

**CITY OF CALISTOGA
STAFF REPORT**

TO: CHAIRMAN MANFREDI AND PLANNING COMMISSIONERS

FROM: KEN MACNAB, SENIOR PLANNER

MEETING DATE: AUGUST 13, 2008

SUBJECT: DESIGN REVIEW (DR 2008-08) OF LIMITED DEMOLITION AND EMERGENCY STABLIZATION WORK AT FORMER HOSPITAL PROPERTY

1
2 **REQUEST**
3

4 **DR 2008-08.** Consideration of a request for Design Review approval to: (1) demolish an
5 existing residential structure (“Yellow House”) and detached shed located at 1409 Myrtle Street
6 (APN 011-242-004); (2) demolish an existing residential structure (“White House”) located at 1007
7 Spring Street (APN 011-242-015); (3) demolish the “hospital additions” to the Francis House
8 located at 1403 Myrtle Street (APN 011-242-015); and (4) perform emergency interior stabilization
9 work on the Francis House, including interior deconstruction and structural stabilization, removal
10 of destroyed interior materials, and interim weatherization, at 1403 Myrtle Street (APN 011-242-
11 015). All of the subject properties are located within the “R-3”, Residential/Professional Office
12 Zoning District. This proposed action is exempt from the California Environmental Quality Act
13 (CEQA) under Sections 15301(l) and 15331 of the CEQA Guidelines.
14

15 **BACKGROUND**
16

17 The owner is proposing to demolish two dilapidated single-family dwellings and the “hospital
18 additions” to the Francis House. The owner is also proposing to perform emergency
19 stabilization work in the interior of the Francis House. The purpose of this work is to stem
20 further deterioration of the historic Francis House and remove attractive nuisances created by
21 the presence of vacant buildings on the site. Demolition, stabilization and preservation plans
22 are detailed in Attachment C. The work being proposed is independent of plans to redevelop
23 the property into a luxury inn and spa and will not result in improvements that would specifically
24 advance the planned project.
25

