



City of Calistoga
Building Standards Advisory and Appeals Board
Agenda Item Summary

DATE	April 11, 2018
ITEM	Seismic Retrofit at 1343-1347 Lincoln Avenue: Proposed exterior retrofit for two building facades of a historically-significant building
RECOMMENDATION	Provide input as to whether proposed exterior retrofit of two facades is justified

Calistoga Building Standards Advisory and Appeals Board
STAFF REPORT

TO Chair Coates and BSAAB Members
FROM Lynn Goldberg, Planning & Building Director
Brad Cannon, Building Official
MEETING DATE April 11, 2018
SUBJECT **Seismic Retrofit Design, 1343-1347 Lincoln Avenue**

ITEM

Proposed exterior retrofit for two building facades of an architecturally-significant building

BACKGROUND

The two-story building at 1343-1347 Lincoln Avenue was constructed in 1887 for the International Order of the Odd Fellows. A 2017 historic resource evaluation of the property¹ concluded that the primary structure is eligible for listing in the California Register of Historical Resources, because it is an excellent example of the Romanesque Revival architectural style. The building design utilizes key elements and character-defining features of this style, including molded semi-circular window openings, a molded belt, decorative cornice molding, column capitals and heavily-massed brick construction.

The Calistoga Building Official has declared the property's primary structure to be an unreinforced masonry building (URM). The Calistoga Municipal Code requires URMs to be seismically retrofitted.

A building permit application submitted for the seismic retrofit of the structure proposes to reinforce the northern half of the building by applying concrete to its exterior. A letter submitted by the project's structural engineer provides the justification for this approach.

DISCUSSION

Because of the potentially-negative impacts to the building's character-defining features if concrete is applied to its exterior, this proposal has been referred to the Building Standards Advisory and Appeals Board for its input as to whether this approach to the building retrofit is justified.

The Board's findings will be provided to the Planning Commission for its consideration of the project's design review application, and will be part of the project's environmental review document.

RECOMMENDATION

Staff recommends that the Board provide input as to whether the proposed exterior retrofit of two of the building's facades is justified.

¹Part of a combined study with the adjoining property at 1339 Lincoln Avenue

ATTACHMENTS

1. Structural details from building permit submittal
2. Justification for proposed retrofit design dated March 8, 2018
3. Excerpts from Historic Resource Evaluation dated February 3, 2017

DATE: 07-04-17
 SCALE: AS NOTED
 DRAWN BY: J.G.
 PROJ. NO.: 1605

Prepared under the supervision of
 John Gentry
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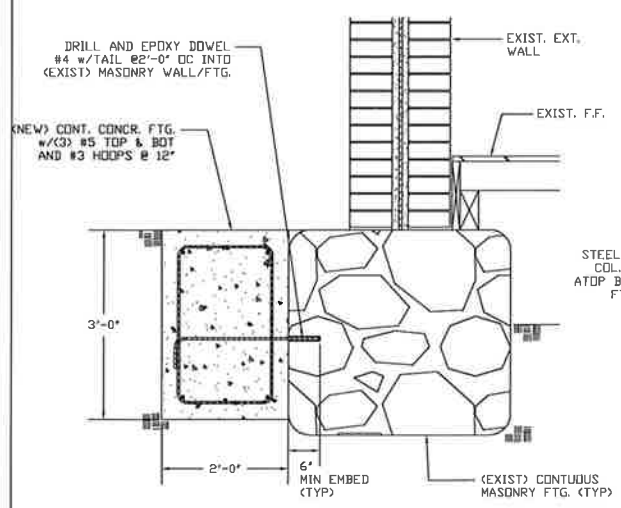
90% FOUNDATION PLAN
 SEIBERLICH SEISMIC RETROFIT
 BUILDING PERMIT DRAWINGS
 1345 LINCOLN AVE.
 CALISTOGA, CA 94515

