

Date: August 3, 2011

To: Members of the City of Calistoga Planning Commission and City Staff

From: Olof & Elizabeth Carmel, & Architect Craig Threshie

Re: Response to Completeness Letter to Olof & Elizabeth Carmel dated July 5, 2011

We have received this letter and have the following responses:

1. Regarding the discretionary review and environmental review issues, we will work to provide the requested information and submit as part of the conditional use permit process. We have attached a construction management plan.
2. We agree to dividing up the application to have the design review considered separately from the CUP, so we will proceed along that path.

We would like to respond in more detail to the memo attached to the letter, which is dated June 27, 2011 and addressed from Ken Macnab to Erik Lundquist. Many of these issues were directly addressed in the extensive project description document submitted with the application. We have diligently tried to get direction from the City on an acceptable design direction before submitting our application. We refer Commissioners and staff to the documentation in our application and repeat the points made in our submittal documents in our responses below. We have exhaustively studied the surrounding architecture and all the City's design policies and ordinances to develop our design. We believe this building will not only blend in with the historic and architectural context of the downtown, it will also significantly enhance this portion of the downtown. We request that the Planning Commission approve this submitted design, or provide us adequately detailed design feedback so we can move this project forward.

Comment #1: The proposed building features Spanish Colonial Revival style architecture. The architectural style is similar to that of nearby buildings and may convey a false sense of historic origin.

Response: We strongly disagree with this assertion. The statement that the proposed building provides a false sense of historic origin is conclusory and arbitrary, since no additional supporting evidence for this statement is provided either in the memo from staff or in any supporting adopted policies or ordinances. Our project submittal documentation has provided extensive design analysis by our expert, a licensed California architect supporting the design concepts proposed. The building has been designed within the context of Calistoga's historic development pattern to complement the existing downtown architecture through use of smooth plaster exterior finish, clay roof tiles, multiple story construction, and pedestrian oriented design - including large windows and an overhanging balcony that aligns with the canopy of the adjacent building. The front roofline building incorporates a simple peaked gable design that will complement the attractive roofline variety on this side of Lincoln Avenue. A number of buildings in the downtown use plaster on

the exterior and clay tiles on the roofs. The downtown does not seem overwhelmed by these materials to the extent that they have been prohibited or even discouraged on future downtown buildings by City ordinance or design policy.

We have attached photographs showing the strong influence of Spanish architectural styles in downtown Calistoga. A number of historic buildings incorporate clay roof tiles and stucco, including the Mount View Hotel, which is on the National Register of Historic Places. In addition many historic buildings incorporated balconies into their design. It is impossible to deny the strong influence of the Spanish / Mexican architectural styles in this historic region, beginning with the Spanish colonization of California, the construction of nearby missions, and the legacy of early Spanish leaders.

This building contains elements of traditional western architecture in addition to the Spanish influence reflected in the smooth plaster and tile roof. Traditionally some buildings in Calistoga have incorporated a balcony, most notably the old Calistoga Hotel and the building which was the precursor to the Mount View Hotel. In addition the building incorporates wood into the design, including wood trim and decking, wooden windows and doors, exposed timbers, and wooden siding on the rear elevation to allow for possible future expansion. The simple peaked gable roofline reflects a western influence instead of the more ornate and curvilinear mission revival style. The simple square windows were also used in historic building designs along Lincoln Ave.

We have worked diligently with our architect to develop a design that is absolutely consistent with all of Calistoga's adopted policies and ordinances regarding appropriate design for this portion of Lincoln Ave. An exhaustive analysis of all the relevant polices and design criteria is included in our original application packet, so we respectfully refer Commissioners to this information to further support our position that the proposed building is of a "high design standard that utilizes quality materials compatible with the surrounding development consistent with and appropriate for the nature of this proposed use." (17.06.040 K).