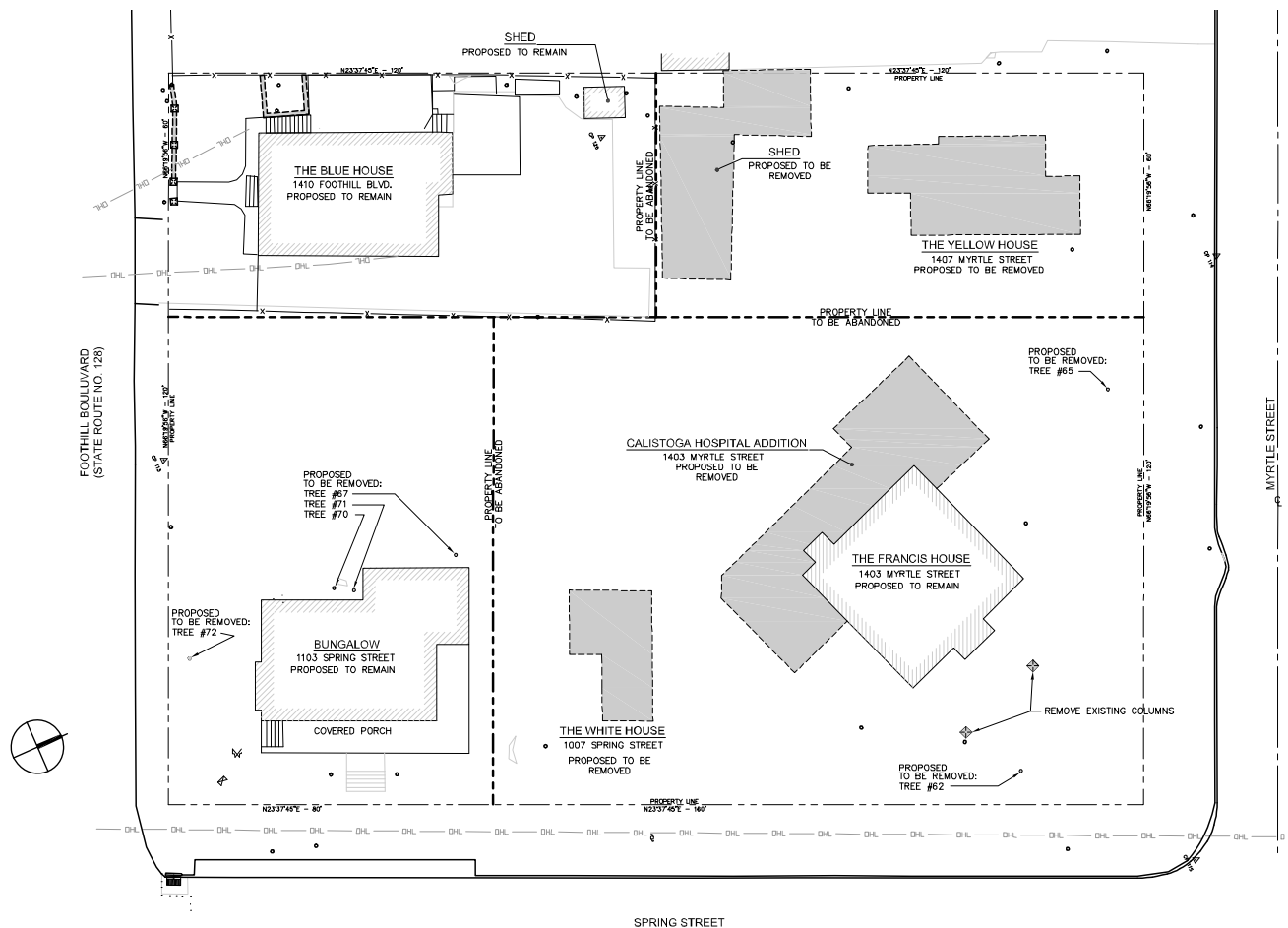
26 Chapter 17.06 Design Review of the City’s Zoning Ordinance requires Design Review for
27 alterations to any structure listed or eligible for inclusion on a federal, state or local inventory of
28 historic or cultural resources, or to a structure that is at least 50 years of age or older. The
29 subject site contains the historic Francis House, which is identified as a “Category A” historic
30 resource in the Community Identity Element of the General Plan. The Francis House is also
31 listed on the National Register of Historic Places for its architectural significance (Second
32 Empire style). The owner has commissioned a Historic Resources Evaluation that details the
33 historic significance of the Francis House and assesses the eligibility of the other existing
34 structures for listing on a historic inventory (Attachment D).
35

36 At the request of staff, the Napa County Landmarks Preservation Action Committee (PAC) has
37 reviewed the submitted plans and materials for consistency with the **Secretary of the Interior's**
38 **Standards for Preservation and Guidelines for Preserving Historic Buildings.** In
39 correspondence dated July 28, 2008 (Attachment E), the PAC concludes that the proposed
40 demolition and stabilization work complies with the Secretary of the Interior's standards.
41

42 PROJECT SITE

43
44 The site, comprised of four parcels, is approximately 1.02 acres in size and is currently zoned
45 "R3", Residential/Professional Office. Parcel 1 (1403 Myrtle Street) contains the historic Francis
46 House and a small structure referred to as the "White House". The second parcel, located at
47 1103 Spring Street contains an existing single-family residence referred to as the "Bungalow".
48 Parcel 3, located at 1410 Foothill Boulevard, contains an existing single-family residence
49 referred to as the "Blue House". The fourth parcel is located at 1409 Myrtle Street and contains
50 a small residence (referred to as the "Yellow House") and a large shed. Figure 1 below
51 illustrates the boundaries of each parcel, the location of all existing structures, and the proposed
52 demolitions (shaded).
53

54 **FIGURE 1 – PROPOSED DEMOLITION PLAN**



80 **ANALYSIS**

81
82 The owner is requesting approval to demolish two residential dwellings (the “White House” and
83 “Yellow House”), a shed structure, and the “hospital additions” to the Francis House. The owner
84 is also proposing emergency interior stabilization work to the Francis House that involves interior
85 dismantling and structural stabilization, removal of destroyed interior materials, and installation of
86 weather-proof roofing. Because the structures are over 50 years old and/or are listed on the
87 National Register of Historic Places, the work being proposed requires Design Review approval
88 by the Planning Commission.

