

4 COMMUNITY IDENTITY ELEMENT

The natural and built environments of Calistoga help create a strong sense of community for the town. Given the importance of Calistoga's unique physical, visual and cultural features, the community has decided to include a Community Identity Element to identify, protect and enhance these characteristics.

State law does not require a Community Identity Element. However, the City of Calistoga values its small town identity and seeks to preserve it. The decisions of individual property owners, together with the efforts of city government and other public agencies, can do much to preserve and enhance Calistoga's physical appearance. This Element contains goals, objectives, policies and actions that will guide private individuals and government in preserving and enhancing Calistoga's physical identity. It also discusses local cultural institutions and events, and identifies ways in which their contribution to community identity can be maintained.

A. Background Information

Calistoga is a walkable small town, made up of a vibrant main street set within pedestrian-oriented neighborhoods and surrounded by wineries, vineyards and other agricultural lands. Important visual features include the tree-lined streets found throughout the city, the Napa River, and historic homes and commercial buildings. Most of the community is located on the Napa Valley floor and is nestled between the Palisades and the Southern range. The rugged hilly areas are heavily forested, contrasting with the gentler landscape of the town itself, which has been tamed and tempered by human hands to create large expanses of vineyards, orchards and other open space, dotted with houses and other structures.

The Planning Area can be divided into distinct districts that form its physical identity. These include:



Vineyards in Front of Mount Washington

- ◆ **Downtown**, which has a compact street pattern and Lincoln Avenue as its main axis. Downtown is the economic and social center of Calistoga.
- ◆ **Residential Neighborhoods**, each of which developed over several decades in the nineteenth and twentieth centuries. These neighborhoods are comprised primarily of one- and two-story houses set back on landscaped lots. Lot size is generally small.
- ◆ **Rural and Semi-Rural Areas**, comprised of agriculture and other open space. Large single-family homes surrounded by vineyards are a distinctive feature of this area, part of which is located outside of city limits.
- ◆ **Publicly-Owned Open Space**, which includes parks and public infrastructure and facilities.

Urban Design

Urban design considers the aesthetic and functional relationship of places and buildings. It focuses on the connections between people and places, circulation patterns and the physical form of the city. Enhancing quality of life is a key goal of urban design.

An important part of Calistoga's existing streetscape is the fact that virtually all areas contain different kinds of land uses located near to one another. In most of the city, no distinct boundary separates single family homes from denser housing; commercial streets are near other land uses. No large shopping malls or "big box" retail centers exist. With few exceptions, residential neighborhoods are comprised of houses in a variety of styles, built over several years, even decades. This architectural and visual heterogeneity helps to create the community's identity. Landscaping, signage, the control of traffic, noise and other emissions also play an important role.

Landmarks, Entry Corridors and Vistas

Calistoga is in the upvalley section of the Napa Valley, which is punctuated by small landmarks such as Mount Washington and Mount Lincoln. Most of the visually prominent features, such as the ridgelines of the Palisades, are located outside of the city limits beyond the direct control of the city government. As a result, the General Plan, and the Community Identity Element in particular cannot protect the visual features of many of the most significant features of the Planning Area. However, the Napa County General Plan and other County regulations provide some visual protection to the hillsides that frame Calistoga. Moreover, the City has a role in responding to discretionary permits since those areas are within the General Plan Planning Area.

Entrances to the city on major roadways are called "entry corridors". Entry corridors marking the principal entrance points into Calistoga are identified in Figure CI-1 and policies regarding private development on

The Community Identity Element covers the visual character and appearance of buildings, sites and districts.

Urban design concepts related to the location of different land uses and their relationship to one another are presented in the Land Use Element.

The rural quality of highways entering the city is an important aspect of local community character.

entry corridor sites are included in the Land Use Element. This Community Identity Element contains additional goals, objectives, policies and actions to enhance these entry corridors.

Calistoga and its Planning Area also include many vistas offering important views of Calistoga's surrounding scenic resources. Vistas and scenic resources are discussed in the Open Space and Conservation Element.