Following is a specific response from our architect Craig Threshie to this issue:

Our proposed design is unique from the others within view of our site and is also consistent with the Spanish Colonial Revival style. It does not replicate or compete with others of this style or the Mission Revival style within view, because it integrates original but appropriate composition elements in the downtown historic Lincoln Avenue context, thereby strengthening the authenticity of the place and avoiding the creation of a false sense of historic origin. The distinction of our design from others is largely defined by our western influenced, timber detailed and clay tiled dominant central gable form, as well as our cantilevered timber detailed balcony with it's western influenced scale and proportion. These elements of our design especially make it authentic within the more heavily western influenced Spanish Colonial Revival style, but at the same time eliminate the error of creating

false duplication of architectural elements within the surrounding historic buildings. The historic buildings within the context of downtown Lincoln Avenue that are of Spanish Colonial Revival or even Mission Revival style do not integrate these very important differentiating elements, utilizing plastered or trimmed gables where gables were used and not integrating balconies within these styles.

Comment #2: Consistent architectural treatment is needed on all sides of the building:

- use of Spanish roof tiles should be continued on the gabled roof area
- plaster / stucco on all facades
- use of projections etc should be considered on rear façade
- rear door material should be same as front door

Response:

- a) The gabled roof area will not be visible to the public. There is screening provided by extensive tree cover in the view shed from Lincoln Avenue. We felt it would be better to use “cool roof” materials in areas not visible to help reduce the energy demands of the building and be more eco-friendly. In addition the proposed cool roof will allow for future installation of solar panels. It is very difficult to install solar panels on a tile roof.
- b) The rear façade is constructed of wood to facilitate possible future expansion of the building to the rear. The chosen siding is consistent with materials utilized in western influenced buildings within the historic core.
- c) The rear façade is not visible to the public, since it is heavily screened by the existing vegetation and wooden fence.
- d) We can make the rear door wood if the Commission insists. We are concerned about adequate security in the rear of the building and do not want a door that is easily penetrated.

Comment #3: The south elevation needs additional architectural treatment to add visual interest to this expansive wall.

Response: The majority of this wall will be screened by trees, the Bank of the West building, and a fence and is therefore not visible to the public. Historic commercial architecture of this period often utilized similarly plain sidewall treatments, unique from the street façade. Our proposed building will dramatically improve this area because the real eyesore is the huge blank expanse of wall on the Sugar Daddies building. Our building will completely remove this wall from public view. Please see the attached photo of the existing wall. We plan to establish Ivy on this wall to provide a natural vegetative cover and further screening.

Comment #4: The proposed ground floor height of 10 feet 6 in does not provide enough flexibility for future use – additional plate height should be encouraged.

Response: the 10’6” height is the maximum height we can make the ceiling and still have the balcony align with the Sugar Daddy’s canopy adjacent, which is desirable

from a design perspective. In addition the very high 15 foot ceilings requested by staff will create problems with lighting the lower floor and require large extension poles to bring the lighting down to a level which will properly illuminate the area. This type of extension pole lighting is not very attractive to the interior design and adds a burdensome expense to the interior lighting. In addition 15' high ceilings will add to the energy usage required to heat and cool the building. High ceilings were historically built before air conditioning allowed cooling, as an area for the heat to rise to. Our analysis of buildings in the downtown shows that most businesses with high ceilings have brought their light down to 10 feet or lower (with unsightly extension rods) to provide adequate lighting. Our building is also probably unique in that it will integrate a crawl space below the main floor level, thereby creating a hollow space for future mechanical, plumbing, electrical, data and communications retrofit and this will in many cases replicate the function of a very high ceiling for these possible future needs. The above justifications were all submitted initially with our application packet and no specific response to our points has been provided. This memo simply repeats what was told us at the beginning of the process with no additional response to our justification.

Comment #5: Additional information is needed on the material / color of the decorative element above the balcony roof projection on the east façade.