89
90 The intent of conducting Design Review for alterations to historic or potentially historic structures
91 is to promote the preservation and/or appropriate treatment of the City’s historic resources.
92 Accordingly, this staff report focuses on the eligibility (significance) of the non-listed residential
93 structures proposed to be demolished (White House, Yellow House and Shed) and consistency of
94 work being proposed for the Francis House with the Secretary of the Interior’s Standards for
95 Preservation. The Planning Commission must make specific findings regarding project
96 compliance when approving applications for Design Review approval. Compliance with the
97 required findings is discussed later in this staff report.

98
99 The following analysis paraphrases information, findings and conclusions presented in the Historic
100 Resource Evaluation prepared by Architectural Resources Group (June, 2008) and the analysis
101 prepared by Napa County Landmarks Preservation Action Committee (July, 2008). As noted
102 earlier, both of these source documents are attached to this report.

103
104 **Criteria for Listing on Historic Registers**

105
106 The National Register of Historic Places (National Register) and the California Register of
107 Historical Resources (California Register) both have criteria under which the subject structures
108 can be considered significant for listing. California Register criteria are modeled after the National
109 Register criteria. The primary difference between the two is that the California Register allows for
110 a lower level of integrity. All historic resources listed or formerly determined eligible for the
111 National Register are eligible for the California Register.

112
113 The four basic criteria for listing on either register are summarized below.

- 114
115 1. Events. The structure is associated with events or patterns of events that have made
116 a significant contribution to the broad patterns of history.
117
118 2. Persons. The structure is associated with persons important or significant to the past.
119
120 3. Distinctive Characteristics. The structure embodies the distinctive characteristics of
121 the type, period, region, or method of construction, or represents the work of a master,
122 or possesses high artistic values.
123
124 4. History. The structure has yielded, or has the potential to yield, information important
125 to the prehistory or history of the state or nation.
126
127

128 Eligibility of “White House” and “Yellow House” for Register Listing

129
130 The eligibility of the “non-listed” structures for listing on the National or California Registers was
131 evaluated by Architectural Resources Group, Inc. (ARG) in the attached Historic Resources
132 Evaluation. In preparing this evaluation, ARG documented the history and condition of each
133 structure, based on field work and the following research:

134
135 Review of documentation at the following repositories:

- 136
137 - Sharpsteen Museum of Calistoga History
138 - Calistoga Public Library
139 - St. Helena Public Library (including Napa Valley Wine Library)
140 - Napa City-County Library
141 - Napa County Assessor’s Office
142 - San Francisco Public Library, San Francisco History Room
143

144 Consultation with the following agencies/people:

- 145
146 - Napa Historical Society
147 - Napa County Landmarks
148 - City of Calistoga Planning and Building Department
149 - Napa County Planning and Conservation Department
150 - Kent Domagalla, Calistogan Historian
151 - Northwest Information Center at Sonoma State University
152 - Various websites
153

154 *White House*

155
156 The White House is a small, one-story building with an “L” shaped footprint. The house has a
157 wood frame structure clad in wood clapboard siding. An intersecting gabled roof with
158 composition shingles covers the building, and cut-out brackets support the gable ends.
159 Stylistically, the building is very simple; the cut-out brackets in the gable ends are the only
160 ornamentation. As a residence, the White House provides physical evidence of vernacular
161 construction methods and styles in Calistoga and has a good level of workmanship integrity.
162 The current condition of the structure is poor.