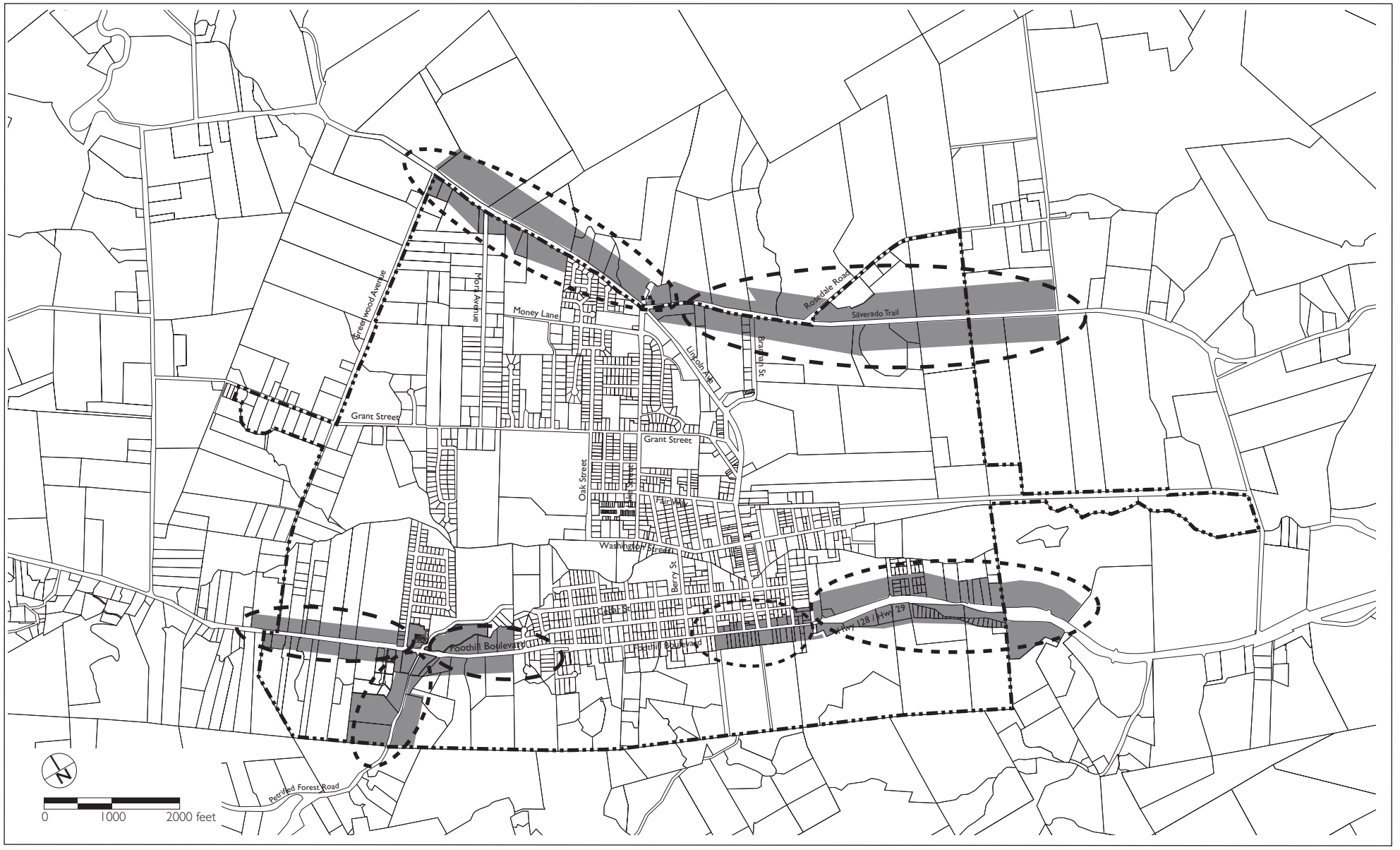
In 2001, the National Trust for Historic Preservation included Calistoga among twelve communities that “epitomize the flip side of cluttered tourism and sprawl...typify our country’s small towns, close to communities, and celebrated heritage”.

Historic preservation experts usually consider buildings more than 50 years old as being worthy of protection. Consequently, planners routinely include 45 year old buildings on lists in order to take into account the time it takes to implement survey findings.

Historic Resources

In addition to natural environmental features, Calistoga possesses cultural resources that are important parts of its community identity. These historic resources include historic structures, sites and areas that played important roles in local history. Other buildings, while not technically of historic significance, are valuable because of design attributes that provide insight into architectural styles and values of the past. The City recognizes these historic resources as worthy of preservation both for their aesthetic and cultural importance and because they support Calistoga's viability as a visitor destination. In fact, the National Trust for Historic Preservation selected Calistoga as one of the nation's twelve best preserved and unique communities for 2001.

Cultural Resource Inventory. To understand cultural resources in Calistoga, a cultural resources inventory was completed for this General Plan in May 2000. Properties in the Planning Area were rated for potential eligibility for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). Assessments in the preliminary field survey were made primarily on the basis of visual qualities, although in some cases associations with historical events or notable persons were known to the surveyor.



- City Limit Line
- Entry Corridor Location
- █ Entry Corridor Overlay Area
(See Figure LU-6)

FIGURE CI-1

**ENTRY CORRIDORS
AND SCENIC ROUTES**



1250 Lincoln Avenue

Historic resources have been classified in the following categories:

A. Primary Resource: appears to be eligible for the NRHP and CRHR.

B. Secondary Resource: more research is needed to determine eligibility to the NRHP and CRHR.

C. A property at least 45 years old that retains architectural integrity, but is unlikely to be eligible for the NRHP or CRHR because it is one of many similar buildings that still stand.

Within the city limits, approximately 150 properties were found to be significant, including 70 properties rated “A” and 75 properties rated “B.” In addition, approximately 300 properties within the city limits were rated “C.”