Response: The quatrefoil proposed is a traditional element in the gable design of the Spanish Colonial Revival style. This specific design is a unique composition that splays out on a horizontal axis in order to compliment the overall proportion of the façade. It is essentially a plastered relief carved sculpture that will be hand carved by the plasterer's on site utilizing a custom prepared template as a guide. There will be a recessed area in the wall framing to allow for its depth. It will have a back depth of three inches from the face of the stucco wall plane, thereby being deep enough to allow for shade patterns to travel across it through the hours it receives sunlight. It's back will also be stucco, but in the contrasting color of Sable to compliment and coordinate with the buildings' window and door frames. The hand curved sidewalls of the relief carving will be same color as the primary wall color, Oatmeal. Please see the attached sketch also.

Comment #6: Detail is needed on all exterior lighting fixtures

Response: No exterior lighting fixtures are proposed other than the recessed lighting under the balcony.

Comment #7: The HVAC unit on the rear of the building should be screened

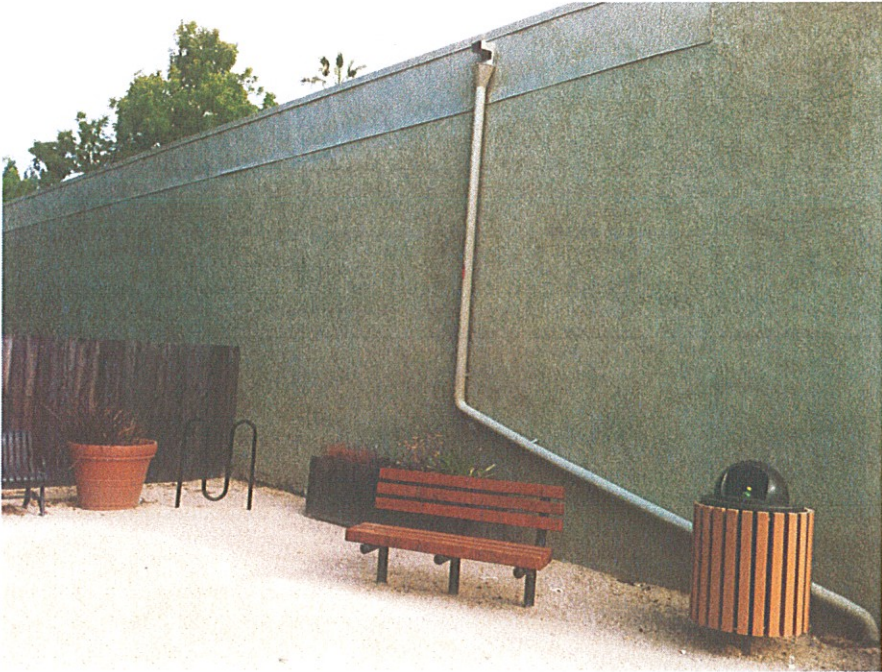
Response: We can screen it with a small wooden enclosure matching the materials used on the rear of the building.

Comment #8: Will there be a trash enclosure?

Response: The business does not generate much trash. All trash will be disposed of with our residential trash on Mora, so we are not proposing a trash enclosure.

Conclusion: It is our understanding that the City of Calistoga would like to encourage appropriate infill and environmentally sensitive development in its historic downtown core. The City has adopted ordinances recognizing the difficult economic climate and the need to encourage investment in the Calistoga. Our project is implementing the stated goals of the City to encourage appropriate economic development. We have tried to be good neighbors and continued the \$1 a year lease for the pocket part when we acquired the property. We have a specific window of time to develop this project and request expeditious processing of our application. Allowing this blighted parcel to remain in the core of downtown is in no-one's best interest. We hope the City will work with us as partners with a compatible and appropriate vision in improving the downtown.

Attachment 1: Photos showing current screening from Lincoln Avenue towards the southerly wall.



Existing blank expanse of wall that will be hidden by the proposed building
Below: Existing Screening vegetation





Existing screening vegetation on the Bank of the West side.