Revisions

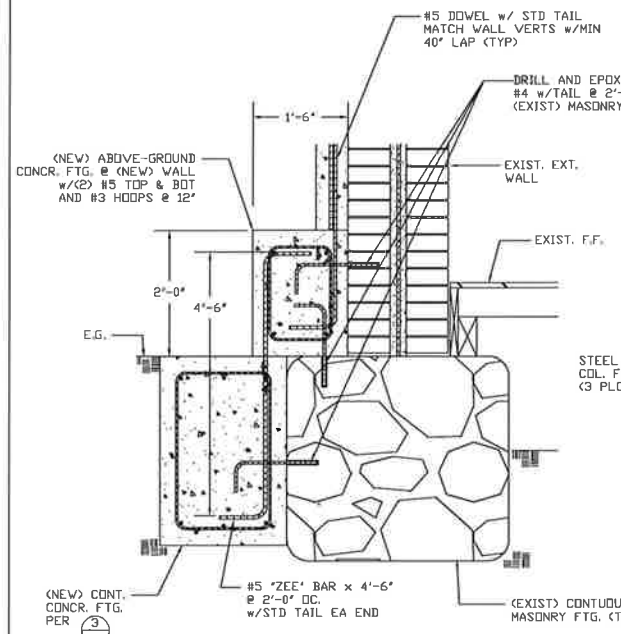
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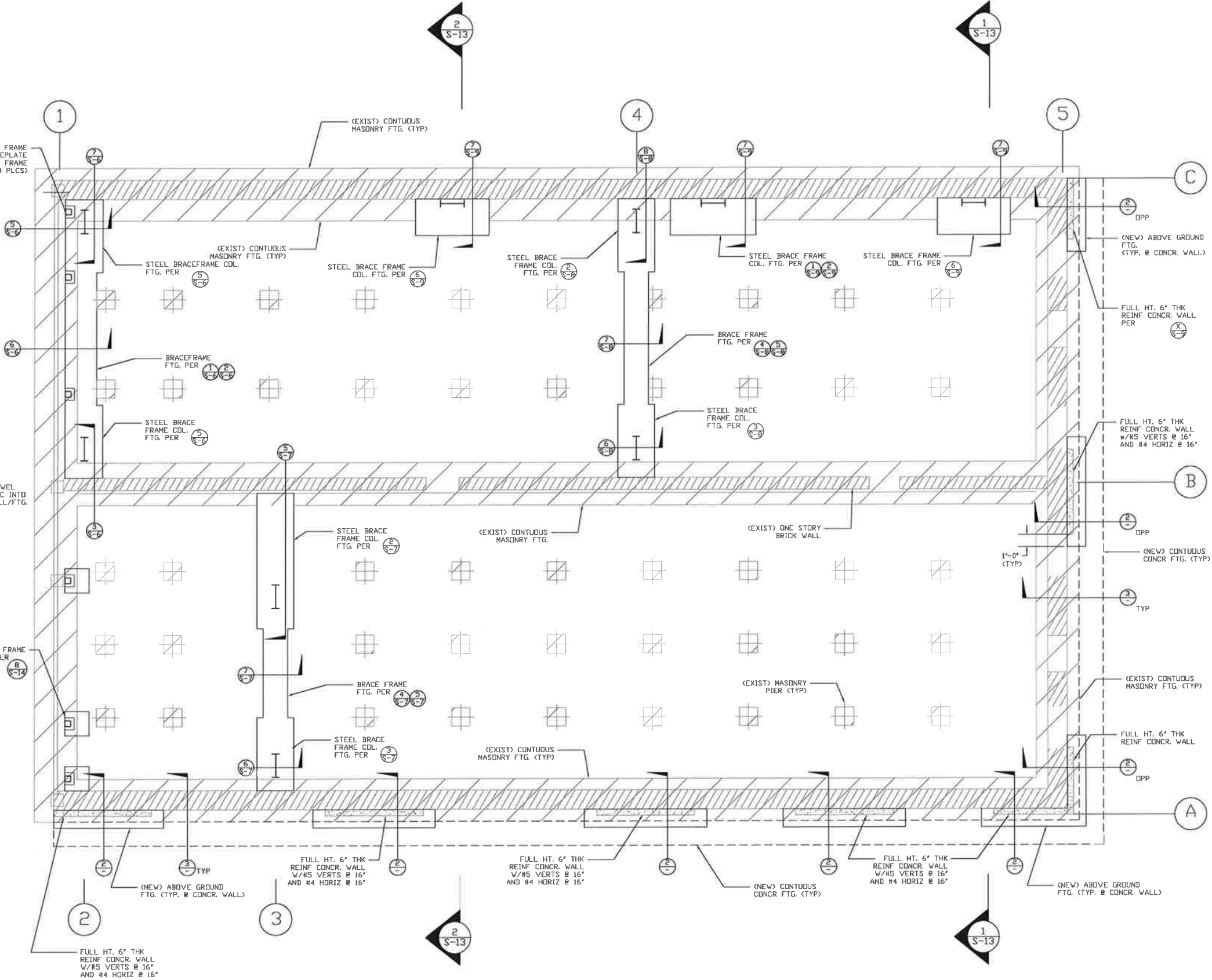
S-02
 Sheet