163
164 The History of the White House is unclear. Sanborn maps suggest that the White House was
165 once a garage for the Bungalow house located at the corner of Spring Street and Foothill
166 Boulevard. Sometime between 1934 and 1955 the Bungalow parcel was adjusted and the
167 portion with the garage was added to the Francis House parcel. Around 1950 the garage was
168 either altered to create a dwelling unit or removed and replaced with a small residence.
169 Because the position of the former garage on the site matches the main block of the White
170 House, and because the scale of the White House is more typical of a garage than a residence,
171 it is likely that the garage was altered (converted) into a residence.

172
173 A review of City directories indicates that by 1956, Charles Browning lived in the residence.
174 Between 1958 and 1959 the residence was vacant, and from 1960 through 1962 Thomas
175 Cruise occupied the house. From 1965 to 1970 the building was vacant. In 1970, the White

176 House was sold to Donald Selvey (along with the hospital buildings). Unlike the hospital
177 buildings, the White House was occasionally rented over the next decade. Residents included
178 Douglas Bradford in 1971, Millie Siler in 1977, R. King in 1980, and Dianna Mancebo in 1982.

179
180 Research on the White House did not reveal any associations with important events or patterns
181 of events (National Register Criterion A/California Register Criterion 1) or persons (National
182 Register Criterion B/California Register Criterion 2) and is not a good example of building style,
183 type or as the work of a master (National Register Criterion C/California Register Criterion 3).
184 Additional study of this property is not likely to lead to further information regarding the historical
185 or architectural significance of the building.

186
187 *Yellow House and Shed*

188
189 The 796 square-foot Yellow House is a one-story structure with an irregularly shaped footprint.
190 The house has a wood frame structure that is clad in horizontal wood siding. The roof is
191 composed of intersecting gables with a shallow, off-center gabled roof over a front addition. All
192 sections of the roof are covered in composition shingles. On the original building, Classical
193 cornice returns ornament the gable ends. There are two additions to the building: a projecting
194 entrance addition on the front elevation (Myrtle Street) and an enclosed porch at the rear corner.
195 The cross-wing house type, minimal ornamentation and cornice returns are typical of vernacular
196 Classical Revival style houses that were built in the last half of the nineteenth century
197 throughout California. The Yellow House has a good level of workmanship integrity. In
198 addition to the residence there is a wood shed at the southwest corner of the property. The shed
199 structure has a shed roof and wood siding. Both the Yellow House and Shed structure are in
200 poor condition.

201
202 According to assessor's records, the Yellow House was constructed in 1910. However, the
203 Classical elements and "cross-wing" house type suggest the residence was constructed
204 sometime in the late nineteenth century. The first Sanborn maps available for the area date
205 from 1924 and show the Yellow House without the projecting front or rear additions and an auto
206 shed located in the southwest corner of the property. The 1934 Sanborn map shows the house
207 unchanged, but the auto shed is gone and an open structure is located in the southeast corner
208 of the property. The front and rear additions to the residence were added sometime after 1934.

209
210 Sometime prior to 1944, C.L. and Mabel Peterson purchased the house and it became part of
211 the Calistoga Hospital complex. In 1947 the Yellow House was sold (along with the other
212 buildings of the hospital complex) to Jack and Elsie Oughin. The Oughin's sold the hospital
213 complex (including the Francis House, Yellow House, White House and Bungalow) to Donald J.
214 Selvey in 1970. There is no record that the Yellow House has been occupied since the transfer
215 of the property to Mr. Selvey.

216
217 Research on the Yellow House and Shed did not reveal any associations with important
218 events or patterns of events (National Register Criterion A/California Register Criterion
219 1) or persons (National Register Criterion B/California Register Criterion 2). The
220 building might be considered eligible under National Register Criterion C/California
221 Register Criterion 3 as an example of a vernacular Classical style building in Calistoga,
222 but, because of the additions, the building no longer clearly communicates this style.

