



EVANS & DE SHAZO, LLC
ARCHAEOLOGY HISTORIC PRESERVATION

July 18, 2016

Erik Lundquist, Senior Planner
City of Calistoga, Planning and Building Department
1232 Washington Street. Calistoga, CA 94515

Re: Secretary of Interior Standards Compliance Letter – James H. Francis House Rehabilitation Project

Dear Mr. Lundquist,

Evans & De Shazo, LLC (EDS) was contracted by Richard and Dina Dwyer (owners) to provide a *Secretary of Interior's Standard for the Treatment of Historic Properties* (Standards) compliance review for the proposed restoration and rehabilitation of the *James H. Francis House* (Francis House) and associated landscape. The ca. 1886 Francis House is located on a 0.48 acre lot located at 1403 Myrtle Street Calistoga, Napa County, California, within Assessor's Parcel Number (APN) 011-242-015. The Francis House is listed on the National Register of Historic Places (NRHP) under Criterion C for its *Architectural Significance* and is an excellent example of the Second Empire architectural style.

EDS Principal Architectural Historian, Stacey De Shazo, M.A. in Historic Preservation, who exceeds the *Secretary of Interior's Professional qualification standards in Architectural History and History* completed the following Standards review that includes background information from existing documentation, a condition assessment, and review of the *project* for compliance with the Standards. The *project* plans reviewed for this document are the final set submitted to the City of Calistoga by Tim Raduenz of Form One Design. The project was reviewed and assessed within the Standards for the rehabilitation

EDS concludes that the proposed restoration and rehabilitation project of the Francis House complies with Standards for Rehabilitation and finds that the overall project, in compliance with the Standards, will have a less-than-significant impact on the ca. 1886 historic house and property. Please note this letter does not address any further cultural resource or environmental evaluations under CEQA that are required and requested by the City of Calistoga.

Sincerely,

Stacey De Shazo, M.A. Principal Architectural Historian
Evans & De Shazo, LLC, 971-344-2826



EVANS & DE SHAZO, LLC
ARCHAEOLOGY & HISTORIC PRESERVATION

**SECRETARY OF INTERIOR
COMPLIANCE REVIEW
FOR THE JAMES H. FRANCIS HOUSE
LOCATED AT 1403 MYRTLE STREET,
CALISTOGA, NAPA COUNTY**

SUBMITTED TO:

Richard and Dina Dwyer

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
Evans & De Shazo, LLC
971-344-2826

Updated: April 15, 2016

Evans & De Shazo, LLC
118 W. Hills Circle
Sebastopol, CA 95472
971-344-2826
www.evans-deshazo.com

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National Register Listing Document

Introduction

Evans & De Shazo, LLC (EDS) was contracted by Richard and Dina Dwyer (owners) to provide a *Secretary of Interior's Standard for the Treatment of Historic Properties* (Standards) compliance review for the proposed restoration and rehabilitation of the *James H. Francis House* (Francis House) and associated landscape. The ca. 1886 Francis House is located on a 0.48 acre lot located at 1403 Myrtle Street Calistoga, Napa County, California, within Assessor's Parcel Number (APN) 011-242-015. The Francis House is listed on the National Register of Historic Places (NRHP) under Criterion C for its *Architectural Significance* and is an excellent example of the Second Empire architectural style.

EDS Principal Architectural Historian, Stacey De Shazo, M.A. in Historic Preservation, who exceeds the *Secretary of Interior's Professional qualification standards in Architectural History and History* completed the following Standards review that includes background information from existing documentation, a condition assessment, and review of the *project* for compliance with the Standards. The *project* plans reviewed for this document are those found on drawings submitted to the City of Calistoga by Tim Raduenz of Form One Design.

Prior to approval, the City of Calistoga has determined that the *project* must comply with the Standards to allow for an exemption under the California Environmental Quality Act (CEQA).

