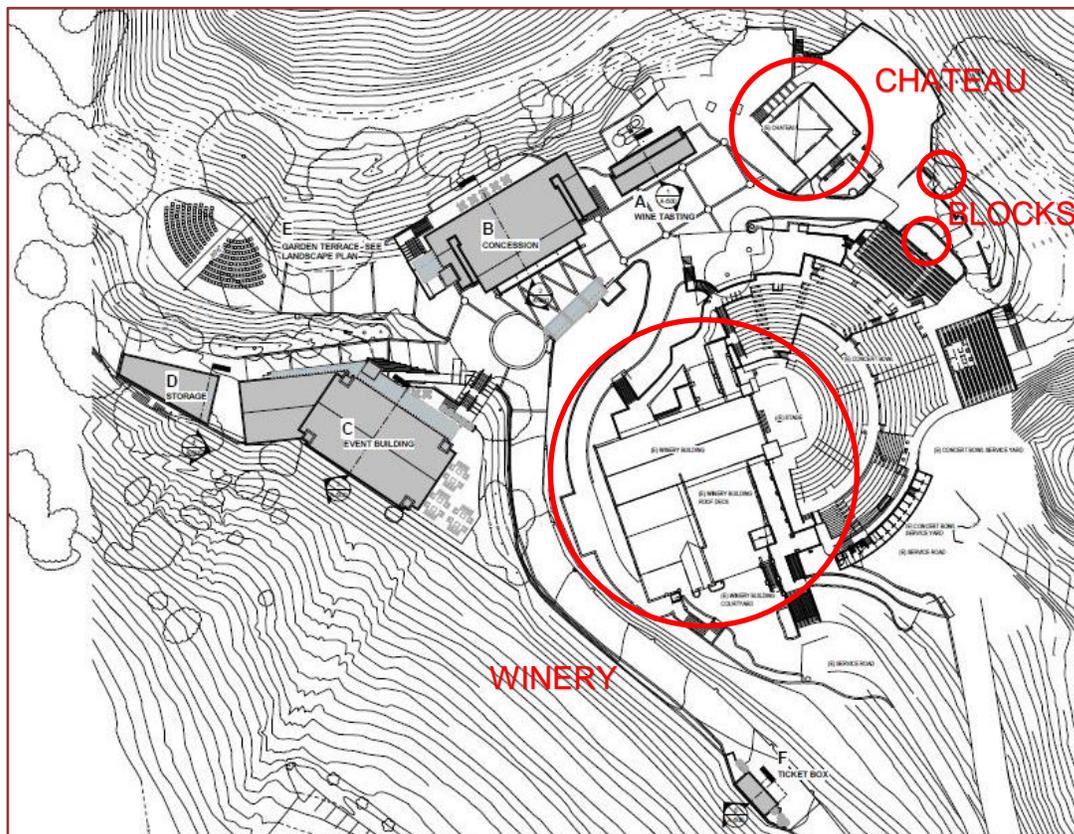
From the Cover Sheet (A-000) of the drawing set:

- Trellis, Multi-purpose Buildings, Wine Terraces, Cellar and Storage Barn not constructed per previously approved ASA to be replace[d] with Wine Tasting (Building A), Concession (Building B), Event (Building C), Storage (Building D), Garden/Terrace (E), and Ticket Box (Building F.)

- Minor revisions to plaza design and landscape

One of the proposed buildings is located to the south of the historic winery building, along the driveway/walkway between the plaza and the parking areas. Three of the proposed new buildings surround and help create a main plaza area to the northwest of the historic Winery building and to the south of the Chateau. These buildings will be part of the venue customer area, including dining, wine tasting, and retail spaces. A utilitarian fifth building is proposed for storage; it faces the access road to the west of the plaza. Opposite the storage building is proposed a garden terrace, overlooking views of the Santa Clara Valley.

Project Site Plan



(Dahlin Group, Sheet A-103)

REVIEW

Secretary of the Interior's Standards Review

The Secretary of the Interior's Standards for Rehabilitation (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project and its potential impact on the listed historic landmark Winery building and the potentially eligible landmark chateau.

STANDARD 1

"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."

Analysis: The use of the site does not change with this project.

