

MARIO R. SCULATTI



Attachment 2

November 1<sup>st</sup>, 2013

Dear Calistoga Planning Commission -  
Chairman Jeff Manfredi  
Vice-Chair Paul Coates  
Commissioner Carol Bush  
Commissioner Walter Kusener  
Commissioner Scott Cooper

It is with great pleasure and hopeful intentions that I write to you today.

Since the age of 12 years old, I have been personally captivated by the historical majesty and cultural importance of the gorgeous native cut-stone, Second Empire style James H. Francis House (also known as the Calistoga Hospital) located at 1403 Myrtle Street here in Calistoga. For an entire 20 years since that evening when old man Selvy chased me off the property I have vowed a quiet intention to ultimately restore this Napa County treasure. My goal, as a preservationist, is to fully restore and rehabilitate, as well as preserve the Francis House to its original 1886 appearance. We only have a small handful of photos known of the house before the hospital additions were constructed in the early 1900's, and I intend, with my investors, to restore the beauty and spirit of the 1880's to this corner of Spring and Myrtle Streets.

As a fourth generation native son of St. Helena, I cherish and revere our national treasure that is the Napa Valley. As a City Council member of my hometown I acutely understand the need to balance job creation with preserving historic cultural assets that in total benefit the neighborhoods they are in, and the greater community as a whole.

Our group seeks to save the Francis House, bearing the full costs of seismic retrofit, as well as undertake a Secretary of Interior Standards Restoration and Rehabilitation, so that the building will again appear as the day that merchant James H. Francis completed construction in 1886. To assist in ensuring that the project meets the Secretary of Interior guidelines and that it is consistent with the regulations as set forth in the California Environmental Quality Act (CEQA) we have enlisted the support from the wonderful staff members of Napa County Landmarks. These talented, preservation focused professionals include a 'Qualified' historic preservationist, as well as Board and Committee members with expertise in historic window restoration, structural engineering of historic buildings, and historic landscaping that will be advising my team throughout the restoration and rehabilitation process.

My personal career and expertise over the last 10 years has been focused in the world of rare wine auctioneering. Having built and grown two successful auction companies and having managed the sales of over \$25M worth of rare and collectible wine throughout Asia, America and Europe, I have always wanted to create a single glorious location to celebrate the taste of aged wine from the broad international palate of estates and producers we, as human beings, have the opportunity to savor. We want the Francis House property to attract a focused base of aficionados who desire to experience the joy of a human-scale setting with patina in the Napa Valley where they can literally taste and drink the history of wine. Tasting experiences for our guests will range from opening bottles of wine from the 1800's to the modern era. Our target is to make the Francis House the "Three Star Michelin level of Historic Wine Tastings in America." This is something that could ultimately be very exciting and beneficial to the Napa Valley and to the City of Calistoga.

One of the other great desires is for us to host and promote tastings of the Calistoga AVA specifically, and other vertical vintage intensive Napa Valley winemaker dinners for our guests, which will further enhance the benefit both to our community wineries and visitors to our wonderful valley. We see this synergy as a true solution to creating a loyal audience we can inspire during their stay at the historic Francis House. This process ultimately supports the strengthening and monetizing the fruits of our valley's rare Agricultural Preserve, something we must protect forever, for future generations.

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We propose not to request an actual to-order restaurant, rather our gourmet kitchen would serve as the perfect size for selected guest chefs to create meals for each individual historic wine tasting as tailored to our customers. Food service to our overnight guests would include fresh continental breakfast, and afternoon delights of cured meats, cheeses and old world small plates accompanying wines they wish to taste on premise directly from the cellar underneath the new Victorian-style orangerie.

We would seek to outsource our spa amenities for our guests by forging a relationship with a local hot-spring facility here in town, where we can graciously send our guests.

We forecast that the Transient Occupancy Tax (12%) we can generate for the City of Calistoga will range from \$95,000 to \$195,000 per year as we ramp up our occupancy, and sales tax for the wine events will be approximately \$65,000 to \$100,000 per year.

Presentation materials for the November 13th, 2013 Planning Commission meeting will include an updated proposed site plan for Francis House Inn, collages of historical design desired, illustrations of mood desired, and supporting documentation encouraging the restoration and rehabilitation from a Napa County Landmark perspective as one of the Top 10 Endangered Treasures of Napa County.

The next step we seek is to present at the next available City Council meeting for further presentation, in order to then enter into the process of negotiation with the manager of the City of Calistoga to chart out all the details of a planned development district and development agreement for these R-3 zoned parcels.

All my best regards,

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