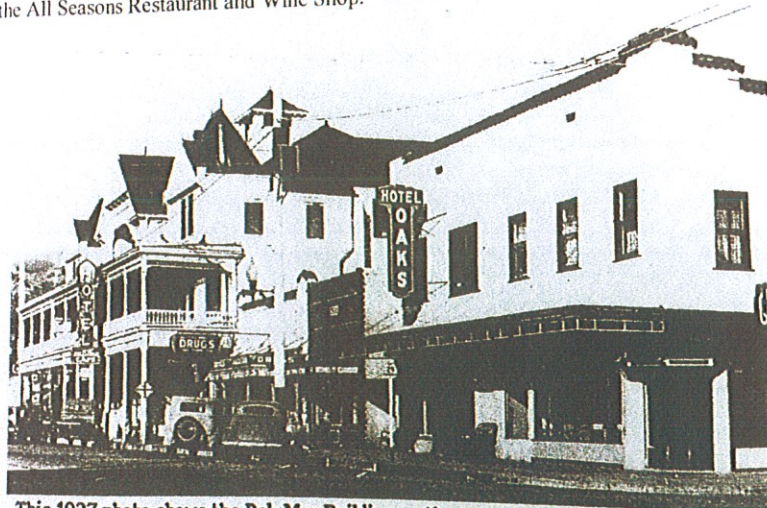


View towards the rear of the parcel also has heavy vegetation screening

Attachment 2: Spanish Influence in Historic Calistoga Architecture

Note the plaster and clay tile roof on the Hotel Oaks and the balcony on the adjacent Calistoga hotel. Note the Spanish influenced design features on the photos below.

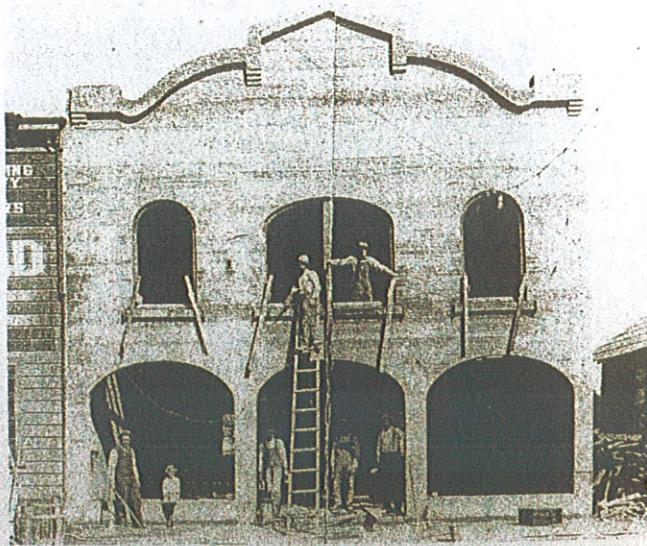
1400 - **Del-Mar Building** was originally a hotel and saloon constructed in 1895. It survived the 1901 town fire but the roof was damaged and charred beams are still in place. The structure also survived the 1906 earthquake without damage. It now houses the All Seasons Restaurant and Wine Shop.



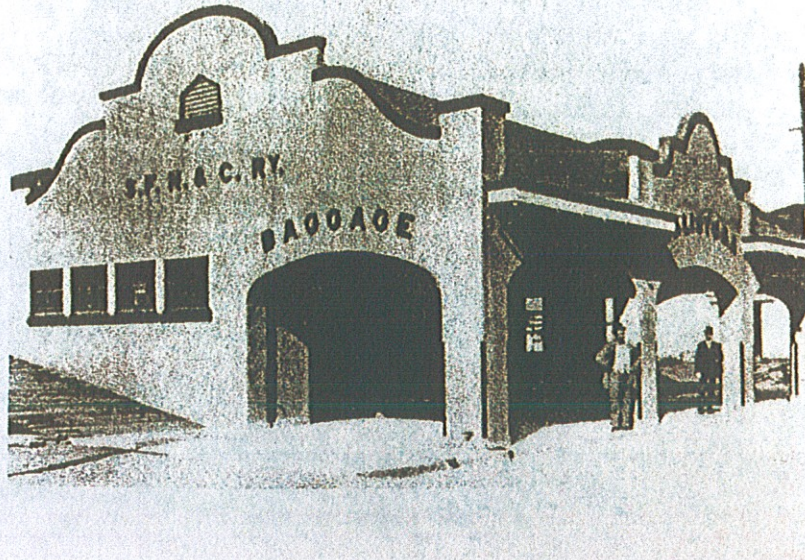
This 1937 photo shows the Del-Mar Building on the corner (Hotel Oaks), the walkway between it and the Surfwood is where Good'n Airy Angel now stands, with the imposing Calistoga Hotel beyond

