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CITY OF CALISTOGA

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HISTORICAL

November 7, 2014

Erik Lundquist
City of Calistoga
Planning & Building Department
1232 Washington Street
Calistoga, CA 94515

Subject: Potential effects of proposed Wappo Guest Accommodations Project at 207 – 209 Wappo Avenue, Calistoga, Napa County, California.

Dear Erik,

R & H Real Estate Development proposes the development of three guest cottages at 207 – 209 Wappo Avenue, Calistoga. The building currently in use as the Wappo Market will be rehabilitated and converted to one guest cottage unit, and two new guest cottage units will be constructed at the rear of the property.

PROJECT AND VICINITY

The Wappo Market building, which is roughly 750 square feet, was originally constructed as a dwelling. It appears to date from the 1920s, although the property has not been fully researched or evaluated for historic significance. It is located on the northwest side of Wappo Avenue, and situated near the southern lot line and the road. Because the building dates from the historic period and is located in the vicinity of designated historic resources such as the Sam Brannan Store, the applicants propose to slightly alter their original project in order to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Wappo Market Building

Although the dwelling has been converted for use as a market and some alterations have been performed over the years, its original character as a small cottage with Craftsman-style details has remained. Photographs attached to this letter document the building's current condition. Original wood siding, double-hung wood sash windows, and the pediment over the entryway with its decorative brackets will remain. The project will remove inappropriate materials and restore the cottage to its historic appearance. The following features and materials, which are inappropriate to a historic building, will be removed:

- Façade awning
- Modern flagstone steps and courtyard
- Plywood siding at foundation and on façade pediment
- Structurally deficient shed-roofed addition at rear of building

The historic-period addition at the south end of the building will be retained, but its shed roof will be redesigned to reflect the front-gabled design of the primary structure. If this portion of the structure is closer to the property line than is required in current codes, the California State Historic Building Code should be cited to allow its retention in place.

PHOTOGRAPHS

Photograph 1



Photograph 2