Calistoga’s richest stock of older buildings consists of single-family houses concentrated on the streets of the original town plat. Approximately 90 houses in this area have been identified as significant, including 30 houses from the 1870 to 1900 period and 60 houses from the 1900 to 1955 period.

Surviving nineteenth-century houses are designed in Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, and vernacular



1343-47 Lincoln Avenue

styles. Houses from the first half of the twentieth century display Colonial Revival, Craftsman, Bungalow, Tudor Revival, and Spanish Colonial Revival styling. There are relatively few houses from the 1920s and 1930s, since the Napa Valley's economy was depressed in this period.

Approximately 25 commercial buildings are significant, and most are rated "A." The largest concentration extends along Lincoln Avenue, which comprises the city's historic downtown. A handful of older roadside businesses, including two older gas stations, are distributed along Foothill Boulevard. Fires swept through the business district in 1901 and 1907, with the result that few nineteenth-century structures remain. Still, four significant commercial buildings are from the period 1887 to 1895,



1321 Cedar Street (Church, 1869/1902)

with 20 other buildings dating from the first four decades of the twentieth century. Lincoln Avenue is distinguished by several fine examples of vernacular construction using local stone and brick, including the Fraternal Hall building (1887) at 1343-47 Lincoln Avenue, pictured on the previous page. Lincoln Avenue's commercial styles include Mission Revival, Spanish Colonial Revival, Neoclassical and Moderne.

The most notable aspect of Calistoga's commercial history is its status as a resort town. For example, five properties survive from the original Calistoga Hot Springs of the 1860s and 1870s. Four early twentieth century resort/spas have also been identified.

Other types of historic resources in Calistoga include barns and stables, a railway depot, churches, governmental buildings, a public park, a



Calistoga Depot, 1458 Lincoln Avenue

bridge, and a cemetery. For example, the church at 1321 Cedar Street (1869/1902), pictured on the previous page, represents a unique example of Romanesque Revival architecture. Very few older industrial buildings survive, although two structures associated with early wineries are significant. The winery building (1890) at 28 Kortum Canyon Road is a primary historic resource that may be eligible for the National Register. The Calistoga Depot (1868), pictured above, is one of the state's oldest train stations and adjoins the historic downtown on Lincoln Avenue. Five churches spanning the years from 1869 to 1945 complement the older residential neighborhoods. The City Hall (1902), Library (1924), and Pioneer Park (1936) embody the local government's role in Calistoga's growth and development.

Appendix A identifies the location, type, age and significance of the primary historic resources (those which received an "A" ranking) in the City of Calistoga and the Planning Area. Figures CI-2 through CI-4 map the location of these primary historical resources within the city

C-rated properties are not individually significant but they form a part of the local streetscape and contribute to the appearance of potential historic districts.

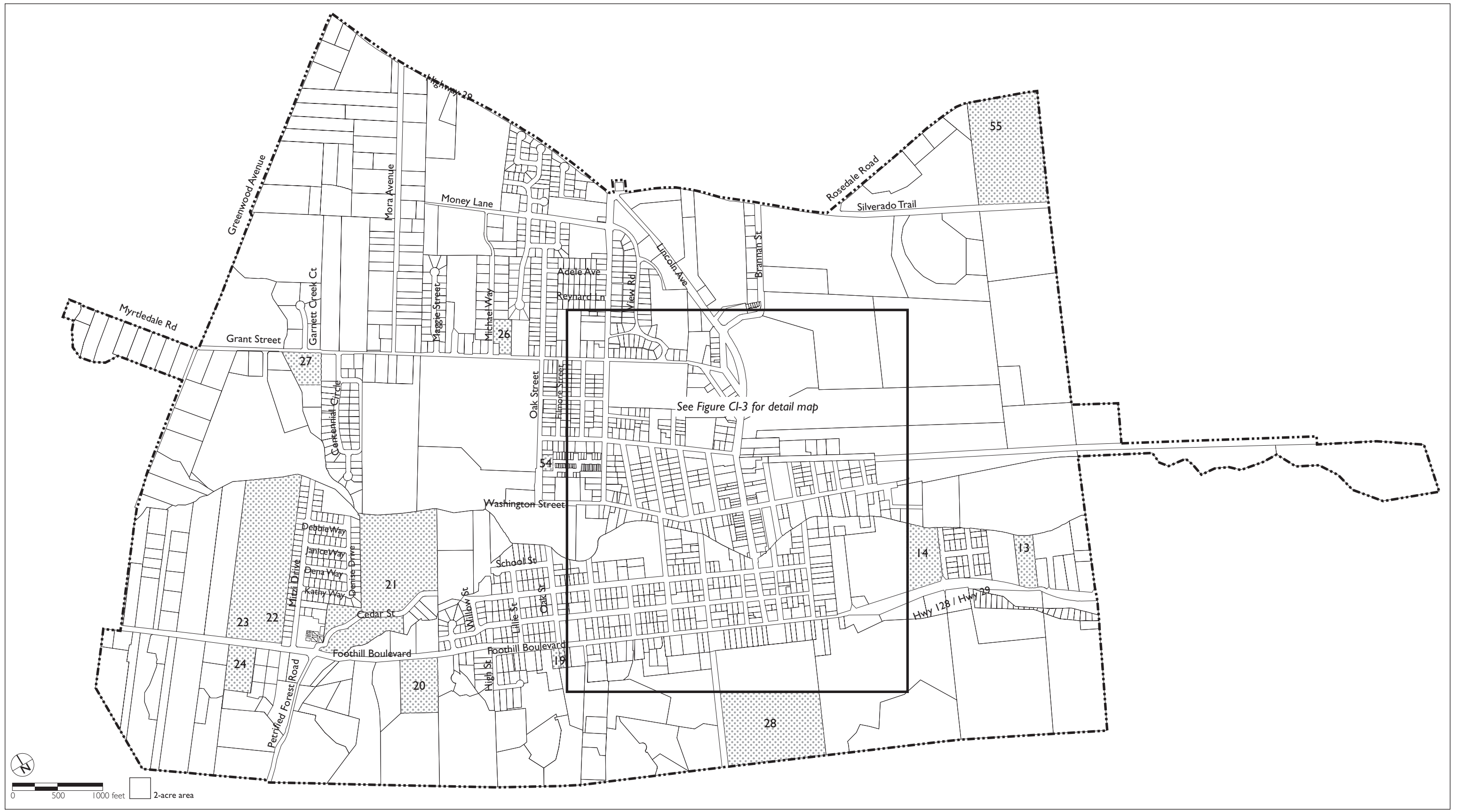
limits, downtown and in the Planning Area. The entire legal parcel is shaded on the maps, even if the historic property is only one building which occupies a small portion of the parcel. This is because development anywhere on the parcel might have an impact on integrity of the historic property itself.