3 NEW CONT. FTG.
 TYP 3/4" = 1'-0"



2 FTG @ (NEW) CONCR. WALL
 3/4" = 1'-0"



1 FOUNDATION PLAN
 1/4" = 1'-0"





EVANS & DE SHAZO, LLC
ARCHAEOLOGY & HISTORIC PRESERVATION

**HISTORIC RESOURCE EVALUATION OF
THE PROPERTIES LOCATED AT 1339
AND 1343 LINCOLN AVENUE,
CALISTOGA, NAPA COUNTY**

SUBMITTED TO:

Bill Nance

SUBMITTED BY:

**Stacey De Shazo, M.A.
Principal Architectural Historian
Evans & De Shazo, LLC**

February 3, 2017

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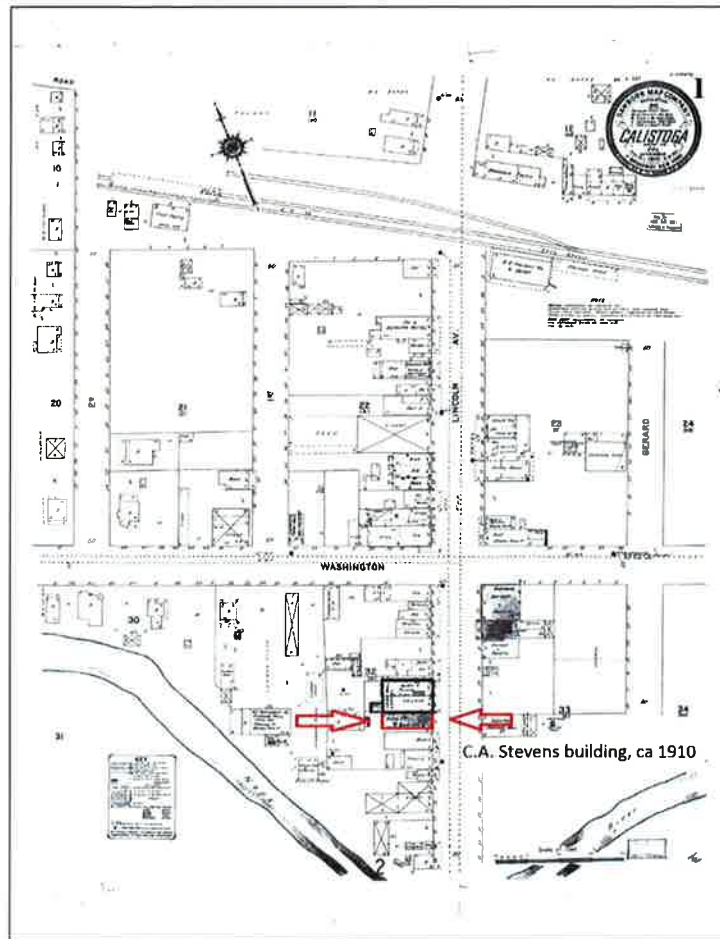


Figure 6. 1910 Sanborn Map showing the C. A. Stevens building.

Odd Fellows Hall - Property 2

The Odd Fellows Hall, located at 1343 Lincoln Avenue, was constructed in 1887 by a local mason named Madden who erected the hall for the Odd Fellows from local brick supplied by a kiln located less than 2-miles from Calistoga.⁶ The Odd Fellows organization utilized the second story of the building for their meetings, as well as lodging. The first story was built as a store front, which was a common design for the Odd Fellows Hall to ensure rental income in support of the lodge. The first story was originally leased to Jacob Frank, who operated a mercantile store and was the first tenant to occupy the building. The Franks owned a Victorian cottage on Washington Street, which is now the location of the Sharpsteen Museum offices. Frank and his family are also thought to be the first Jewish family to settle in Calistoga around 1860 (I.C. Adams 1946). The Franks ran their mercantile from the building until about 1900. After the 1901 fire, the building was then divided into two retail spaces that were occupied by Stewart Allen and his wife Anna who opened a dry goods store, and G. Halmes who opened a hardware and farm supply store. C. A. Stevens then took over the space that was occupied by Allen and opened a general merchandise and hardware store adjacent to his building (Figure 6). It is unclear if C.A. Stevens also took over the space

⁶ Calistoga Walking Tour, accessed January 9, 2017. <http://www.napacountyhistoricalsociety.org>

from Halmes (I.C. Adams 1946). After C.A. Steven’s death, the building may have been vacant for a bit, but by 1915, the first story was leased to local brothers Bill and George Bernard “Benny” Whitney. The brothers opened a hardware and farm supply company that occupied the entire first floor of the building, but they may have used some of the space for storage. The brothers remained in business until the early 1970s. Since the 1970s, the building tenants have included a bank, a bowling alley, and a bookstore. It is currently two separate spaces that are leased as a men’s store and a general merchandise boutique.