In general, a project that meets the subsequent nine Standards can be considered to meet this Standard as well. A proposed project that preserves significant historic fabric, provides a compatible new design, and is potentially reversible in the future can be considered to have a compatible use. In this case, the proposed project is compatible with the remaining nine standards.

The proposed project is fully compatible with Standard 1.

STANDARD 2

"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

Analysis: The historic character and historic materials of the resources are retained in this project. The historic buildings are not proposed for alterations, and the new construction is separate.

The spatial relationships and spaces embodied in the historic design are also preserved in this project. The proposed new buildings do not contact the historic fabric of the historic resources. The space around the historic buildings is preserved, allowing them to be viewed as detached features within the overall setting of the hillside. The proposed new buildings are set behind and to the sides of the historic resources, in an appropriately subsidiary arrangement. The proposed new buildings are located in a way that takes full advantage of the hillside setting, a design approach that characterizes the

property while being differentiated by modern materials. The landscaped areas will not adversely alter the character-defining hillside setting. (See also Standard 9)

The proposed project is consistent with Standard 2.

STANDARD 3

“Each property will 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 historic properties, will not be undertaken.”

Analysis: There are no changes proposed that might be mistaken for original features. The proposed new construction materials are noted to include: taupe exterior cement plaster with board-formed texture, dark-taupe standing-seam metal roofing, beige poured-in-place concrete building and landscaping elements, dark-gray anodized-aluminum storefronts, dark-gray steel column and beam elements, dark-gray steel horizontal guardrails, dark-gray corrugated-metal wall panels, dark-gray and dark-taupe gutters and eaves, and translucent fiber-reinforced polymer sun-shade panels. These materials are differentiated with a modern vocabulary in forms and usage that would not be confused with historic fabric. (See also Standard 9)

The project is consistent with Standard 3.

STANDARD 4

“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”

Analysis: For this report, it is understood that no existing changes to the buildings have acquired historic significance in their own right.

The project is consistent with this Standard.

STANDARD 5

“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”

Analysis: Because the proposed new construction is separate from the historic resources and no alterations are proposed to the historic Winery, former residence, or significant landscape objects, the primary features, finishes, and construction techniques or examples of craftsmanship that characterize the property are generally shown to be preserved in this proposal

The project is in compliance with Standard 5.

STANDARD 6

“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”

Analysis: The current physical condition of the historic resources is understood to be excellent to very good, and the buildings are shown as preserved and unaltered in the project drawings.

The project is consistent with this standard.

STANDARD 7

“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”

Analysis: No chemical or physical treatments are shown as proposed for the historic structures in this project.

The project is in compliance with Standard 7.

STANDARD 8

“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”

Analysis: Archeological resources are not evaluated in this report.

STANDARD 9

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

Analysis: The new buildings are respectful of the historic resources and setting, and the new elements are compatible yet differentiated per this Standard. Furthermore, these alterations and new elements are treated consistently within the overall project scope, providing a coherent, understandable composition that blends the new buildings with the historic resources. The new buildings are differentiated by being detached structures with modern use of materials and design vocabulary. Specifically, they are compatible as follows:

Massing and Features: Massing is the three-dimensional size and form of buildings if all the cladding, windows and trim pieces were stripped away, and only the blocky spaces

were left. The features include the architectural elements (such as windows and towers) that make up a building.

As separate buildings near the Winery and Chateau, the new buildings do not obscure or overpower the historic buildings and their setting, and the massing of the historic resources is preserved as-is. As noted in Standard 2, the new construction preserves the original spatial relationships between the historic resources on the property, providing separation between the building masses.

The Paul Masson Mountain Winery building is gabled, with a compact rectilinear form that is set into the hillside. It features square tower elements at the front and a pair of distinctive low gables at the rear. The Chateau is blocky in its overall massing. The new buildings incorporate some of these design features, including gabled roofs, square towers (such as elevator towers and stair towers), and blocky forms.