Properties rated “B” and “C” are listed in a separate report available for consultation at City Hall and the Calistoga Public Library.

Challenges in the renovation of historic buildings include the need to meet current code requirements, and to ensure seismic safety. This Community Identity Element contains goals, objectives, policies and actions to preserve these historic resources.

Historic Districts. Historic districts can be designated to protect historic areas or groups of historic structures against insensitive changes and the loss of historic fabric and features. A designated historic district can contribute to the revitalization of neighborhoods and to the conservation of the resources they contain. By encouraging better quality design, positive economic impact can be created because Calistoga’s sense of place will remain strong for visitors and for potential and current residents. Four historic districts in Calistoga have been identified and are mapped in Figure CI-3:

- I. A residential district (within the area identified by the 1978 Napa County Historic Resources Survey as the Foothill District) extending five blocks on Cedar and Myrtle Streets between Berry and Pine Streets.



Note: Placement of number does not indicate exact location of historic resources on property. Some historic structures may be located on more than one lot.

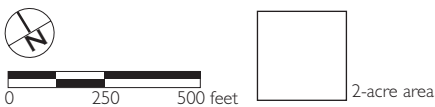
FIGURE CI-2

- City Limit Line
- Parcels containing Significant Resource**
 (number indicates listing in Appendix A)

**HISTORIC PROPERTIES
WITHIN CALISTOGA CITY LIMITS**



Note: Placement of number does not indicate exact location of historic resources on property. Some historic structures may be located on more than one lot.



- XX** Parcels containing Primary Resource - National Register
(number indicates listing in Appendix A)
- XX** Parcels containing Significant Resource
(number indicates listing in Appendix A)
- I** Potential Historic District Boundary

