City of Calistoga
Building Standards Advisory and Appeals Board

Agenda Item Summary

DATE	April 11, 2018
ITEM	**Building Demolition, 1339 Lincoln Avenue**: Proposed demolition of a historically- and architecturally-significant URM because of retrofit infeasibility
RECOMMENDATION	Provide input as to whether the proposed demolition 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	**Building Demolition, 1339 Lincoln Avenue**

ITEM

Proposed demolition of a historically- and architecturally-significant unreinforced masonry building

BACKGROUND

The one-story building at 1339 Lincoln Avenue was constructed in 1890. A 2017 historic resource evaluation of the property[1] concluded that the primary structure is eligible for listing in the California Register of Historical Resources under the following criteria:

- It is significant in association with historical events important to local, regional, California, or the national history
- It is a good example of the Richardsonian Romanesque architectural style. The building design utilizes key elements and character-defining features of this style, including semi-circular arches for windows and doors, rusticated stone masonry, transom windows, and an entry that is reminiscent of an archivolt.

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

The property owner has submitted an application to demolish the building, maintaining that it is infeasible to reinforce it. Two opinions from structural engineers concur that its stone walls are severely deteriorated because of the soft rock used to construct the building and cannot be salvaged.

DISCUSSION

Because of the negative impacts to the building's historic and character-defining features if it is demolished, this proposal has been referred to the Building Standards Advisory and Appeals Board for its input as to whether demolition of the building is justified.

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

[1]Part of a combined study with the adjoining property at 1343-1347 Lincoln Avenue

RECOMMENDATION

Staff recommends that the Board provide input as to whether the proposed demolition of the building at 1339 Lincoln Avenue is justified.

ATTACHMENTS

1. Letter from Williams Associates Engineering dated March 9, 2017
2. Letter from JDF Structural Engineering dated March 13, 2018
3. Excerpts from Historic Resource Evaluation dated February 3, 2017

ATTACHMENT 1

WILLIAMS ASSOCIATES
Engineering
A California Corporation

March 9, 2017

Bruce Kendall
1713 Lake St.
Calistoga, CA 94515

Regarding: 1339 Lincoln Avenue
Calistoga, CA

Dear Mr. Bruce Kendall

On March 6, 2017 I met you at the referenced site to review the existing building. The building is a single story, unreinforced masonry structure fronting Lincoln Avenue in downtown Calistoga. The stone used for the construction of the walls and front façade is a local material commonly referred to as ash tuff rock.

The ash tuff material used for the construction of the building is a soft rock, which can be prone to weathering. There are clear signs of weathering of the stone throughout the building, particularly on the exterior. There is significant cracking and weathering of the stones on the façade as show in the Photos 1 and 2. A large crack is present top to bottom on the westerly return wall, just back from the main façade shown in Photo 3. These unreinforced masonry stone walls provide the structural support for the building.

The majority of both interior and exterior mortar ranges from being weakly adhered, delaminated and not adhered, to crumbling/missing. The mortar is sufficiently weak that it can be picked out by hand and can be easily scraped out with a sharp object such as the claw of a hammer.

Based on the condition of the front facade stone including the cracking and weathering and the weak mortar, it is my professional opinion that it poses a hazard to public, particularly in the event of an earthquake. The stone wall along the westerly side of the building has fared worse than the front façade in terms of weathering and weak mortar. A common retrofit for these types of buildings would include installing a reinforced concrete inner wall, effectively covering the stone and rendering any aesthetic value moot. Based on my experience with similar projects and on conversations with a contractor, it is more effective to remove that wall in its entirety and rebuilding as a new, conforming structural wall. The rear façade, as with the side walls, is in poorer condition than the front façade (Photo 4).

Based on the extensive cracking and weathering of the stones and the weak mortar, it's hard to imagine a reasonable scenario where the main facades can be salvaged in place

during a seismic retrofit of the building. It is therefore my professional opinion that, in order to properly address safety concerns, it will be necessary to disassemble and/or carefully demolish the existing structure.