Project Description

The *project* includes the restoration of the ca. 1886 Francis House to its original depiction as a residence, and rehabilitation to develop a five-room bed and breakfast with owner-occupied living-quarters within the foot print of the original building. The project also includes development of an in-ground swimming pool, a trellised guest parking area with solar panels, and a new utility shed. The owner also plans to restore the Francis House to the period for significance to its date of construction in ca. 1886 in accordance with the *Standards* that allows for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. The Francis House includes character-defining features of the Second Empire style including: square floor plan, mansard roof, ornamental shingles, bracketed eaves, pedimented dormers, projecting central pavilion, and semicircular and segmented arched windows and doors that the new owners plan to restore.

History of the James H. Francis House

The James H. Francis House, located within APN 011-242-015, was built in ca. 1886 and designed in the Second Empire architectural style that was popular throughout the country from the mid-1850s through the mid-1880s. James H. Francis was a successful business man who owned a local mercantile store on

Lincoln and Washington Street in Calistoga, as well as several local ranches, one of which contained a mine that produced silver ore. In the mid-1880s, James Francis purchased the lot where the Francis House currently stands and hired local architect John Sexton to design the Second Empire style house. Once the plans were complete, the building was constructed by John McPherson for a total cost of \$7,400.¹ The Francis House was built of stone that was quarried south of the Calistoga on the ranch known as the "Neddy Brown place".² It is one of only two Second Empire style houses located within the City of Calistoga, and is the only stone building in the Second Empire style located in Napa County. James H. Francis lived in the house until he died in 1891 and the property was then sold to Col. Myron E. Billings and his second wife Delia Billings in 1891.³ Col. Billings served in the Civil War and moved to California with Delia, and eldest son, Elmore. Once in California, President Grant appointed Col. Billings to be Justice of U.S. Criminal Courts. Col. Billings also served as the city attorney for Calistoga and his wife Delia Billings was also an attorney, although it is unclear if she practiced law in Calistoga.⁴

In a letter he sent to his adult children in 1906, Col. Billings provided a description of the building and some details regarding alternations that were made.⁵

According to Billings,

Col. Billings' residence is 38 square feet, beside the projecting vestibule in front and a 26 feet high to the cornice, with two stories of dressed stone and another under the Mansard roof. The Eastern and Southern fronts are coursed stone... The Western and Northern fronts are of dressed stone. Two great bay windows, on toward the North, the other toward the West, project from the second story. Two balcony windows project from the upper story, for the Eastern front. Great twin windows without Balconies, Southward. The whole house is finished inside with lovely curled Red-Wood, and White Pine, finished on wood, with polish. The building is lighted with electricity, and has hot and cold water throughout, with bath-rooms and patent closets below and up stairs."

The Billing's letter is important not only to the restoration of the building, but because it also describes the landscape that in 1906 included a lawn, white roses, and fruit and ornamental trees such as Japanese quince, lilac, and English walnut.

¹ National Register of Historic Places (#79000503)

² Ibid.

³ Judith Munns, Napa County Landmarks personal notes accessed 8/2013

⁴ Napa County Historic Resource Survey, "Historic Resources Inventory: Francis House", December 1977

⁵ M.E. Billings, "To My Brother..." (Letter, 8 May 1908. Available at the Sharpsteen Museum)

In 1918, after Col. Billings' death, the Francis House was first rented and then sold to Mabel Martin who along with her husband, Reverend C.L. Petersen, converted the residence into the Calistoga Hospital. While the building was a hospital, alterations were made that included a primary façade portico and two wing additions that were constructed along the rear façade of the building. The portico was designed to allow for automobiles to drive-up to a double-door entry along the first story. The wing additions were constructed to create additional space that was needed for hospital rooms. These additions were constructed of masonry block and clad in pressed tin to look like the original stone of the Francis House. The wing additions wrapped around the rear facade of the original house and consisted of a flat roof, double-hung windows, and several doors. The wing that extended along the southwest corner of the original building was single story; however, the wing that extended along the northwest corner of the original building was two-stories. From the 1940s through the 1960s the property changed hands a number of times, but remained a hospital. Then according to local city directories, the building was abandoned in 1964 and by 1965 the State of California had ordered the closure of the Calistoga Hospital.⁶ In 1970, the property was then purchased by Donald J. Selvey, which included several adjoining parcels. Mr. Selvey never occupied the Francis House and it remained vacant for over 50 years.

