

MARIO R. SCULATTI



Attachment 3

Project Description:

In order to meet the Secretary of Interior Standards for restoration and rehabilitation of the James H. Francis House, and also be economically sustainable, we seek to create a Planned Development District and enter into a Development Agreement with the City of Calistoga, allowing 18 guest rooms within new, and historic-era quaint structures on the property located at 1403 Myrtle Street and on the adjacent parcels of 1409 Myrtle and 1105 Spring Street

Our desired plans include:

1. Restoration and rehabilitation of the National Register James H. Francis House (1403 Myrtle) for common space for use by guests of the inn. The project will include the creation of a glass orangerie with subterranean wine cellar, and high quality kitchen in the approximate place of the old hospital addition wings.
2. Restoration and rehabilitation of the Craftsman house (1105 Spring Street) into 7 fine guest rooms, which will include raising the building approximately 3 feet. This action will comply with Calistoga Fire Department safety requirements.
3. Construction of 11 guest rooms to be contained within new construction that matches the vernacular era of the late 1800's that would appear as historic designed outbuildings found on Napa County estates of the time period. These new units would be located around the perimeter of the combined three parcels, making an intimate secret garden feeling. This construction is consistent with the current R-3 zoning of the properties.
4. 20 on-site parking spaces consistent with Calistoga's Zoning Ordinance requirements (18 guest units x 1.1 parking spaces per guest unit = 19.8 parking spaces).
5. Small plunge pool, hot tub and dry sauna room on property.
6. Extensive and wonderful historically inspired landscaping, designed by a historic landscape architect, to best capture the spirit of a bygone era interpreted with modern convenience details, and areas of repose throughout.
7. Historic wine tastings with chef prepared meals, and wine educational seminars, for inn guests.
8. Interior fixtures and decorations, inside all structures on the property, will include significant antique artifacts of California and Napa Valley history, and also pay homage to previous owners and uses of the Francis House property.