1350/60 - These two buildings are Mission Revival style, and are stucco covered wood. The building at 1350 was constructed in 1908 followed by the 1360 building in about 1910. The curvilinear gables suggest the Mission influence.

1350 under construction



1113 – Now the Calistoga Fire Department, this location was once the depot for the Vallejo, Benecia and Napa Valley RR. In July, 1905, this electric rail line between Vallejo and Napa with steamer service from San Francisco was completed. Subsequently renamed the San Francisco, Napa and Calistoga Railway, service continued until just before WWII. (Note the rails that are still visible in the Washington Street frontage.) A diorama in the Sharpsteen Museum provides an animated view of this site.



Armstrong Bldg ↑ Fisher Bldg ↑ Spiers Stable ↑

Attachment 3: Existing Spanish Influenced Architecture in Downtown Calistoga

These photos show the use of stucco / plaster, clay tile roofs, gable roofs, and balconies in the downtown area.









Preliminary Construction Management Plan for Carmel Gallery on Lincoln Ave August 3, 2011

A very reasonable timetable but assumes excellent dialogue with all parties and agencies.

August 2011: Planning Commission meeting; Design Review and Input; Conditional Use permit. Meet with Chamber of Commerce and City Manager to introduce ourselves and the building design and impact on Calistoga; Begin Engineered drainage study, Engineered fire flow analysis; Topographic and Boundary Survey; Sprinkler System design and permit process with PG&E.

September 2011: Approvals from Planning Commission: Complete studies from August and building plans. Work with structural engineer and architect. Submit Plans to building dept. for permit; Contact construction engineers / excavators and Caltrans. Work with Calistoga Public Works to arrive at specific timetable for removal of pocket park on parcel and work in Lincoln Ave. Work with PGE and Caltrans to obtain necessary permits. Meet with adjacent property owners to discuss our plans and any concerns or requests they might have.

October 2011: Obtain building permit from the City. Finalize excavation bids and permits and any outstanding issues. Install portable restroom on the rear of the parcel.
Note: We will not be placing a temporary office on site since our home is so close by and we are acting as the contractor and foreman.

November 2011: When the vineyard harvest is completed and visitation to Calistoga drops off but before the rainy seasons begins, remove pocket park from parcel, begin and complete work in Lincoln Ave (water line; gas line; sewer line, storm drainage line and phone line connections run in to parcel). Restore road and asphalt to former condition. Erect first stage construction fence - 10 foot fence 3-4 feet off of front of proposed building; the fence will be on the property but within the sidewalk easement; There will be adequate room for pedestrians on the sidewalk yet allow for excavation and foundation work on the parcel. BMP's will be installed to protect the Bank of the West parcel and the parcel to the rear (APN: 011-221-019). Note that the Bank of the West side and the rear of the property already have fencing

December 2011: Pour foundation; concrete truck washout disposal on site; return grading to former condition; All deliveries of construction material will be handled between 6-8 am in the morning to minimize impact to traffic and visitors to Lincoln Ave. Note: most neighboring Lincoln Ave businesses use the rear alley to park and enter their respective buildings. This access is done through parcel APN: 011-221-019. We will ask for permission from this property owner to access the rear of our parcel in a respectful and non impact way. If this is not acceptable to this owner (s), our only entry will be from Lincoln Ave. for deliveries.

January 2012 Begin framing building. When the first floor walls are up but before we roll the second floor joists and cantilevered deck joists overhanging the sidewalk, we will construct the second stage construction fence and enclosure which will protect all pedestrians walking on the sidewalk. Appropriate signage will be installed. Inspection and approval from Public Works and the Building dept will be requested before construction on the second level resumes.