FIGURE CI-3

**HISTORIC PROPERTIES
AND DISTRICTS
IN DOWNTOWN CALISTOGA**

CITY OF CALISTOGA
2003 GENERAL PLAN

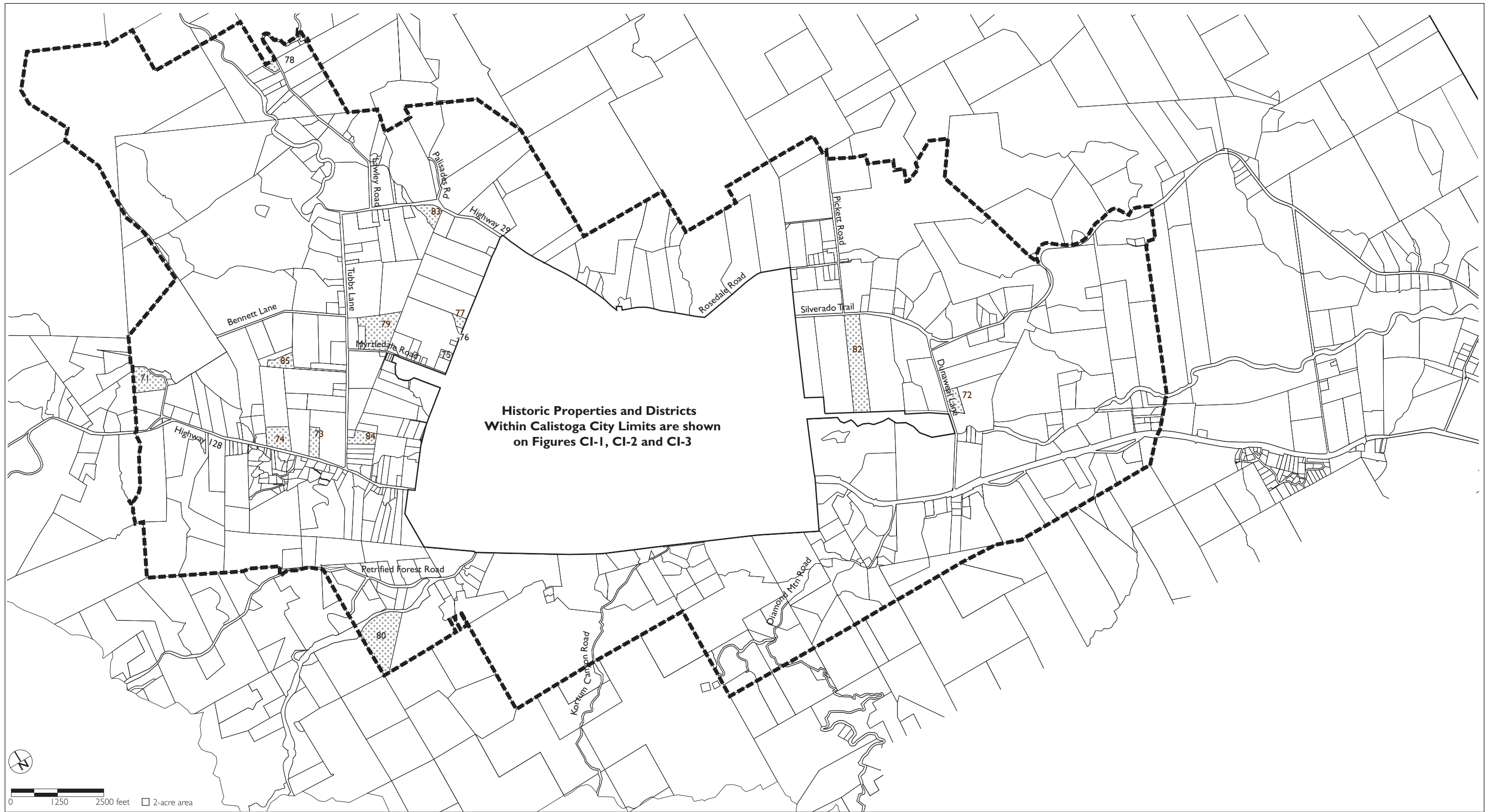
- II. A smaller residential district (within the area identified by the 1978 survey as the Lake District) along four blocks of Washington Street.
- III. A resort/spa district (within the area identified by the 1978 Napa County Historic Resources Survey as the Hot Springs District) that includes two existing resorts as well as the remnants of Brannan's Calistoga Hot Springs (part of the original octagonal plat and several buildings).
- IV. A commercial district (within the Hot Springs District described above) taking in two long blocks of the historic downtown on Lincoln Avenue between the Napa River and the old railroad right-of-way.

This Community Identity Element contains goals, objectives, policies and actions to preserve these historic districts.

Archaeological and Paleontological Resources

In May 2000, a request for a records search for the entire Planning Area was filed with the Northwest Information Center at Sonoma State University, which is the clearinghouse for all archaeological resource surveys in this part of California. The records search indicated that 50 studies of archaeological and paleontological resources covering approximately 5 to 10 percent of the Planning Area have been conducted.

The types of cultural resources which have been discovered in the Planning Area include remnants of Native American villages and campsites and other evidence of habitation such as large, small and ashy middens, and lithic and obsidian scatter. Potential prehistoric resources include chert or obsidian flakes, projectile points, mortars and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials.



Note: Placement of number does not indicate exact location of historic resources on property. Some historic structures may be located on more than one lot.


- Planning Area Boundary
- City Limit Line
-  Parcels containing Potentially Significant Resource
(number indicates listing in Appendix A)

FIGURE CI-4

HISTORIC PROPERTIES IN THE UNINCORPORATED PLANNING AREA

Within the Planning Area, prehistoric archaeological sites are generally located along seasonal and/or perennial watercourses, at or near vegetation ecotones, and at the base of foothills. The unsurveyed portions of the Planning Area contain these environmental features and there is a high probability of additional prehistoric cultural resources in these areas.

Disclosure of more specific information on archaeological sites is inappropriate for General Plan documents. Locations of sites are kept confidential in order to prevent vandalism, artifact hunting and trespassing. The Northwest Information Center provides site location data and/or the exact contents of surveyed sites only to licensed archaeologists, who are then prohibited from disclosing this information to the public. California Government Code Section 6254.10 exempts archaeological site information from the California Public Records Act which requires that public records be open to public inspection.

Since the Planning Area is known to contain numerous prehistoric resources and there is a high probability of additional resources, archival and field study is recommended prior to the implementation of projects involving or leading to ground disturbance.