If you have any questions, or would like to discuss further, please contact me.

Sincerely,

Alexander 'Sash' Williams, President
WILLIAMS ASSOCIATES ENGINEERING, INC

WILLIAMS ASSOCIATES
Engineering
A California Corporation

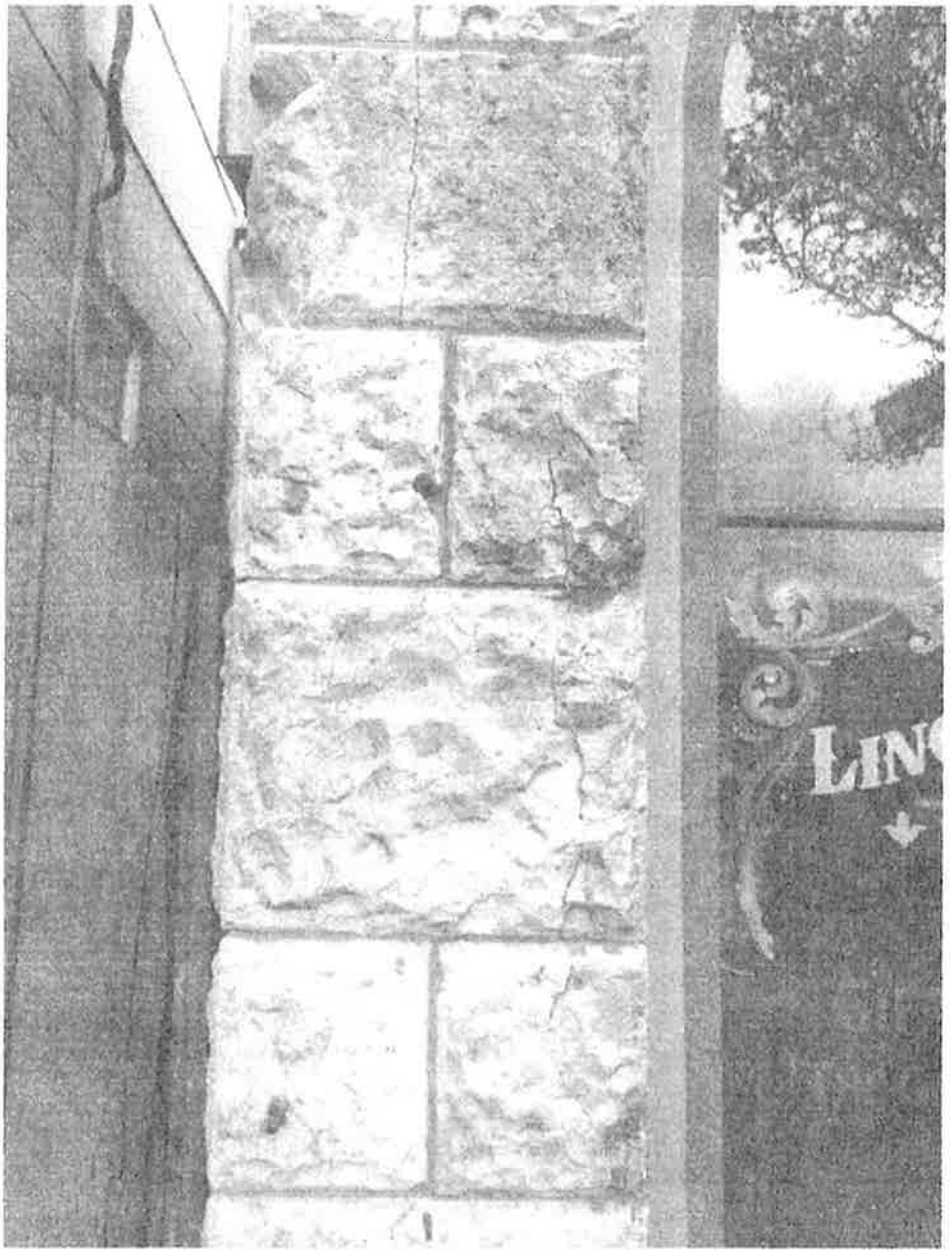

Photo 1 – Façade west corner

555 Farmers Lane • Santa Rosa, CA 95405 • Ph (707) 545-2441 Fx (707) 545-2428