The proposed buildings are broken into a variety of generally compact shapes that are in scale with the historic buildings. The massing of the proposed project buildings is subordinate in height to the historic buildings. The Winery building is effectively taller than three stories at the front, set into the hillside. The Chateau was originally a flat-roofed two-story building, but it currently includes an added third story in its massing; its compact footprint and setting on the edge of the plaza affords a prominence to its massing. The proposed wine tasting building (A) and the ticket box (F) are low one-story buildings. The storage building (D) is a utilitarian tall one-story building, set away from the historic buildings. The Concession Building (B) is two stories facing the side of the Winery, and its three-story rear height is masked by the change in hillside levels and the design of the side walls of the building. The Concession Building also has an asymmetrical gabled roof that has a smaller front slope, lowering the overall height and giving the impression from the front of a smaller building. The Event Building (C) is two stories, almost completely building into the upper hillside, diminishing its perceived overall massing. The buildings are subordinate in massing to the historic buildings. The proposed terrace/wedding garden (E) is located away from the historic buildings, follows the curves of the hillside, and does not alter the character-defining setting of the historic area.

Scale and Proportion: Scale, in this review process, can be considered the relative size and repetitiveness of the surface elements of the historic and proposed buildings. In the experience of the consultants, it is one of the most critical aspects of compatible design, along with massing. Proportions within an architectural design represent the balance of wall area to fenestration, the relative massing of the individual elements and trim of the buildings, and the balance of building to landscaping. Proportion can also be considered a perception of relative visual weight.

The proposed new buildings have been designed in a scale compatible with the historic design, and which provides elements of a human-scale within the historic setting. The proposed buildings have smaller, repetitive materials and elements that match the

historic scale, including: repetitive arbor-like elements that break down the scale of the wall finishes, windows with similar-size lites, decorative board-formed texture that provide a compatible scale of the walls, standing-seam roofing that provides a smaller scale for the expansive roofs. New features are also compatible in scale and proportion, including the elevator towers and the proportion of window area to wall segments along the façades of the new buildings. The building designs seem to consist of blocky concrete backdrops with open steel window and arbor projections. This combination is compatible with the blocky stone historic buildings in their traditional styles of construction. There are no extreme wall spans or exaggerated heights in the proposed buildings, which would be considered out of proportion with the historic setting.

Materials: The compatible use of materials is primarily related to scale and visual impact. Materials must be compatible, yet differentiated, in color, texture, and scale.

As a proposed modern design, the materials of the proposed new construction are differentiated from the historic buildings that feature traditional stone detailing along with specially textured concrete walls at the Winery. The color palette of the proposed materials is shown to be generally neutral and natural (beige and dark gray), and would, thus, be generally compatible with the neutral palette of the historic building materials (stone and gray concrete) and in keeping with the larger, natural setting. The proposed texture, size of the material components, and their installation placement, provide a compatible sense of scale near the historic buildings. Besides the modern manufacturing, many of the proposed materials provide differentiation within the project, including steel roofing, steel handrails, and anodized aluminum storefronts.

Size: The review of size in the process of design review is really the culmination of the review of all the other review aspects. If a building is perceived as being compatible in massing, scale, and proportion, then the size can be considered compatible.

The footprints of two of the proposed new buildings are larger in size to the footprints of the historic resources. The proposed buildings are set into the hillsides, which minimizes the visual perception of the size of the buildings, and the exterior designs are broken into smaller elements, further reducing the perception of their size. One of the two smallest proposed buildings is set closest to the Chateau, allowing the size of the Chateau to remain prominent in comparison. The massing, scale, and proportions of the proposed construction are compatible; therefore, the size can also be understood as compatible.

The proposed project is compatible with Standard 9.

STANDARD 10

“New additions and adjacent or related new construction will 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.”

Analysis: The proposed design would preserve the essential form and integrity of the historic property. As detached buildings, the new construction will preserve the historic buildings and site features. The critical character-defining features of the historic buildings and immediate site would be unimpaired in this project.

Summary of Standards Review

The project is found to be consistent with all ten of the *Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation*.

