

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2008-37**

A RESOLUTION APPROVING DESIGN REVIEW (DR 2008-08) TO ALLOW (1) DEMOLITION OF AN EXISTING RESIDENTIAL STRUCTURE (“YELLOW HOUSE”) AND DETACHED SHED LOCATED AT 1409 MYRTLE STREET (APN 011-242-004); (2) DEMOLITION OF AN EXISTING RESIDENTIAL STRUCTURE (“WHITE HOUSE”) LOCATED AT 1007 SPRING STREET (APN 011-242-015); (3) DEMOLITION OF THE “HOSPITAL ADDITIONS” TO THE FRANCIS HOUSE LOCATED AT 1403 MYRTLE STREET (APN 011-242-015); AND (4) PERFORMANCE OF EMERGENCY INTERIOR STABILIZATION WORK ON THE FRANCIS HOUSE, INCLUDING INTERIOR DECONSTRUCTION AND STRUCTURAL STABILIZATION, REMOVAL OF DESTROYED INTERIOR MATERIALS, AND INTERIM WEATHERIZATION, AT 1403 MYRTLE STREET (APN 011-242-015). ALL OF THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE “R-3”, RESIDENTIAL/PROFESSIONAL OFFICE ZONING DISTRICT.

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2 **WHEREAS**, an application was submitted by the owner of the subject properties on
3 June 12, 2008, requesting permission to demolish selected structures and perform interior
4 stabilization work on the historic Francis House; and
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6 **WHEREAS**, Chapter 17.06 Design Review of the City’s Zoning Ordinance requires
7 Design Review for alterations to any structure listed or eligible for inclusion on a federal, state or
8 local inventory of historic or cultural resources, or to a structure that is at least 50 years of age
9 or older; and
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11 **WHEREAS**, a Historic Resources Evaluation has been prepared and submitted by
12 Architectural Resources Group of San Francisco (June, 2008) documenting the history, integrity
13 and condition of the subject structures and assessing their eligibility for inclusion on the National
14 or California Registers of historic places; and
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16 **WHEREAS**, the Historic Resources Evaluation prepared by Architectural Resources
17 Group of San Francisco (June, 2008) concludes that proposed demolition and stabilization work
18 will not result in the loss of an eligible local, state or national historic resource nor will it effect
19 the listed status of the Francis House on the National Register of Historic Places; and
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21 **WHEREAS**, on June 25, 2008, the Napa County Landmarks Preservation Action
22 Committee conducted an independent review of the proposed demolition and stabilization work
23 for consistency with the Secretary of the Interior’s Standards for Preservation and Guidelines for
24 Preserving Historic Buildings; and
25

26 **WHEREAS**, on July 28, 2008, the City received official correspondence from the Napa
27 County Landmarks Preservation Action Committee stating their concurrence with opinion’s and
28 conclusions of the Historic Resources Evaluation prepared by Architectural Resources Group
29 and finding the proposed demolition and stabilization work to be in conformance with the
30 ***Secretary of the Interior’s Standards for Preservation and Guidelines for Preserving***
31 ***Historic Buildings***; and
32

33 **WHEREAS**, the Planning Commission considered the request at its regular meeting on
34 August 13, 2008. Prior to taking action on the application, the Planning Commission received

35 written and oral reports by staff and the owner's representatives, and received public testimony;
36 and

37
38 **WHEREAS**, this action has been reviewed for compliance with the California
39 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant
40 to Sections 15301(l) and 15331 of the CEQA guidelines; and

41
42 **WHEREAS**, the Planning Commission has considered Napa County Landmarks
43 Preservation Action Committee's analysis of the proposed demolition and stabilization plan and
44 concurs with the findings below regarding the project's conformance with the **Secretary of the**
45 **Interior's Standards for Preservation and Guidelines for Preserving Historic Buildings**;

- 46
47 1. *A property will be used as it was historically, or be given a new use that maximizes the*
48 *retention of distinctive materials, features, spaces, and spatial relationships. Where a*
49 *treatment and use have not been identified, a property will be protected and, if*
50 *necessary, stabilized until additional work may be undertaken.*

51
52 FINDING: Interim protection and stabilization of the Francis House is necessary to
53 prevent further deterioration of the building. The interior of the Francis House has been
54 decimated by water intrusion from lack of roof maintenance. As a result, the interior
55 plaster has completely failed. During periods of rain, wet fallen plaster has lain on the
56 existing floors, causing structural failure of floor joists. The owner is proposing to
57 dismantle and remove destroyed interior materials. Removal of these materials (plaster,
58 walls and floor) would leave the exterior walls vulnerable to collapse. Therefore, bracing
59 and stabilization is required to protect and preserve the building until permanent
60 improvements can be made.

- 61
62 2. *The historic character of a property will be retained and preserved. The replacement of*
63 *intact or repairable historic materials or alteration of features, spaces and spatial*
64 *relationships that characterize a property will be avoided.*

65
66 FINDING: Removal of intact or repairable historic materials is not proposed, except as
67 required for structural repairs. Historic fabric to be removed will be documented, stored,
68 replaced or replicated as required in the preservation plan.