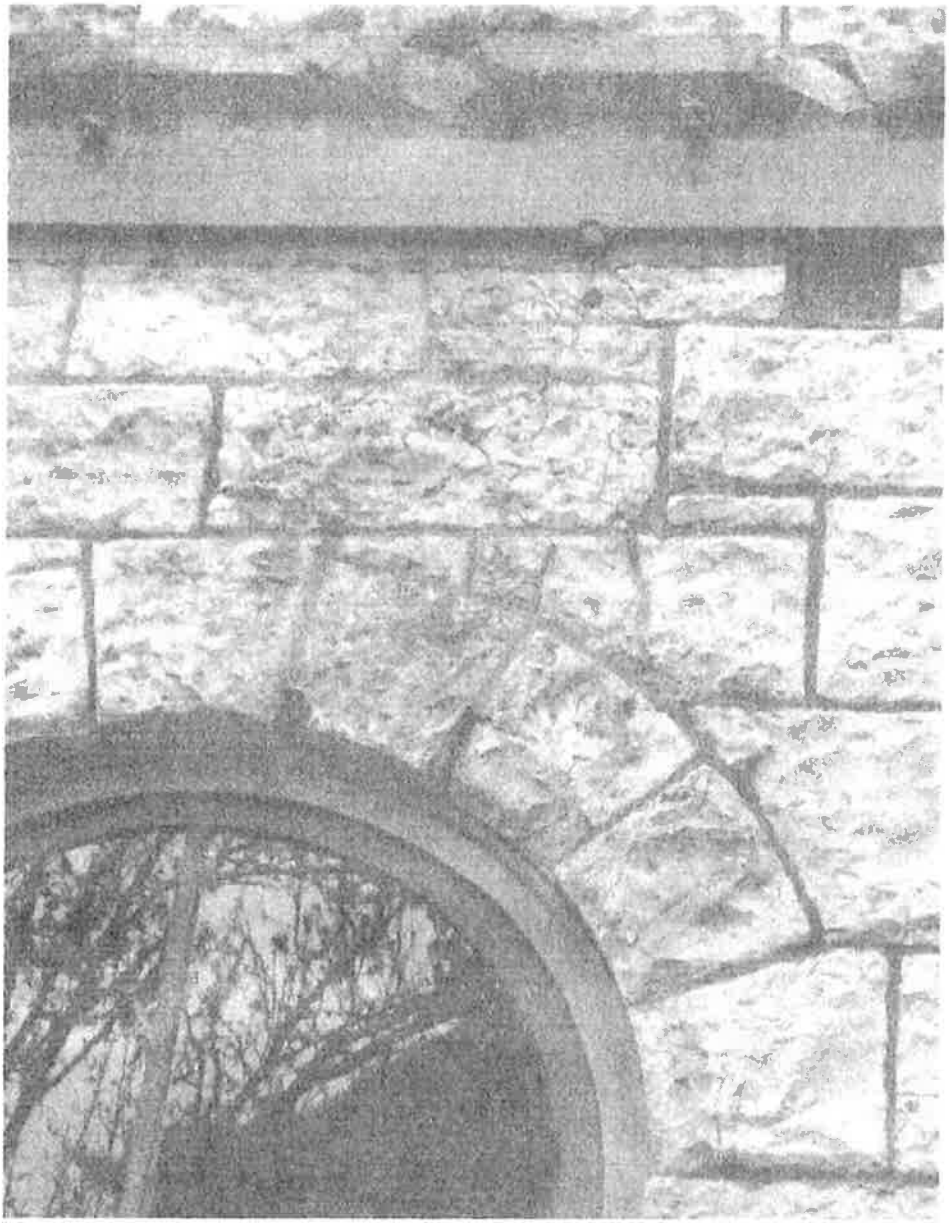

Photo 2 – Façade east window header

Photo3 – West wall crack

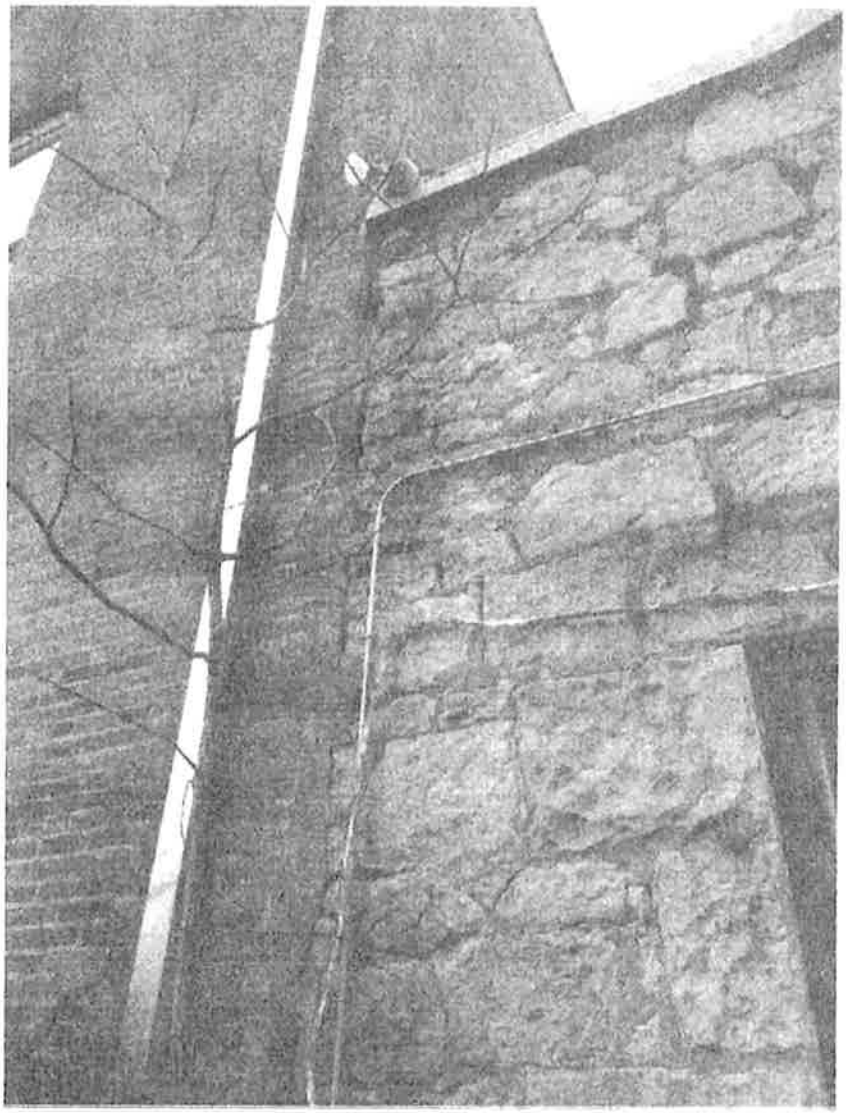

Photo 4 – Rear wall

555 Farmers Lane • Santa Rosa, CA 95405 • Ph (707) 545-2441 Fx (707) 545-2428

ATTACHMENT 2

JDF JOHNSON, DEBOIS & FORREST
STRUCTURAL ENGINEERING / CODE CONSULTING

405 West College Avenue • Suite E • Santa Rosa • California • 95401 • (707)575-0911 • Fax (707)575-0838

March 13, 2018

Dan Cunningham
3165 Hwy 128
Calistoga, CA

Regarding: 1339 Lincoln Ave. Calistoga, CA

Dear Mr. Dan Cunningham,

Per your request on March 11, 2018 I met with you at the above referenced address in order to review the structural condition of the existing building. Following is my observations and opinion of its condition.