223 Additional study of this property is not likely to lead to further information regarding the historical
224 or architectural significance of the building.
225

226 *Conclusion*
227

228 Primarily due to the additions, the Yellow House does not retain sufficient integrity or
229 significance to be eligible for either the National or California Registers. The White House, while
230 retaining sufficient integrity, does not appear to reach the level of significance necessary to be
231 eligible under National or California Register criteria.
232

233 Napa County Landmarks Preservation Action Committee (PAC) has reviewed the proposed
234 demolition plans for the White House, Yellow House and Shed and concurs with the opinions on
235 integrity, significance and condition expressed by ARG in the Historic Resources Evaluation.
236 The PAC also concurs with the findings that the White House, Yellow House and Shed are not
237 National Register eligible.
238

239 Given these conclusions, and in consideration of the poor condition of the buildings, staff finds
240 that demolition of the subject residential structures will not result in the loss of a significant local,
241 state or national historical resource.
242

243 Demolition of Hospital Additions to Francis House
244

245 *History*

246 Built in 1886 for James H. Francis, the residence at 1403 Myrtle Street (“Francis House”) is the
247 only stone building in the Second Empire style in Calistoga and one of only two Second Empire
248 style residences in the City. The house was built in the “Western Addition” on the edge of one
249 of Calistoga’s earliest residential neighborhoods. Stone for the building was quarried south of
250 the town by John McPherson, and the house was built by John Sexton.
251

252 James H. Francis owned a mercantile store at Lincoln and Washington Streets in downtown
253 Calistoga. His brother, G.M. Francis owned the *Napa Register*, one of the main local
254 newspapers. James Francis died in 1891 and the property was sold to Col. Myron E. and Delia
255 Billings in 1891. Billings served in the Civil War and was discharged at the level of Brevet Lt.
256 Colonel. President Grant appointed Billings Justice of U.S. Criminal Courts, and he also served
257 as Calistoga’s City Attorney.
258

259 After Col. Billings death, Mabel Martin, a nurse, rented the house and started the Calistoga
260 Hospital in 1918. Soon after, Martin married the Reverend C.L. Petersen, and the couple
261 purchased the house and converted it to the Calistoga Hospital. In the 1920’s and first half of
262 the 1930’s, a front portico and wing were added to the house.
263

264 In the late 1940’s the property changed hands a number of times. In 1946, Walter and Velma
265 Fox leased the hospital. The next year the hospital was purchased by the “Fouts of Mt. Home
266 Ranch” and Dora Fliegner. By 1947, the Bungalow at the corner of Spring Street and Foothill
267 Boulevard had been added as part of the hospital complex. In 1948, Jack Oughin and Jack
268 Lambrecht purchased the hospital. That year, the hospital functioned as a twenty six bed
269 general hospital, and the Bungalow next to it functioned as a six bed annex. Lambrecht later

270 sold his interest in the hospital to Jack Oughin. According to City directories, the building was
271 vacant in 1964. The State ordered the closure of the hospital in 1965.
272

273 When Donald J. Selvey purchased the hospital property in 1970 it included the Francis House,
274 Yellow House, White House and Bungalow. For the next 35 years the property was vacant or
275 used as storage. The residence was neglected and it experienced significant deterioration.
276

277 In 1979, the Francis House was listed on the National Register of Historic Places under criterion
278 C for its significant architecture.
279

280 *Architecture*

281 Sited at an angle, the Francis House faces east towards the intersection of Spring and Myrtle
282 Streets. The original block of the building is a two-story structure with a third story under a
283 Mansard roof. The Mansard roof has belcast eaves clad in wood, square and octagonal
284 shingles. Pedimented gabled dormers are located on all sides of the roof. Paired brackets with
285 paneled frieze support the shallow projecting eaves.
286

287 The front (east) elevation is symmetrical with three bays of openings. A three-story projecting
288 pavilion forms the central bay and contains the main entrance on the second floor. Paired
289 double-hung windows with semicircular-arched transoms are located on either side. Currently
290 there is no front porch or stairway providing access to the second-floor main entrance.
291

292 While functioning as a hospital, a one story addition was added to the south elevation and a
293 two-story addition was added to the north elevation. Both additions are wood frame structures
294 with scored stucco or metal panels stamped to look like ashlar.
295