Figure 7. ca. 1905, showing the C.A. Stevens General Merchandise signage on the Odd Fellows Hall.

The following table provide details regarding the previous owners for Property 2.

Table 5: Previous identified occupants of the Odd Fellows Hall - Property 2.

Year	Previous Owner/Occupant	Comments
1890 - ca.1900	Jacob Frank/J. Frank & Sons General Merchandise	Frank ran the mercantile store on the first story of the building with his wife.
ca. 1901	Stuart Allen (wife Anna C)	Dry goods store
ca. 1901 - unknown	G. Halmes/G. Halmes & Co.	“Hardware and Farm Implements”
ca. 1905 – ca. 1907	C.A. Stevens /C.A. Stevens Co. General Merchandise	Owner of the C.A. Stevens Building
ca. 1915 – ca. 1972	Bill and George Bernard “Benny” Whitney/Whitney’s Hardware Supply	Local brothers who opened the business after C.A. Stevens died.

HISTORIC RESOURCE FIELD SURVEY

The Properties were surveyed, photographed, and documented by EDS Principal Architectural Historian, Stacey De Shazo M.A., on January 9, 2016. The section below provides details for Property 1 and Property 2.



Figure 24. Corrugated, plastic awning at the rear of the building.

1887 ODD FELLOWS HALL (PROPERTY 2)

The Odd Fellows Hall is a two-story brick commercial building that is designed in the Romanesque Revival architectural style. The building includes an asymmetrical first story storefront and a symmetrical second story lodge hall with offices and lodging. The building has a low-pitch front gable roof that is situated behind a wrap-around parapet with a decorative cornice. The building is clad in common bond brick that appears to be in good condition. The first story consists of a centered, cast-iron entry that leads to the second story and two storefronts with elaborate cast-iron pilasters/columns and large storefront display windows. The second story consists of three segmental, paired arch windows and plaster-cast hood crowns that include decorative elements.

East Elevation (Primary Façade)

The east elevation consists of an asymmetrical designed first story and a symmetrical designed second story (Figure 25). The first story consists of a two storefronts separated by four chamfered cast-iron pilasters that have an imprint at the base reading "MC.CORMICK,BROS. S F CAL". There are four cast-iron engaged columns and four cast-iron pilasters that are significant character-defining features of the building (Figure 26). The storefronts are each designed with rounded cast-iron engaged columns that are separated by large display windows. The square-shaped cast-iron pilasters separate the storefronts and the center entryway. All of the columns and pilasters are topped by Corinthian capitals and are in good condition. The storefront, where the men's clothing store is currently located, retains its original design and features that include wood-framed display windows, bulkhead, recessed double-entry with wood paneled and glass doors, and wide, rectangular transom windows (Figure 27). The storefront, where the retail boutique is currently located, consists of the original recessed front entry, bulkhead, and large display windows; however, some of the transom windows have been partially filled with bead board, which appears to be reversible (Figure 28). The east elevation also consists of a centered, recessed front entry that is flanked by two cast-iron pilasters. The entry has the original wood and glass double door

entry and divided light transom (Figure 29). There is decorative molding that separates the first story from the second story. The molding appears to be plaster-cast and with a leaf design element that runs the length of the primary facade. The building also consists of a decorative plaster-cast cornice with Romanesque design details and a patterned band of pressed-brick elements (Figure 30). There are three segmental, paired arch windows that are topped with plaster-cast segmental arch hooded crowns. The windows are currently covered with decorative awnings that are not original to the building. Along the center of the building between the second story center window and the cornice there is a plaster-cast nameplate that reads "I.O.O.F A.D. 1887". There are also reinforced tie-rods and plates along this elevation that were added after the 1906 San Francisco earthquake.⁸



Figure 25. East elevation, facing west.

⁸ Stanford University, *Stanford University and the 1906 Earthquake - Evolution of Codes*. Published 2006



Figure 26. First Story, storefront with cast-iron columns.



Figure 27. Original storefront entry, located along the men's store.



Figure 28. The retail boutique storefront, facing southwest.