Background: The Building is unreinforced masonry (URM) and has been identified and listed by the City of Calistoga as such. The Building is subject to Calistoga Municipal Code (CMC) Chapter 15.46

Construction: The subject building has an 1890 date inscription at the front elevation. The building is one story in height and is rectangular in shape. It is roughly 26' x 88' and covers approximately 2,300 sq. ft. of area. The front, left side and rear walls are of volcanic tuff stone construction. Volcanic tuff stone is a soft easily worked stone; the stone for this building was likely quarried locally. The right side wall line is shared in-common with the neighboring building, 1343, 1345, 1347 Lincoln Ave. which is also listed as a URM building. This common wall is of brick construction and appears to have been built at an earlier date when the neighboring building was constructed. The foundation is rock rubble and is unreinforced. The roof and floor is wood framing. Interior walls are wood framed except for the URM walls at what appears to be a walk-in vault. The vault is approximately 8'x10' with about 8' high walls.

Observations: The exterior side of the tuff stone walls has become severely degraded with time. At the front elevation fist size chunks of the stone block have broken away or are loose enough to be easily pulled from the wall. Severe cracking of the stone was obvious in various areas. At the rear elevation similar conditions were noted. Also it appears that a portion of the parapet wall above the roof had fallen away. The side elevation (in the alley way) was cracked and deteriorated in a similar manner as the front and rear walls. The foundations, exterior walls, floor framing and roof framing appear to be original construction.

Opinion: **This building should be considered at high risk of significant structural damage and possible collapse during seismic events.** Because the stone walls have deteriorated to the point of crumbling this structure is not a good candidate for seismic retrofit. To alleviate the daily falling hazard of stone pieces the walls would have to be covered with cement plaster or

shotcrete reinforced with wire. This obviously will take away all of the esthetic value of the original stone and makes the retrofit a poor choice. Demolition of the building under CMC section 15.46.060 is recommended.

If you have any questions or concerns or would like to discuss this further then please give me a call.

Sincerely,

Jeff DeBois

Jeff DeBois P.E.
JDF 18061

3-14-18

ATTACHMENT 3

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

Evans & De Shazo, LLC
6876 Sebastopol Avenue
Sebastopol, CA 95472
971-244-1836/707-812-7400
www.evans-deshazo.com

Table 3: NRHP and/or CRHR-listed and *eligible* resources, historic districts, and landmarks within a 1/8-mile of the Properties.

Name(s)	Address/Details	NRHP	CRHR	*Potential* Lincoln Avenue Historic District	California Historical Landmark
Boskos Trattoria (Macgregor Building)	1362-1364 Lincoln Avenue		x	x	
Brannan Cottage (Sharpsteen Museum)	1311 Washington Street				x
Brannan Cottage (Brannan Cottage Inn)	109 Wappo Avenue	x	x		
Brandon's (People's Meat Market)	1356-1360 Lincoln Avenue		x	x	
Hydro Grill (Armstrong Building)	1403 Lincoln Avenue			x	
Odd Fellows Hall	1343 Lincoln Avenue		x	x	
Knights Bridge Winery (Calistoga National Bank)	1373 Lincoln Avenue		x	x	
Lincoln Avenue Spa (C.A. Stevens Building)	1339 Lincoln Avenue		x	x	
Masonic Plaza (Masonic Hall)	1334-1338 Lincoln Avenue		x	x	
Mount View Hotel	1457 Lincoln Avenue	x	x	x	
Soo Yuan/Food Mart	1350 Lincoln Avenue		x	x	
Susie's Bar	1363-1371 Lincoln Avenue		x	x	
Zenobia	1410 Lincoln Avenue		x	x	
Palmer House	1300 Cedar Street	x	x		
James H. Francis House	1403 Myrtle Street	x	x		
Napa Valley Railroad Depot	1458 Lincoln Avenue	x	x	x	

PROPERTY HISTORY

As part of the literature search, EDS reviewed historic maps, city directories, and deeds, as well as documents available online to determine ownership history and development of the Properties. The following section provides an overview of the history of each property.