296 The original block of the building is an excellent example of the Second Empire style and
297 includes features typical of the style, including a square floor plan, Mansard roof, ornamental
298 shingles, bracketed eaves, pedimented dormers, projecting central pavilion and semicircular
299 and segmentally arched windows and doors.
300

301 The overall form, space and Second Empire style of the residence are substantially in tact. The
302 one- and two-story additions are located toward the rear of the building and do not significantly
303 obscure the design. Despite these additions and poor condition of the building, the original
304 design and style are clearly communicated and the building retains good design integrity.
305

306 *Conclusion*

307
308 The Francis House exemplifies the Second Empire style and is the only stone version in
309 Calistoga. The period of significance for the property is 1886, the date of construction. The
310 hospital additions have no historic significance and do not contribute to the architectural
311 significance, either in the initial nomination for the National Register or in the current re-
312 evaluation of significance.
313

314 Napa County Landmarks PAC has also reviewed the proposed demolition of the hospital
315 additions to the Francis House and concurs with the opinions on integrity, significance and
316 condition expressed by ARG in the Historic Resources Evaluation. The PAC does not object to
317 the proposed demolition of the non-historic additions to the Francis House.

318
319 Given these conclusions, staff finds that demolition of the hospital additions will not significantly
320 impact the architectural significance of the Francis House or its listed status on the National
321 Register of Historic Places.

322
323 Consistency of Francis House Alterations with the Secretary of the Interior's Standards for
324 Preservation.

325
326 ***The Secretary of the Interior's Standards for Rehabilitation and Guidelines for***
327 ***Rehabilitating Historic Buildings*** provide guidance for alterations to buildings listed on the
328 National Register of Historic Places and have been used to evaluate the proposed stabilization
329 plans for the Francis House. There are eight basic guidelines that the proposed stabilization
330 plan was evaluated against. The following section summarizes findings of project consistency
331 with each guideline.

332
333 *Secretary of the Interior's Guidelines for Preserving Historic Buildings*

- 334
335 1. *A property will be used as it was historically, or be given a new use that maximizes the*
336 *retention of distinctive materials, features, spaces, and spatial relationships. Where a*
337 *treatment and use have not been identified, a property will be protected and, if*
338 *necessary, stabilized until additional work may be undertaken.*

339
340 FINDING:

341 Interim protection and stabilization of the Francis House is necessary to prevent further
342 deterioration of the building. The interior of the Francis House has been decimated by
343 water intrusion from lack of roof maintenance. As a result, the interior plaster has
344 completely failed. During periods of rain, wet fallen plaster has lain on the existing
345 floors, causing structural failure of floor joists. The owner is proposing to dismantle and
346 remove destroyed interior materials. Removal of these materials (plaster, walls and
347 floor) would leave the exterior walls vulnerable to collapse. Therefore, bracing and
348 stabilization is required to protect and preserve the building until permanent
349 improvements can be made.

- 350
351 2. *The historic character of a property will be retained and preserved. The replacement of*
352 *intact or repairable historic materials or alteration of features, spaces and spatial*
353 *relationships that characterize a property will be avoided.*

354
355 FINDING:

356 Removal of intact or repairable historic materials is not proposed, except as required for
357 structural repairs. Historic fabric to be removed will be documented, stored, replaced or
358 replicated as required in the preservation plan.

- 359
360 3. *Each property will be recognized as a physical record of its time, place, and use. Work*
361 *needed to stabilize, consolidate, and conserve existing historic materials and features*
362 *will be physically and visually compatible, identifiable upon close inspection, and*
363 *properly documented for future research.*

364
365

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

370
371 4. *Changes to properties that have acquired historic significance in their own right will be*
372 *retained and preserved.*

373
374 FINDING:
375 Non-historic additions to the rear of the Francis House will be removed. These
376 additions have no historic significance and do not contribute to the National Register
377 listed property, either in the initial nomination or in the current re-evaluation of
378 significance.

379
380 5. *Distinctive materials, features, finishes, and construction techniques or examples of*
381 *craftsmanship that characterize a property will be preserved.*

382
383 FINDING:
384 Some interior woodwork will be removed as part of the proposed stabilization work.
385 Since the floor system has failed, these finishes will be documented, stored and either
386 re-installed or replaced using the guidelines.