- 69
70 3. *Each property will be recognized as a physical record of its time, place, and use. Work*
71 *needed to stabilize, consolidate, and conserve existing historic materials and features*
72 *will be physically and visually compatible, identifiable upon close inspection, and*
73 *properly documented for future research.*

74
75 FINDING: The stabilization plan includes an extensive assessment and documentation
76 of existing conditions and materials. Some materials are too damaged to remain, but
77 have been documented for purposes of future replacement or restoration.

- 78
79 4. *Changes to properties that have acquired historic significance in their own right will be*
80 *retained and preserved.*

81
82 FINDING: Non-historic additions to the rear of the Francis House will be removed.
83 These additions have no historic significance and do not contribute to the National
84 Register listed property, either in the initial nomination or in the current re-evaluation of
85 significance.

- 86 5. *Distinctive materials, features, finishes, and construction techniques or examples of*
87 *craftsmanship that characterize a property will be preserved.*
88

89 FINDING: Some interior woodwork will be removed as part of the proposed stabilization
90 work. Since the floor system has failed, these finishes will be documented, stored and
91 either re-installed or replaced using the guidelines.
92

- 93 6. *The existing condition of historic features will be evaluated to determine the appropriate*
94 *level of intervention needed. Where the severity of deterioration requires repair or*
95 *limited replacement of a distinctive feature, the new material will match the old in*
96 *composition, design, color and texture.*
97

98 FINDING: Documentation of existing materials has been completed. The preservation
99 plan provides for storage or replication of original materials depending on condition
100 during the stabilization work.
101

- 102 7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest*
103 *means possible. Treatments that cause damage to historic materials will not be used.*
104

105 FINDING: Inappropriate chemical or physical treatments are not proposed as part of the
106 stabilization work.
107

- 108 8. *Archeological resources will be protected and preserved in place. If such resources*
109 *must be disturbed, mitigation measures will be undertaken.*
110

111 FINDING: Staff is recommending a condition of approval requiring that work be halted
112 upon discovery of any archaeological/historical materials or concentrations of bone of
113 any type be uncovered, until a qualified archaeologist has inspected the discovery and
114 has had the opportunity to assess its significance before a plan for the mitigation of
115 impacts to it can be submitted to the City of Calistoga for approval.
116

117 and;
118

119 **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has made the
120 following Design Review findings for the project:
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- 122 A. *The extent to which the proposal is compatible with the existing development pattern*
123 *with regard to massing, scale, setbacks, color, textures, materials, etc.;*
124

125 FINDING: The proposed project will result in the demolition of vacant dilapidated
126 structures on the subject site and stabilization measures intended to protect and
127 preserve the historic Francis House from further deterioration. No new structures or
128 changes to the façades of the remaining structures are proposed as part of the project.
129

- 130 B. *Site layout, orientation, location of structures, relationship to one another, open spaces*
131 *and topography;*
132

133 FINDING: No construction is proposed as part of the project. Demolition of the White
134 House, Yellow House and Shed and hospital additions to the Francis House is likely to
135 create a more open feeling in the area, particularly on Myrtle Street (if only temporary).

136 The proposed stabilization work will not change the location or orientation of remaining
137 structures.
138

139 C. *Harmonious relationship of character and scale with existing and proposed adjoining*
140 *development, achieving complementary style while avoiding both excessive variety and*
141 *monotonous repetition;*
142

143 FINDING: Demolition of existing dilapidated structures on the site will improve the quality
144 of the neighborhood. No change to the relationship, character or scale of the remaining
145 structures is proposed as part of the project.
146

147 D. *Building design, materials, colors and textures that are compatible and appropriate to*
148 *Calistoga. Whether the architectural design of structures and their materials and colors*
149 *are appropriate to the function of the project;*
150

151 FINDING: No new buildings are proposed as part of the project. No change to the
152 materials, colors and textures of the remaining structures is being proposed as part of
153 this project.
154

155 E. *Harmony of materials, colors, and composition of those sides of a structure, which are*
156 *visible simultaneously;*
157

158 FINDING: See previous finding under "D" above.
159

160 F. *Consistency of composition and treatment;*
161

162 FINDING: The proposed demolition and stabilization work is compatible with the
163 surrounding neighborhood.
164

165 G. *Location and type of planting with regard to valley conditions. Preservation of specimen*
166 *and landmark trees upon a site, with proper irrigation to insure water conservation and*
167 *maintenance of all plant materials;*
168

169 FINDING: No installation of landscaping is proposed and no trees will be removed as
170 part of the project. A condition of approval requiring a Tree Protection Plan be prepared
171 and implemented during work activities is being recommended to ensure the protection
172 of existing trees on the site.
173

174 H. *Whether exterior lighting, design signs and graphics are compatible with the overall*
175 *design approach and appropriate for the setting;*
176