Figure 29. Corinthian pilasters at the centered second floor entry.



Figure 30. Second Story showing the cornice and widow crown details.

South Elevation

The south elevation first story is not visible from the exterior, as the south elevation is a shared structural wall with the adjacent C.A. Stevens Building. However, the second story is visible from Lincoln Avenue and the rear of the C.A. Stevens Building. The building along the second story consists of several windows (details were not visible or accessible from the interior during this field survey) and the original signage from Whitney's Hardware Supply is still visible.



Figure 31. South elevation, view from Lincoln Avenue.



West Elevation

The west elevation consists of brick laid out in a common plan, four second story double-hung wood windows, and four, segmental arched double-hung, divided light windows with iron shutters.



Figure 32. West elevation, facing south.



Figure 33. West Elevation, showing the iron shutters.



North Elevation

The north elevation consists of brick laid out in a common pattern. The windows along the first story were removed and the openings were filled-in at some point. The brick used to cover the window openings is a different color than the original brick; however, the original arched window headers are still present. The windows were likely altered during the time when the first floor was occupied by Whitney's Hardware Supply. There are two, double-hung, wood windows along the second story that are original to this elevation. There are steel plates visible along this elevation that were likely added after the 1906 San Francisco earthquake.

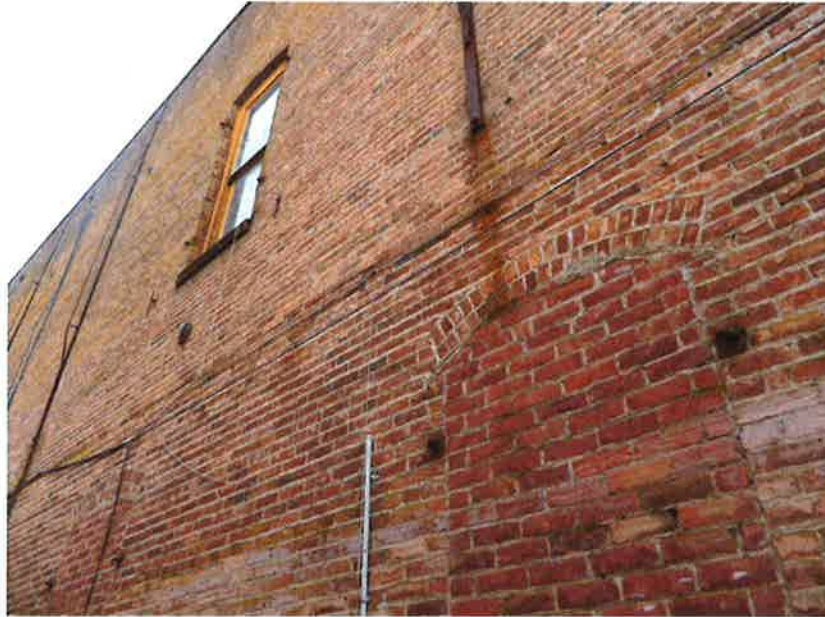


Figure 34. North Elevation, showing the filled-in window.



Interior

The interior of the second floor was accessed during this survey. The second floor consists of the original staircase, large meeting hall, offices (former lodging rooms), and vertical skylights.



Figure 35. Interior second floor, showing the first story main entry doors.



Figure 36. Interior, showing original office/lodging doors with transoms.



EVALUATION FOR HISTORICAL SIGNIFICANCE

The C. A. Stevens Building and Odd Fellows Hall were evaluated individually for listing on the CRHR. The buildings were evaluated within the historic context and current setting of the potential Lincoln Avenue Commercial District.

EVALUATION CRITERIA

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The CRHR follows nearly identical guidelines to those used for the National Register. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically.

To qualify for listing in the CRHR, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity consists of seven variables or aspects that define integrity are applied to CRHR evaluation, including location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

The following section examines the current eligibility of both Properties for listing on the CRHR.

1890 C.A. STEVENS BUILDING (PROPERTY 1) CRHR EVALUATION

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

The C.A. Stevens Building does appear to be individually significant in association with historical events important to local, regional, California, or the national history.



Therefore, the C.A. Stevens Building is eligible for listing in the CRHR under Criterion 1.

2. (Person): Associated with the lives of persons important to local, California or national history.

Based on extensive research regarding the property ownership and tenants there is no evidence that the C.A. Stevens Building was associated with persons significant to local regional, California, or U.S. history.

Therefore, the building is not eligible for listing on the CRHR under Criterion 2.