387
388 6. *The existing condition of historic features will be evaluated to determine the appropriate*
389 *level of intervention needed. Where the severity of deterioration requires repair or*
390 *limited replacement of a distinctive feature, the new material will match the old in*
391 *composition, design, color and texture.*

392
393 FINDING:
394 Documentation of existing materials has been completed. The preservation plan
395 provides for storage or replication of original materials depending on condition during the
396 stabilization work.

397
398 7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest*
399 *means possible. Treatments that cause damage to historic materials will not be used.*

400
401 FINDING:
402 Inappropriate chemical or physical treatments are not proposed as part of the
403 stabilization work.

404
405 8. *Archeological resources will be protected and preserved in place. If such resources*
406 *must be disturbed, mitigation measures will be undertaken.*

407
408 FINDING:
409 Staff is recommending a condition of approval requiring that work be halted upon
410 discovery of any archaeological/historical materials or concentrations of bone of any type
411 be uncovered, until a qualified archaeologist has inspected the discovery and has had
412 the opportunity to assess its significance before a plan for the mitigation of impacts to it
413 can be submitted to the City of Calistoga for approval.

414 *Conclusion*

415
416 The Napa County Landmarks PAC and City staff find that the stabilization plan complies with
417 the ***Secretary of the Interior's Standards for Preservation and Guidelines for Preserving***
418 ***Historic Buildings*** and that the proposed plan will not negatively impact the architectural
419 significance of the Francis House or its listed status on the National Register of Historic Places.

420
421 Napa County Landmarks PAC is recommending a condition of approval requiring monitoring of
422 the demolition and stabilization work by a qualified historical architect as construction
423 documents are submitted and project is carried out.

424
425 **FINDINGS:**

426
427 In addition to the above discussion, the analysis of this project includes reference to the
428 Findings for Design Review Approval (CMC 17.06.040). These are discussed generally as
429 follows:

430
431 A. *The extent to which the proposal is compatible with the existing development pattern*
432 *with regard to massing, scale, setbacks, color, textures, materials, etc.;*

433
434 Response: The proposed project will result in the demolition of vacant dilapidated
435 structures on the subject site and stabilization measures intended to protect and
436 preserve the historic Francis House from further deterioration. No new structures or
437 changes to the façades of the remaining structures are proposed as part of the project.

438
439 B. *Site layout, orientation, location of structures, relationship to one another, open spaces*
440 *and topography;*

441
442 Response: No construction is proposed as part of the project. Demolition of the White
443 House, Yellow House and Shed and hospital additions to the Francis House is likely to
444 create a more open feeling in the area, particularly on Myrtle Street (if only temporary).
445 The proposed stabilization work will not change the location or orientation of remaining
446 structures.

447
448 C. *Harmonious relationship of character and scale with existing and proposed adjoining*
449 *development, achieving complementary style while avoiding both excessive variety and*
450 *monotonous repetition;*

451
452 Response: Demolition of existing dilapidated structures on the site will improve the
453 quality of the neighborhood. No change to the relationship, character or scale of the
454 remaining structures is proposed as part of the project.

455
456 D. *Building design, materials, colors and textures that are compatible and appropriate to*
457 *Calistoga. Whether the architectural design of structures and their materials and colors*
458 *are appropriate to the function of the project;*

459

460 Response: No new buildings are proposed as part of the project. No change to the
461 materials, colors and textures of the remaining structures is being proposed as part of
462 this project.

463
464 E. *Harmony of materials, colors, and composition of those sides of a structure, which are*
465 *visible simultaneously;*

466
467 Response: See previous response D.

468
469 F. *Consistency of composition and treatment;*

470
471 Response: The proposed demolition and stabilization work is compatible with the
472 surrounding neighborhood.