Historical Integrity Review

Integrity is a critical component of the CEQA evaluation process. According to the California Office of Historic Preservation Technical Assistance Series #6

Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The Paul Masson Mountain Winery property maintains will retain the same level of its historic integrity per the National Register/California Register's seven aspects of integrity after this project is built. The two historic resources will maintain their original locations within the historic La Cresta property. The buildings have already lost much of their original rural vineyard setting, but continue to be set into the foothills/hillside with many vines and abundant open space around them (including some parking that visually is perceived as open space). The detached new buildings would not crowd the historic resources within the larger setting, and they are compatible with the scale, massing, features, proportion, and size of the historic resources. Although both historic buildings have been altered over time, each has obvious visual integrity with its historic design; the Winery retains its concrete walls, stone Romanesque façade, unique towers, and hillside entrances. The Chateau will retain its original stonework and residential

form and prominence. Both buildings continue to represent the era’s basic workmanship and use of materials. The original character-defining materials will be preserved untouched. The property will continue to embody the significant feelings of an early-twentieth-century agricultural/residential facility. The associations of the property with the achievements of Paul Masson and with his manager and the subsequent owner of the property, Martin Ray, will be preserved.

Per the California Register guidelines, the property will continue to represent an authentic representation of the resources.

CONCLUSION

The currently proposed The Mountain Winery – Modification to 2006 ASA Submittal Project for the historic Paul Masson Mountain Winery property meets the *Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The project design is compatible with the historic resources on the site, and the proposed new construction will not impact the historic Paul Masson Mountain Winery, Chateau La Cresta, or the two stone pedestals near the Chateau and outside the project area. The project will continue the historic integrity of the property. Per California Environmental Quality Act (CEQA) Guidelines, a project that meets the Standards can be determined to have been mitigated to a less-than-significant impact.

It is the professional opinion of Archives & Architecture that the County of Santa Clara Planning staff and Historical Heritage Commission can make the determination that the Mountain Winery – Modification to ASA Submittal Project will preserve the historic integrity of the historic buildings and structures, will not cause a significant impact on an historic resource under CEQA, and will prevent or minimize adverse impacts per the General Plan of Santa Clara County and its Historic Preservation Program.

REFERENCES

County of Santa Clara.

Code Ordinance ## C17 – Historic Preservation

Heritage Resource Inventory

Dill, Leslie A.G. of Dill Design Group. Historic Resource Assessment and Secretary of the Interior’s Standards Review for the Historic Paul Masson Mountain Winery Building. June 10, 2003.

Google Maps

Maggi, Franklin and Leslie A.G. Dill of Archives & Architecture: Heritage Resource Partners. Historical and Architectural Evaluation: Mountain Winery. May 31, 2006.

McKee, Elizabeth. National Register of Historic Places Nomination Form. 1982.

ATTACHMENT

Technical Description of the historic resources and setting. Pages 15-23 from the May 31, 2006 Historical and Architectural Evaluation by Franklin Maggi and Leslie A.G. Dill of Archives & Architecture: Heritage Resource Partners.

Note that the Winery building has been altered since this documentation was presented. The alterations were found to meet the Secretary of the Interior's Standards in the 2003 report.

3.0 PROPERTY DESCRIPTION

3.1 Setting

The Mountain Winery complex is located on the eastern brow of a hillside above Saratoga, within the foothills of the Santa Cruz Mountains. From the site, there is a panoramic view of the Santa Clara Valley. Within the complex, the main access road runs approximately north-south with a slight bow around the base of one shallow spur. At the bow, the road opens into a central, paved service area for the complex. This area includes circulation, parking, and service functions, as well as some visual elements such as trees and plaques.



Historic view, facing southwest, of portion of La Cresta Vineyards from a circa 1915 photo, courtesy of Masson Chateau, LLC.

The complex focuses on a point of land and the natural bowl adjacent to it; the chateau and the historic champagne winery building occupy these two locations, respectively. The historic winery, used as the backdrop for music concerts, is cut deeply into the steep inner slope of the western end of the bowl at a natural spring, and the concert seating takes advantage of the natural slopes that open toward the east. The chateau is at the easternmost tip of the point while the central service area occupies the relatively flat, “Y”-shaped area of land behind (west of) the chateau and above (northwest of) the winery. The remainder of the buildings follows the inner brow of the hill, west of the access road, and follows the outer, lower rim of the point, along a loop service drive. Connecting the concert bowl and the chateau is a curved circulation road currently used as a walkway for concertgoers; from historic photographs and maps, it appears as though this road was once the main drive for the chateau. Cubical blocks of stone still mark the top of the drive. These are visible in the historic views when they acted as bases for planted urns.