177 FINDING: No new permanent exterior lighting or signage is proposed to be installed as
178 part of this project.
179

180 I. *The need for improvement of existing site conditions including but not limited to signage,*
181 *landscaping, lighting, etc., to achieve closer compliance with current standards;*
182

183 FINDING: No construction is proposed as part of this project.
184

185 J. *Whether the design promotes a high design standard and utilizes quality materials*
186 *compatible with the surrounding development consistent with and appropriate for the*
187 *nature of the proposed use;*
188

189 FINDING: The proposed demolition and stabilization plan will retain the historic integrity,
190 significance and condition of the hospital property and is consistent with the **Secretary**
191 **of the Interior's Standards for Preservation and Guidelines for Preserving Historic**
192 **Buildings.**
193

194 K. *Responsible use of natural and reclaimed resources.*
195

196 FINDING: No new construction is proposed. Some undamaged materials will be
197 removed from the Francis House, stored, refurbished (if/as necessary), and re-installed
198 at the time of rehabilitation.
199

200 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
201 that based on the above Findings and Conditions contained herein, the Planning Commission
202 approves the proposed project, subject to the above Findings and the following Conditions of
203 Approval:
204

- 205 1. This permit authorizes limited demolition and stabilization work as shown on the
206 dismantling and stabilization plans submitted on July 22, 2008, excepting any
207 modifications required by these conditions. The Planning and Building Department may
208 approve minor amendments to this approval provided that the dismantling and
209 stabilization plans remain in substantial conformance with the original approval.
210
- 211 2. The applicant agrees to obtain a Building Permit for all improvements located on the site,
212 not otherwise exempt by the Uniform Building Code or any State or local amendment
213 adopted thereto. Prior to issuance of all building permits, the applicant agrees to pay all
214 fees associated with plan check and building inspections, and associated development
215 impacts fees rightfully established by City Ordinance or Resolution.
216
- 217 3. All necessary permits shall be obtained from applicable Federal, State and County
218 agencies having jurisdiction over this project prior to commencement of any operations.
219
- 220 4. All equipment involving the use or storage of combustible, explosive, caustic or
221 otherwise hazardous materials shall comply with all applicable local, state and federal
222 safety standards and shall be provided with adequate safety devices.
223
- 224 5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or
225 health threats from insects, vectors and odors.
226
- 227 6. During demolition and stabilization activities, the owner/contractor shall use the
228 franchised garbage hauler for the service area in which the project site is located for all
229 wastes generated during work activities, or transport the waste on their own. If the
230 owner/contractor transports waste on their own, an appropriate landfill or solid waste
231 transfer station serving the area in which project is located shall be used.
232
- 233 7. Adequate area shall be provided for the collection of recyclables. The owner/contractor
234 shall contact the franchised garbage hauler for the service area in which the project site
235 is located in order to determine the area and access needed for the collection site.

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8. If an underground storage tank is found during site work, work shall be stopped immediately and the owner shall contact the Napa County Department of Environmental Management for information and requirements.
 9. Should any archaeological/historical materials or concentrations of bone of any type be uncovered, work will be halted until a qualified archaeologist has inspected the discovery and has had the opportunity to assess its significance before a plan for the mitigation of impacts to it can be submitted to the City of Calistoga for approval.
 10. Prior to commencement of demolition and stabilization work, a Tree Protection Plan shall be prepared in consultation with arborist and submitted for review and approval by the Department of Public Works. The Tree Protection Plan shall identify the location of all existing trees on the site and discuss measures to be taken to ensure their protection during work activities.
 11. Noise generated by painting work and equipment shall be limited to between the hours of 8:00 AM and 5:00 PM Monday through Saturday. All equipment shall be properly used so as to avoid excessive noise.
 12. The owner/contractor shall minimize all vehicular and fugitive dust by use of water or dust palliative. Access roads shall receive frequent watering and/or palliative treatment as needed to prevent dust from leaving the parcel boundaries. Completed areas shall be treated to minimize wind blown dust. If valid dust complaints are received, the City and/or BAAQMD may require the submittal and implementation of an effective dust mitigation plan.
 13. An erosion and sedimentation control plan shall be submitted for review and approval by the Public Works Department prior commencement of work. The applicant shall utilize applicable Best Management Practices (BMP) in accordance with the Napa County Storm Water Management Program. All approved erosion and sedimentation control measures shall be installed no later than October 1, 2008.
 14. A qualified historic architect shall be retained to periodically monitor demolition and stabilization activities to ensure that the project is carried out in accordance with project plans and conditions of approval.
 15. A copy of the inventory of materials removed from the Francis House as part of the dismantling and stabilization process shall be provided to the Planning and Building Department upon completion of the work.
 16. The owner shall permit the City of Calistoga or representative(s) or designee(s) to make periodic inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this approval is in accordance with the terms and conditions prescribed herein.
 17. This approval shall be null and void if not used by August 13, 2009.