Community Cultural Facilities and Activities

In addition to its numerous historic buildings and archaeological resources, Calistoga, both in the past and today, is home to a diverse population that reflects a variety of cultures and their heritage. Several institutions reflect and enhance this important aspect of the city's community identity.

The Sharpsteen Museum in Calistoga is located in a City-owned building close to the downtown, and operated by a non-profit association that maintains and staffs the museum. The Museum houses numerous exhibits depicting the city's history. Notable are a series of extensive dioramas that portray Calistoga in its 19th Century heyday as a

fashionable spa town. Other displays are in place that provide information about Calistoga's indigenous population, the Mishewal (named the Wapoo by the Spanish), as well as artifacts from 19th and 20th Century life in Calistoga. The Museum also houses a large collection of historic photographs that provide an important connection to the past.

Calistoga's Pioneer Cemetery, located along Foothill Boulevard near Petrified Forest Road, is the burial place of many of Calistoga's early citizens, as well as a picturesque open space area, with winding paths, trees and hillsides throughout the cemetery. At present, there are no formally developed interpretive facilities at the site and visitor amenities are limited. Given its importance to local history, as well as its scenic qualities, the Cemetery has great potential to be enhanced as a significant local historic and cultural site.

Beyond these cultural and historic sites, Calistoga also hosts a number of events that are an important aspect of local community character. The annual Napa County Fair is held at the Fairgrounds in July, and is an occasion for Calistogans and Napa Valley residents alike to enjoy exhibits of local agriculture and business, live entertainment and other amusements. There is also an annual Cinco de Mayo Festival and Parade that celebrates Hispanic culture and Calistoga's local Hispanic population. Other events include the Beer and Sausage Festival, Art in the Park, and an annual Fourth of July parade and celebration.

B. Key Findings

1. Calistoga's identity as a small town is based on its physical appearance, including eclectic small buildings set on walkable streets and the surrounding natural environment.

2. Calistoga has several “entry corridors” providing entry to the city along major roadways. Entry corridors play an important role in the perception of Calistoga and in its small town, rural identity.
3. Attention to urban design criteria can help ensure that future development fits within the existing built environment and permit the continued growth of Calistoga in a manner which maintains its existing small town atmosphere. Landscaping, signage, traffic and noise all play a key role in enhancing quality of life in Calistoga.
4. An important part of the Calistoga streetscape is created by the businesses lining Lincoln Avenue and a few side streets. A key feature of buildings along the central portion of Lincoln Avenue is the use of extended roofs and canopies that create an arcade of covered sidewalks. Shopping is focused in the downtown area, and typical shopping centers and "big box" retail have been discouraged.
5. Historic resources comprise an important part of Calistoga’s character, embodying the city's rich and varied heritage. The preservation of these resources is vital to the city's ongoing quality of life and its continued viability as a visitor destination.
6. Challenges in the renovation of historic buildings include the need to meet current code requirements, and to ensure seismic safety.
7. It is likely that the Planning Area contains still undiscovered archaeological, palentological and cultural resources including human burial sites. State and federal law and professional practice provide stringent guidelines related to the timing of archival and field study of these resources.
8. Calistoga is home to the Sharpsteen Museum, which provides displays and interpretive exhibits about local history. The Pioneer

Cemetery is an important and under-utilized local historic and scenic resource that should be enhanced with new facilities.

9. Community events such as the Fourth of July and Cinco de Mayo celebrations are an important aspect of local character that the City should continue to support.

C. Goals, Objectives, Policies and Actions

Goal CI-1 Maintain and enhance Calistoga's small-town character.
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Objective CI-1.1 Reinforce locally distinctive patterns of development, landscape and culture, such as small buildings, mixed use, walkability, architectural diversity, neighborhoods of single-family homes on small lots, vineyards and agricultural lands.

Policies

- P1. New development should be sensitive to surrounding architecture, landscaping, character and scale of existing buildings.
- P2. New development should use exterior materials that have traditionally been used in Calistoga.
- P3. New buildings shall have heights that avoid obtrusive breaks in the natural skyline.

- P4. New developments should provide accessible public and semi-public areas and efficient and inviting pedestrian and bicycle connections to existing Calistoga streets.
- P5. Neighborhood circulation patterns should encourage walking and cycling.
- P6. Commercial properties should be attractively landscaped.
- P7. New commercial development shall be designed to avoid characteristics common to typical auto-oriented shopping center or strip commercial development. This can be achieved by including features such as:
- ◆ Parking set alongside or behind buildings, rather than in front.
 - ◆ Incorporation of varied building massing and architectural treatment.
 - ◆ Limited front setbacks and direct street access.
 - ◆ Pedestrian- rather than automobile-scaled design elements.
 - ◆ Avoiding “big box” retail and other similar types of commercial development that demand auto-oriented design characteristics.
- P8. The considerations specified for each Character Area and Gateway overlay designation and each Entry Corridor overlay designation in the Land Use Element shall be followed.