Throughout the existing complex, there are site features that may or may not be associated with the period of significance (1896-1943). Observed, but not dated, are a sandstone retaining wall along the western edge of the original champagne winery building, a sandstone wishing well feature between the concert bowl and the chateau on the level of the chateau, and the sandstone driveway markers noted above, as well as individual historically associated objects, such as the wine barrels and wine presses scattered around the site. Additional site features, such as exterior concrete staircases, could be more than 50 years old; however, do not represent specific associations with identified early structures.



Historic view of urn and base to the southeast of Chateau La Cresta. The base remains at present at its original location. View is facing south.

Above and below the complex to the sides and to the south, the setting is planted with grapevines. To the southwest, a large parking area occupies the sloping hilltop; this is surrounded by vines. To the north and east, and in the greater area surrounding the property, natural oak and chaparral stud the hills.

Historic maps and a historic photograph indicate that there were earlier buildings on this site, including agricultural outbuildings and a house.

The barns appear to have been located approximately at the central service area and where the current office is located at present. The

house was set to the north of these structures, perhaps slightly east of the current building "T." There is no evidence that any of the current buildings are related to the early use of the property prior to 1896. There is also no physical evidence that any of the current buildings are pre-World War II; the materials are all post-war vintage, including plywood siding, v-groove siding, aluminum windows, and low-slope roofing. One storage shed incorporates salvaged material (building "E"). Although it is possible that these items came from the earlier buildings, they could also have been brought from an outside source.



FIGURE 1: Detail of stone retaining wall northwest of Winery, viewed facing west

3.2 Champagne Winery Building and Annex (“H”)

The historic La Cresta Vineyards property is currently used to host major musical and theatrical events. The main historic champagne winery building is utilized for programs associated with the current entertainment use. The downhill setting of the champagne winery building, flanked by bowl seating and sweeping views of the West Valley, includes a low stage and a large area of bleachers. Although more than ten outbuildings are located on the property, only the house, "La Cresta," dates from the period of significance (1896-1943) of the historic Paul Masson Champagne Winery; all of the other buildings were constructed after 1943. Most of these later buildings are restrooms or structures related to the current entertainment venue (catering, ticket sales, etc). These ancillary buildings and parking areas are above the champagne winery building and annex, to the north, west, and southwest. Chateau La Cresta is on a rise to the north.



FIGURE 2: View of front elevation of champagne winery building “H” and annex, facing west

The original champagne winery building has a very simple rectangular plan and a front-and-rear-gabled roof. Set into the hillside, its front (east) façade has multiple levels, and its rear (west) façade is less than a full story. The building has parapet walls at the two end gables; the side eaves are shallow, and the roof is currently covered in composition shingles. The primary focus of the building is the applied stone Romanesque portal on the front façade. It has carved pilaster capitals, and a triangular pediment with a distinctive round apex. The portal also features heavy wooden doors and a carved wooden transom panel. Centered above the door is a quatrefoil stone element that was once likely open, but now is backed by a concrete wall.

The front façade features a pair of asymmetrical, square corner towers with flat roofs. The walls of the building have a distinctive washed concrete finish, perhaps best described as a negative dashed finish. It is

a lumpy, pocketed and aggregate-filled texture, smooth on the outer surface at the plane of the original formwork. The concrete has integral pilasters as part of its structural system. The rear façade has an arched brick opening with stone keystone and imposts; the parapet wall is coped with brick as well. The side elevation on the north has a number of door openings at different levels. The towers have small openings at the lower levels and large square openings at the top levels; the lintels at the front façade are ornamented with stone. The original portion of the building appears to have a great deal of design integrity as it was reconstructed after the fire of 1941. The interiors have been modified to some degree, with new partition walls and some change in finishes; however, most of the structural system is exposed and intact.



FIGURE 3: Detail of champagne winery building "H", showing stone header and distinctive concrete texture, viewed facing north

The front (east) façade of the 1940s attached annex is set back from the front of the original champagne winery building. The base of the front of the annex is used as a loading dock. The roof is a simple gable, attached to the main winery in a "butterfly" roof or "parallel gable" roof configuration. The main front wall of the annex is built of loose-set concrete block, and the upper gable end is clad in what appear to be asbestos shingles. The south side and (west) walls of the annex are concrete, differentiated from the original building in texture and color. The rear elevation mimics the rear elevation of the original winery. The rear of the annex is less than a full story, and includes an arched brick opening with an oval wine barrel end projecting from it. The annex is very utilitarian and spare in design.