February and March 2012 - Framing is completed. Windows and exterior doors installed. Stucco / plaster / deck / small roofs and wood details on Lincoln Ave side will be top priority to begin and finish. Roofing and drainage system installed on main roof

April 2012: All exterior work is completed. Fences and enclosures around sidewalk are removed and sidewalk returned to normal use. Front windows paper covered from inside to hide construction work inside. Rough plumbing, electric, HVAC, fire and security systems installed.

May 2012: Sheetrock and Paint inside.

June / July 2012: Finish work. Meet with adjacent property owners to make sure their requests and concerns have been addressed.

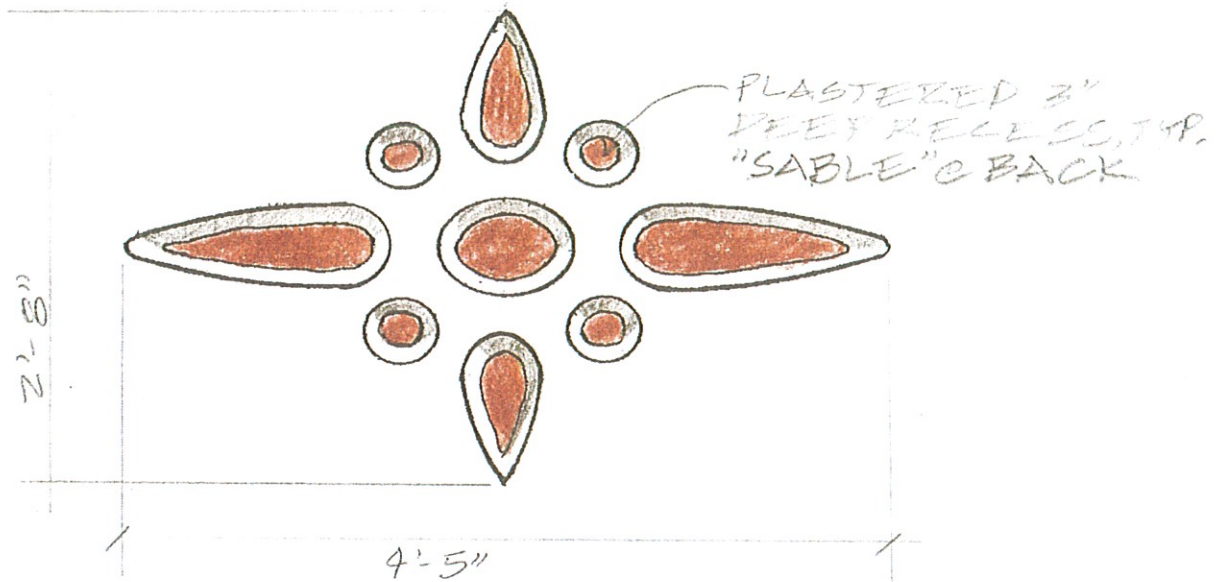
August or September 2012: Building completed and finalled.

Further construction details:

Olof Carmel, as contractor in charge and daily worker, will be personally responsible to make sure every effort is made to minimize the parking and pedestrian impact in the public right of way. Work that is especially impacting will be done at night or in the early morning hours.

Because only the first third of the parcel will be built on, the remaining two thirds will be used for all staging and storage of all building materials. Smaller deliveries of building materials will be requested from suppliers and materials will be quickly unloaded and brought on to the property. Early morning hour deliveries will minimize impact. We will use access through the rear of the parcel as much as possible to minimize Lincoln Ave impact. BMP measures will be taken at all times to control erosion run-off during the rainy season. Any trees to be retained will be protected. Care will be taken to minimize compacting the soil over the root structure of the large douglas fir tree on the Bank of the West property.

Location of utilities: Please see survey and engineering studies / plans.



EAST ELEVATION QUATREFOIL
 1329 LINCOLN AVE., CALISTOGA
 SCALE: 1"=1'-0" 7-31-11