C.A. Stevens Building - Property 1

In 1890, Charles Alexis Stevens constructed the C.A. Stevens Building located at 1339 Lincoln Avenue. The building served as Calistoga's first bank; and to ensure the safety of its contents, Stevens had the building constructed of locally quarried rough cut stone and installed a stone vault made by the Webb Safe Company of Portland, Oregon. Stevens also owned a general merchandise and hardware store for a time in the Odd Fellows Hall, which sold men's clothing and furnishings. Stevens died suddenly in 1907 and the estate was left to Charles' wife, Hattie W. Stevens, who sold the building to C. A. Carroll, who had just

purchased the local newspaper. Carroll, the former editor of the Mendocino Beacon, moved to Calistoga at the age of 22 and bought the local newspaper that was called the *Independent Calistogian*.[5] He renamed it the *Weekly Calistogian* and open his printing machines and offices in the C.A. Stevens Building (Figure 6). Carroll and his wife, Mertie Bennett ran the newspaper from the building for 50 years. When Carroll died, his daughter, Lois Winston, and her husband, Ralph, took over operating of the newspaper. The newspaper remained at the C.A. Stevens Building until the early 1970s when the building sold. Since it was sold, the building has housed a goldsmith shop, attorney offices, and office of the former mayor, and is currently a spa. The following table provide details regarding the previous owners Property 1.

Table 4: Previous identified occupants of the 1890 C.A. Stevens Building - Property 1.

Year	Previous Owner/Occupant	Comments
1890 – 1910	Charles Alexis Stevens	Charles Stevens is the namesake of the building; he passed away in 1907 and the building was sold in 1910 to C.A. Caroll
1910 – ca. 1970	C.A. Carroll/The Weekly Calistogian	During this time, it appears the Carroll's may have leased office space in the building to a lawyer, and a realtor.

[5] W. F. Wallace, History of Napa County, Enquirer Print, 1901. Page 272-274.