473
474 G. *Location and type of planting with regard to valley conditions. Preservation of specimen*
475 *and landmark trees upon a site, with proper irrigation to insure water conservation and*
476 *maintenance of all plant materials;*

477
478 Response: No installation of landscaping is proposed and no trees will be removed as
479 part of the project. A condition of approval requiring a Tree Protection Plan be prepared
480 and implemented during work activities is being recommended to ensure the protection
481 of existing trees on the site.

482
483 H. *Whether exterior lighting, design signs and graphics are compatible with the overall*
484 *design approach and appropriate for the setting;*

485
486 Response: No new permanent exterior lighting or signage is proposed to be installed as
487 part of this project.

488
489 I. *The need for improvement of existing site conditions including but not limited to signage,*
490 *landscaping, lighting, etc., to achieve closer compliance with current standards;*

491
492 Response: No construction is proposed as part of this project.

493
494 J. *Whether the design promotes a high design standard and utilizes quality materials*
495 *compatible with the surrounding development consistent with and appropriate for the*
496 *nature of the proposed use;*

497
498 Response: The proposed demolition and stabilization plan will retain the historic
499 integrity, significance and condition of the hospital property and is consistent with the
500 **Secretary of the Interior's Standards for Preservation and Guidelines for**
501 **Preserving Historic Buildings.**

502
503 K. *Responsible use of natural and reclaimed resources.*

504
505 Response: No new construction is proposed. Some undamaged materials will be
506 removed from the Francis House, stored, refurbished (if/as necessary), and re-installed
507 at the time of rehabilitation.

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ENVIRONMENTAL REVIEW

Staff has determined that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15301(l) and 15331 of the CEQA Guidelines.

Section 15301(l)

Under the provisions of Section 15301(l), Existing Facilities – Demolition and Removal of Small Structures, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Chapter 19.10 of the Calistoga Municipal Code, implementing the California Environmental Quality Act of 1970, as amended in that; 1) the project involves demolition and removal of individual small structures in an urbanized area; and (2) the number of single-family residences that will be removed as part of the project does not exceed the allowed maximum of three dwellings.

Section 15331

Under the provisions of Section 15331, Historic Resource Restoration / Rehabilitation, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Chapter 19.10 of the Calistoga Municipal Code, implementing the California Environmental Quality Act of 1970, as amended in that proposed project involves stabilization of a historic resource and will be carried out in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- A. File a Notice of Exemption for the Design Review pursuant to Sections 15301(l) and 15331 of the CEQA Guidelines.
- B. Approve Design Review (DR 2008-08) to: (1) allow the demolition of the White House, Yellow House and Shed, and hospital additions to the Francis House; and (2) allow for emergency interior stabilization work on the Francis House, including interior deconstruction and structural stabilization, removal of destroyed interior materials, and interim weatherization.

SUGGESTED MOTIONS

- A. I move that the Planning Commission direct Staff to file a Notice of Exemption for the Project pursuant to Sections 15301(l) and 15331 of the CEQA Guidelines.
- B. I move that the Planning Commission adopt PC Resolution 2008-37 approving Design Review (DR 2008-08) to allow for the (1) demolition of the Yellow House and detached shed located at 1409 Myrtle Street (APN 011-242-004); (2) demolition of the an White

556 House located at 1007 Spring Street (APN 011-242-015); (3) demolition of the “hospital
557 additions” to the Francis House located at 1403 Myrtle Street (APN 011-242-015); and (4)
558 performance of emergency interior stabilization work on the Francis House, including
559 interior deconstruction and structural stabilization, removal of destroyed interior materials,
560 and interim weatherization, at 1403 Myrtle Street (APN 011-242-015), within the “R-3”,
561 Residential/Professional Office Zoning District, subject to the findings presented in the
562 Staff Report and conditions of approval.
563

564 **ATTACHMENTS**

- 565
- 566 A. Vicinity Map
 - 567 B. Resolution PC 2008-37
 - 568 C. Demolition, Stabilization and Preservation Plans
 - 569 D. Historic Resources Evaluation, Architectural Resources Group (June, 2008)
 - 570 E. Correspondence from Napa County Landmarks dated July 28, 2008.
- 571