Actions

- A1. Review development for characteristics that affect the image of the community including, but not limited to, landscape context, architecture, land uses, scale and intensity of uses relative to the historic standards.
- A2. Conduct an evaluation of City guidelines, ordinances, and infrastructure standards to ensure they are consistent with community identity features.
- A3. Regulate signage, noise, odor and traffic by ordinance to ensure the maintenance of healthy and pleasant conditions throughout the city.

Objective CI-1.2 Maintain and enhance the urban design quality of the downtown and other commercial areas.

Policies

- P1. All new development in the Downtown Commercial, Community Commercial and entry corridor overlay areas shall be subject to design review.
- P2. Design amenities shall be encouraged in new downtown developments, including:
 - ◆ Buildings without front or side setbacks.
 - ◆ Porches and/or overhangs, including covered sidewalks where appropriate.
 - ◆ Large store windows on ground floors.
 - ◆ Building rhythm matching the character of existing buildings.

- P3. New commercial buildings in the Downtown Commercial area shall abut the street, with parking areas located behind the buildings and a minimum number of curb cuts on Lincoln Avenue.
- P4. The amount of greenery, especially street trees, in the Downtown Commercial area shall be maintained and enhanced to help create a pleasant walking environment for pedestrians and for visual continuity.
- P5. Pedestrian-scale lighting that encourages nighttime use of the Downtown Commercial area, while balancing safety and glare concerns, shall be used.
- P6. Large aggregations of parking in the Downtown Commercial area shall be discouraged by breaking parking areas into small units.
- P7. New development in the Downtown Commercial area shall encourage a continuous wall of buildings with small breaks rather than large breaks, such as parking lots, between buildings.
- P8. The development of pedestrian amenities within the downtown area shall be encouraged
- P9. Formula visitor accommodations and restaurants shall be prohibited in Calistoga. Other formula businesses and chain stores may be allowed but shall reflect Calistoga's unique small town qualities and shall not include common design elements found in other communities.

P10. Implement the vision for the Downtown, Gliderport and Lower Washington Character Areas and all Gateway areas as described in the Land Use Element and the Urban Design Plan.

Actions

~~A1.~~ Prepare an Urban Design Plan for central Calistoga.

~~A2~~ A1. Prepare and adopt new design guidelines for commercial areas related to:

- ◆ building scale, bulk and façade treatment
- ◆ streetscapes
- ◆ design and location of parking
- ◆ lighting
- ◆ street furniture (e.g., benches, trash cans)
- ◆ signage
- ◆ landscaping and trees
- ◆ other pedestrian amenities such as weather protection and public art

~~A3~~ A2. Collaborate with merchants to preserve, protect and enhance the downtown beautification and improvement programs.

~~A4~~ A3. Conduct a study of existing street trees in the Downtown Commercial area and develop a plan for their main-tenance and replacement.

A4. Prepare a plan for creating a river promenade along the Napa River from the Sharpsteen Museum/Police

Station parking lot to the Fire Station parking lot.
Components of the plan should include:

- ◆ Provision of safe and attractive passages along the river from public parking areas to Lincoln Avenue.
- ◆ Redesign of the Sharpsteen Museum/Police Station parking lot area for use as a public event plaza.
- ◆ Physical and visual connections with Pioneer Park.

Objective CI-1.3 Maintain the urban design quality of existing residential neighborhoods, and replicate this quality in new residential development.

Policies

- P1. All residential development shall protect the character of established neighborhoods in which the development is located.
- P2. Residents and property owners shall be required to maintain their properties in good condition.
- P3. All new development in residential areas shall be subject to design review.
- P4. Homes of modest size, built in proportion to their lots, shall be encouraged. Construction of over-sized, bulky residential buildings should be avoided.
- P5. Design amenities shall be encouraged in new housing developments. Examples include:
 - ◆ interconnected street layout
 - ◆ clustering of buildings

- ◆ landscaping on each lot, with emphasis on native and drought-tolerant species
 - ◆ visual buffers
 - ◆ variation in architectural design
- P6. Multi-family structures and non-residential uses located adjacent to single-family properties shall incorporate adequate screening into project design to prevent view intrusion.
- P7. In new residential developments, the use of traditional site design and architectural elements such as a grid street layout, narrower streets, street trees, traditional house designs, reduced setbacks, and garages to the rear or sides of properties, shall be considered.
- P8. New neighborhoods shall promote human-scaled, comfortable and safe design, and incorporate pedestrian-oriented design features and connections to pedestrian/bikeways and site amenities.
- P9. The establishment of walled and gated communities shall be discouraged.

Actions

- A1. Prepare and adopt new design guidelines for residential areas to include:
- ◆ building scale, bulk and facade treatment
 - ◆ streetscapes
 - ◆ lighting
 - ◆ landscaping and trees

- ◆ visual impacts of multi-unit housing and commercial uses on nearby single-family residences
 - ◆ viewshed protection, including ridgelines
- A2. Study and revise residential street width standards to address emergency vehicle access while also providing for the narrowest streets possible to enhance walkability and urban design character.

Goal CI-2 Preserve and enhance all the entry corridors to Calistoga.
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Objective CI-2.1 Protect Calistoga's entrance points as important components of local community identity.