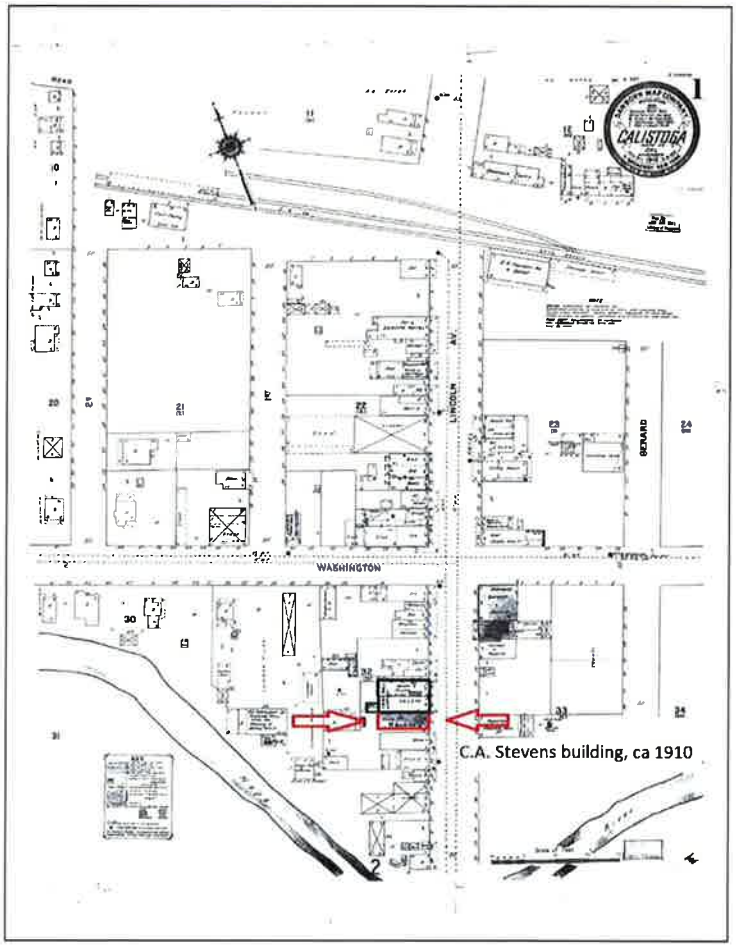

Figure 6. 1910 Sanborn Map showing the C. A. Stevens building.

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

1890 C.A. STEVENS BUILDING (PROPERTY 1)

The 1890 C.A. Stevens Building is a one-story, rectangular planned building designed in the Richardsonian Romanesque architectural style. The building consists of a flat roof that is situated behind a pedimented, parapet. The exterior consists of rough-cut coursed stone, a symmetrical front façade, and a recessed entry with detailed fenestrations. There is a stone date plate located within the gable that reads "1890". The building appears to rest on a stone foundation.

East Elevation (Primary Façade)

The east elevation consists of a symmetrical designed front façade and central entryway with a flat roof situated behind a pedimented parapet (Figure 8). The east elevation includes rough-cut stone that is laid out in an irregular course pattern. The stone is in good condition, although there is minor cracking that is visible on some of the stones. The mortar appears to have been repointed; however, there are areas that still retain the color and texture of the original mortar (Figure 9). Located within the pedimented parapet is a stone date plate that reads "1890" (Figure 10). Just below the parapet, there is a stone cornice with moderate damage with what appears to be two 2x4 wood boards bolted just below the cornice that likely held an awning. There are detailed fenestrations along this elevation that include two round-arch wood windows set within round-arch stone surrounds, a recessed entryway with two doors, a round-arch transom window, and a round-arch stone surround. The two round-arch wood windows that flank the recessed entry consist of two-over-one fixed storefront style windows that are in good condition. The recessed entryway is located within a centered, round-arch stone surround with sidelight windows. The entryway consists of two doors, separated by a center, granite pilaster that is not original to the building. There are two transom windows located above the separate entry doors. The doorway, which includes both doors, is topped with a fanlight window (Figure 11). The separate entry doors were likely added when the building served multiple businesses, which may have occurred as early as 1940. Changes to the entryway include a dark grey granite veneer that appears to have been added within the past 20 years; however, the character-defining features, such as the fanlight, recessed entry, and stone, remain intact.

Figure 8. East Elevation, facing southwest.

Figure 9. Rough-cut course stone details on the east elevation.

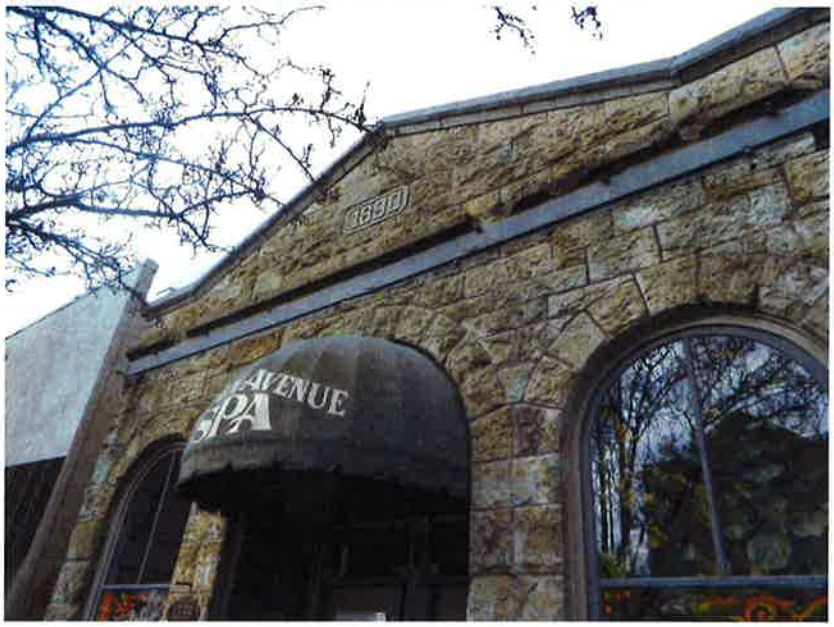

Figure 10. East elevation, facing southwest.