FIGURE 4: Detail of champagne winery building “H”, showing stone portal carving, viewed facing west

Winery Character-Defining Features: Simple, rectangular footprint set into hillside, unadorned cast-in-place concrete walls with integral utilitarian pilasters and unique washed finish, highly visible, simple gable roof form with shallow eaves and parapet walls at the gable ends, applied Romanesque stone portal, integral wooden door and transom panel, and stone quatrefoil window surround, asymmetrical towers at the corners of the front wall with flat roofs, large arched openings near the top of the towers, and small, rectangular openings at intermediate levels with stone lintels, rear brick arch with prominent stone keystone and impost blocks, brick coping on rear parapet wall with brick corner pilasters.

3.3 Chateau La Cresta (“N”)

The house, now used for food service, has been altered since 1943. What was once a two-story, stone-faced, flat-roofed building now includes a wood frame third story with a pitched roof and enclosed side terraces at the main and lower levels. Secondary sources indicate a 1948 construction date for the wood frame third story and side terraces; however, no documentation exists for this addition. A review of County of Santa Clara building permit indexes from 1947 to the first available permits dating from 1979 found no reference to this addition.

The original body of the house is built primarily of faced, random-shaped stones with raised, scored mortar joints. The underlying structure was not determined as a part of this review. Coursed quarry-faced ashlar stones are found at the lower level arcade with similar raised scored mortar joints. The original form of the house was a tiered square in plan, with a one-story wing set atop the western corner of a larger

walk-out basement level. The upper floor was topped by a roof deck that has since been framed as a third story. The walls of this added upper floor are shingled and its roof is hipped. Wrapping the main level on the northeast and southeast elevations was an open terrace that is now enclosed and an open arcade below has also been enclosed. The roof deck and side terraces had parapet walls and stepped corner pedestals with simple caps in a simplified Spanish Eclectic style. Both sides of the main terrace are now enclosed by frame structures with low-slope roofs and a new covered area of roof deck. These structures include some shingled siding and latticework, as well as fixed multi-pane windows. The lower level arcade has been enclosed with glazing as well. To the southeast, outside the footprint of the house, is an arbor and pergola, supported by stepped stone pillars.



FIGURE 5: View of front (west) elevation of Chateau La Cresta "N", facing northeast

The main entrance of the Chateau La Cresta residence faces southwest; the main massing is symmetrical, with the former terrace to the south elevation. A large centered entry door is flanked by segmental-arched windows. The window frames appear original, but the sash has been replaced by fixed single-pane windows. The added upper story has shingled walls and a single, centered twelve-pane window with shutters. On the south side, a frame sunroom rests on the original low stone-faced wall; this sun porch includes a covered roof deck at the new upper level. On the northwest elevation is the largest composition of stonework on the exterior. The stone-faced wall of the lower level is continuous with the original main upper level. In addition to segmental arched window openings, a stone-faced chimney is part of the original design of this façade. A new section of brick chimney tops it, adjacent to the new upper level. At the northeast elevation, the stone arcade is mostly obscured by vines, and the openings have been filled with glazing. The roof terrace has also been enclosed with a shingled room. The southeast elevation

includes the lower level stonework, supporting the new upper level sunporch and roof deck also seen on the front façade. The form of the original house is visible behind the added frame structures, so the modifications may be reversible, but this could not be determined from a visual assessment. No stone pedestals were visible at the original upper corners of the building.

Chateau La Cresta Character-Defining Features: Tiered form of original walls, stonework and pointing, original window frames (missing sash although some original sash in north wall), stone arbor posts, original chimney.



FIGURE 6: View of side (north) elevation of Chateau La Cresta "N", facing east



FIGURE 7: View of east corner of Chateau La Cresta "N", facing northwest



FIGURE 8: Detail view of Chateau La Cresta "N", facing southwest, showing original chimney, original windows, and stonework



FIGURE 9: View of Chateau La Cresta "N", front and side (southeast) elevations, facing north



FIGURE 10: View of Chateau La Cresta arcade at lower east corner "N", facing northwest. This is the same location as the historic photo of Paul Masson taken in the late 1930s on page 13.