Policies

- P1. The entry corridor policies and principles specified for each entry corridor in the Land Use Element shall be followed.
- P2. The Design Review Process shall be used to require new development at the major entrances to the city to be aesthetically pleasing, provide buffering between land uses, and retain open space, unique land features and small-town rural character.

Actions

- A1. Collaborate with the County to prepare an Urban Design Plan for major entry corridors.

- A2. Design and install signs or markers that are evocative of Calistoga's character at its six entries, as mapped in Figure CI-1.

Goal CI-3 Conserve Calistoga's historic, architectural and cultural resources.
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Objective CI-3.1 **Protect historic properties as representatives of Calistoga's rich and varied heritage.**

Policies

- P1. The preservation of historic properties shall be encouraged through restoration, sensitive renovation and adaptive reuse.
- P2. All properties listed as Category A – Primary Historic Resources shall be preserved and protected.
- P3. The demolition of significant buildings or structures shall be prevented when it is economically feasible to restore them.
- P4. Efforts by property owners and other interested individuals and groups to obtain State and/or federal recognition of historic properties shall be supported.
- P5. The County of Napa shall be encouraged to institute a program to recognize and protect primary historical resources in the unincorporated portion of the Planning Area.

- P6. Owners of primary historical resources located in the unincorporated part of the Planning Area shall be encouraged to protect and enhance their properties.

Actions

- A1. Encourage pride and awareness of Calistoga's heritage, both locally and elsewhere, by developing ways to educate and sensitize Calistoga residents, business people and visitors to Calistoga's architectural, aesthetic and visual qualities.
- A2. Conduct studies to consider the designation of one or more official historic districts and to create development regulations for these districts.

Objective CI-3.2 Encourage historic preservation through proactive techniques.

Actions

- A1. Explore the costs and benefits of using the California Mills Act of 1972 to obtain property tax credit on the increase in property values from sensitive renovation.
- A2. Assist property owners to obtain Federal Historic Rehabilitation Tax Credits for the appropriate renovation of historic structures.
- A3. Consider applying for grants and loans from the National Trust for Historic Preservation, through its Community Partners Neighborhoods and Heritage Property Services, either independently or in cooperation with private property owners.

- A4. Amend the Zoning Code to create a Historic Resource Overlay Zone that would permit owners of designated historic properties to apply for permission for a non-conforming use via the discretionary permit process.

Objective CI-3.3 Promote research regarding potentially significant historical properties.

Policies

- P1. Adequate development opportunities shall be ensured while preserving historical quality.
- P2. The adaptive reuse of appropriate historic properties shall be considered for City facilities and City projects shall ensure that they are sensitive to Calistoga's cultural resources.
- P3. Development standards shall reflect the historic qualities of Calistoga, except where public health and safety would be compromised.
- P4. New development shall ensure that it does not disfigure or demolish Category A properties, identified as primary historic resources in the May 2000 historic resource survey.
- P5. As part of the review process, development proposals potentially affecting Category B historic resources shall include an assessment of the significance of these resources and the potential to cause substantial adverse change in their significance. If such studies find that

those Category B historic resources are significant, then

new development shall not disfigure or destroy the subject resources.

- P6. The State Historical Building Code shall be applied as a means to facilitate the rehabilitation and adaptive reuse of historic buildings while preserving original archaic materials, historic interiors and unique design elements.

Actions

- A1. Encourage individuals and organizations to conduct research on Category B properties, which are the 75 properties identified in the May 2000 historical resources field survey as Secondary Resources with potential eligibility for State and federal historic status.
- A2. Expand the Category A historic resources list to include any Category B properties for which subsequent research has determined they are eligible for State and/or federal listing.
- A3. Protect and preserve structures of historic, architectural and aesthetic importance that may be affected by development.

Objective CI-3.4 Preserve and protect cultural resources other than historic buildings, including Native American sacred places, burial sites, archaeological resources, fossils and other paleontological resources, historic landscapes, and other culturally significant sites and objects.

Policies

- P1. As part of the development review process, assessment shall be required by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.
- P2. Any archaeological or paleontological resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal.
- P3. All public projects shall preserve and enhance cultural resources to the maximum extent feasible.
- P4. If Native American artifacts are discovered on a site, representatives of the Native American community shall be consulted to ensure the respectful treatment of Native American sacred places.

Objective CI-3.5 Support and enhance local cultural institutions that reinforce Calistoga's community identity and cultural heritage.

Policies

- P1. The City shall continue to support the Sharpsteen Museum as the local historical museum, and the efforts of the Museum Association to protect and preserve artifacts from Calistoga's past.

- P2. The City shall seek ways to protect the Pioneer Cemetery as a significant local historic and scenic resource, and to develop facilities on the site that will enhance this role.
- P3. Local community and cultural events shall continue to be supported and promoted.

Actions

- A1. Commission and implement a Pioneer Cemetery beautification plan to enhance the Cemetery's presence and appearance as a picturesque small-town cemetery.