Figure 11. The fanlight and transom windows within the recessed arched entryway.

South Elevation

The south elevation is constructed of rough-cut stone that is laid out in a course pattern. Areas of the stone façade is in good to poor condition (Figure 12). Some of the stones towards the primary elevation are showing large cracks and gaps between the mortar; however, others are in very good condition, particularly towards the middle section of the elevation and towards the rear of the building. There are electrical boxes, meters, pipes, and wires attached to the south elevation (Figure 13). There are several

metal anchor plates visible on the building's south elevation, which were likely added after the 1906 San Francisco Earthquake.[7] There is one tall, vertical window located towards the rear of the building that has been altered (Figure 14); and although the widow opening is original, the glass has been replaced with a modern stained glass window. Steel framing has also been added to the window, which was likely done at the same time the anchor plates were installed. Sections of this elevation range in condition from poor to fair.

Figure 12. Rough cut stone along the south elevation.

[7] Stanford University, *Stanford University and the 1906 Earthquake - Evolution of Codes*. Published 2006.

Figure 13. South elevation, facing west.

Figure 14. Modern Stain glass window set within the original window opening.

West Elevation

The west elevation is constructed of rough-cut stone that is laid out in a combination of irregular courses along the lower elevation and no courses along the irregular shaped rear gable (Figure 15). There is flashing along the cornice, repointing, and staining, which may indicate that the roof leaks (Figure 16). There is a center rear entry door flanked by two vertical double-hung wood windows. The windows are in fair to poor condition and the window glass has been replaced with tempered glass and plywood (Figure 17). The door is not original to the building, but the opening and the trim detail appear to be original. There is a corrugated plastic awning positioned over the door that covers one of the windows and also extends from an exterior shed building, but does not appear to be attached to the stone (Figure 18).

Figure 15. West Elevation, facing northeast.

Figure 16. Irregular shaped roof cornice on the west elevation, showing repointing and staining.

Figure 17. Double-hung wood window.

Figure 18. East elevation, showing the door and awing.

North Elevation

The north elevation is not visible from the exterior due to a shared structural wall with the adjacent Odd Fellows Hall (Figure 19). However, the wall was viewed from the interior of the C.A. Stevens Building, and consists of brick laid out in common courses (Figure 20).

Figure 19. The north elevation of the building and adjacent Odd Fellows Hall.

Figure 20. Interior of C.A. Stevens showing the shared interior wall.

Interior

The interior consists of several character-defining features such as an interior stone wall that partially encompasses the intact C.A. Stevens bank safe, which was made in 1890 by the Webb Safe Company of Portland, Oregon (Figure 21). There is also a sleeping loft that was constructed above the safe, which was either original to the design or added later when the building served as an office for the newspaper (Figure 22).

Figure 21. Interior of the original C.A. Stevens bank safe.

Figure 22. Door to sleep loft.

AUXILIARY BUILDINGS

There are three shed buildings located at the rear of Property 1 that have been combined to accommodate laundry facilities and storage for the businesses operating from Property 1 (Figure 23). The shed buildings are constructed of a combination of metal, wood, and plywood, and are in fair condition. There is a corrugated plastic awning that was previously mentioned within the west elevation section (Figure 24). The buildings were likely added over time and due to the limited space were joined to allow easier access and use. There is no indication that these are original to the construction of the building,

Figure 23. Sheds, at the rear of the property, facing northwest

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 to 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.