3. (Construction/Architecture). Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The C.A. Stevens Building is a good example of the Richardsonian Romanesque architectural style. The building design utilizes key elements and character-defining features of this style that include semicircular arches for windows and doors, rusticated stone masonry, transom windows, and an entry that is reminiscent of an archivolt. The sheds, although sections appear to be 50 years or older, do not retain integrity and therefore do not qualify under the CRHR.

Therefore, the building does appear to be eligible for listing in the CRHR under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The ability to yield important information about the past is typically applied to archaeological resources associated with the property. Since the property was not evaluated for archaeology, it cannot be determined if it will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Integrity

The C.A. Stevens Building does retain integrity of location, setting, design, workmanship, feeling, and materials. Alterations to the ca. building such as the front entry door and the decorative detail are not significant and do not change the building's ability to convey the original design of the building.

1887 ODD FELLOWS HALL (PROPERTY 2) CRHR EVALUATION

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

The Odd Fellows Hall does not appear to be individually significant in association with historical events important to local, regional, California, or the national history.

Therefore, the Odd Fellows Hall is not eligible for listing in the CRHR under Criterion 1.

2. (Person): Associated with the lives of persons important to local, California or national history.

Based on extensive research regarding the property ownership and tenants there is no evidence that the Odd Fellows Hall was associated with persons significant to local regional, California, or U.S. history.

Therefore, the building is not eligible for listing on the CRHR under Criterion 2.



3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The Odd Fellows Hall is an excellent example of the Romanesque Revival architectural style. The building design utilized key elements and character-defining features of this style that include molded semicircular window openings, molded belt, decorative cornice molding, column capitals, and heavy massing brick construction.

Therefore, the building does appear to be eligible for listing in the CRHR under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The ability to yield important information about the past is typically applied to archaeological resources associated with the property. Since the Property was not evaluated for archaeology, it cannot be determined if it will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Integrity

*The **Odd Fellows Hall** does retain integrity of location, setting, design, workmanship, feeling, and materials. Although there have been some changes to the building, such as the windows along the north elevation and minor changes to the storefront of the retail boutique, the building design is intact.*

CONCLUSIONS AND RECOMMENDATIONS

Historical Resources include properties eligible for listing on the CRHR, the NRHP, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a Project would have a significant impact on an Historical Resource if it would “cause a substantial adverse change in the significance” of that resource. Specifically, “substantial adverse change in the significance of an Historical Resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

The Project entails a City of Calistoga-required seismic retrofit of the C.A. Stevens Building and the adjacent Odd Fellows Hall due to the unusual circumstances of a shared structural wall between the two buildings, the retrofit to each building must be considered together for both projects. As a result of this evaluation, the C.A. Stevens Building and the Odd Fellows Hall are confirmed as historical resources under CEQA, and as such the City of Calistoga must address significant impacts that may occur as a result of the required retrofit of the buildings under their current local ordinances.

To help address potential impacts to historical resources and mitigate impacts to a less than significant level, EDS recommends that a qualified architectural historian work in conjunction with engineers, architects, and the City of Calistoga to ensure that impacts caused by the necessary alterations to the buildings are mitigated to a less than significant level through the application of the Secretary of Interior Standards for Rehabilitation.



GENTRY
ENGINEERING

City of Calistoga
Planning and Building Department

3-8-2018

RE: 1345 Lincoln Ave retrofit design justification

Dear Sir/Madam:

In response to the City's request for me to provide design rationale for including exterior concrete walls long the north and west elevations of the subject unreinforced masonry building, please consider the following.

By installing exterior walls, we can provide continuous footings along the entire length of each wall. This will provide a significant measure of stability to the retrofit design in addition to the pad footings and grade beams incorporated by the interior frame design. A continuous footing along the long north wall would be difficult and expensive to install on the interior of the building, since the floor joists along that wall run perpendicular, and would all need to be cut and replaced to accommodate the construction.

Additionally, the two-wythe brick construction of the existing building poses a risk to the public of individual bricks falling away from the wall towards the alley along the north side of the building in a seismic event. We have lessened that risk by removing the existing unreinforced parapets in either design option. The method of out-of-plane containment with the interior steel frames relies upon intermittent wall plates spaced some 4 to 6 feet apart. An exterior concrete wall will positively contain the vast majority of individual bricks, making for a significantly safer situation.

I hope this address your concerns and assists in your decision making process. Please feel free contact me at the number in the footer of this letter with any additional questions you may have.

Regards,

John Gentry, P.E.

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