The following section provides a condition assessment of the Francis House, as well as the surrounding landscape.

Condition Assessment

Condition assessments are a review of a property to help form an understanding of how a building or structure is constructed, used, and maintained through methods such as survey and documentation of the condition of materials, elements, and spaces prior to any project work beginning. The following condition assessment begins with an overview of the Francis House safety and stabilization project and is followed by the review of each elevation of the building in its present state.

Safety and Stabilization Project

In January of 2016, for safety and stabilization reasons, the City of Calistoga approved the carefully planned removal and preservation of character-defining features and materials associated with the original Francis House, as well as the ca. 1918 hospital wing additions along the rear facade of the building. The removal of the wing additions was done in accordance with the *Standards* that allows for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. In this case, the elements associated with the Calistoga Hospital were removed to allow for the restoration and rehabilitation of the original Francis

⁶ Sharpsteen Museum, personal communication March 18th, 2016

House. During the safety and stabilization work the removal of all materials were documented and character-defining features such as the Mansard roof and pedimented dormers, as well as materials that were determined to be repairable for later reuse, were carefully dismantled and stored for the future planned restoration work. Significantly deteriorated materials that were not salvageable due to their condition were substantiated through documentary and physical evidence.

The following table shows the character-defining features and materials that were removed for restoration and/or later reconstruction of the Francis House. The hospital wing additions that were demolished are addressed within the *Secretary of Interior Standards for Rehabilitation Analysis* section of this report.

Table 1: Safety and Stabilization Table

Character-Defining Feature	Details	Treatment
Mansard roof, dormers, and shingles	The mansard roof with bellcast eaves, dormers and shingles were removed and stored for later restoration. Elements of the mansard roof that were not salvageable will be replaced in-kind. The wood square and octagonal shingles were not salvageable, but were fully documented and the pattern and material will be replaced in-kind.	Restoration
Decorative frieze/soffit and corbels	All material associated with these features that were salvageable were carefully dismantled and stored for later restoration and re-installation. Any materials that were not salvageable were fully documented and will be replaced in-kind.	Restoration
Square bay windows (oriel), north and south elevations	The two bay windows were documented and carefully removed and stored for later restoration and re-installation.	Restoration
Brick Chimney	The central brick chimney was removed and will be replace in-kind with materials that are compatible with original design of the historic brick chimney along as seen from the exterior view of the building.	Recreation
Windows	The removal of any material associated with the windows (including dormers) such as frames, sashes, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, as well as interior details were stored or left in place for later restoration and re-installation.	Restoration

Detailed Condition Assessment

Francis House

On *March 17, 2016*, Stacey De Shazo, M.A. in Historic Preservation, conducted a condition assessment of the Francis House. The current condition of the Francis House includes the original ca. 1886 square plan design with a two-story projecting pavilion that was constructed of native stone. There is coursed and roughly tooled ashlar along the east and south elevations and smoothed ashlar along the north and west elevations (Figure 1). There are decorative quoins around each corner of the building, as well as stone

moldings with articulated keystones and imposts that surround the vertical, semi-circular double-hung windows and segmented arched double-hung windows. All of these elements are considered character-defining features that are original to the ca. 1886 Francis House, and they are in good condition.



Figure 1: Francis House, facing west.

East Elevation (Primary Façade)

The east elevation is symmetrical and consists of three bays with a prominent centered, projecting bay. The original second floor main entrance is still present and consists of a single-door opening that is topped by a divided-fanlight transom. There is no glass within the transom; however, the redwood casing, frame, and muntins of the window are still present and appear to be in fair condition. There is no front porch or stairway to access the original second story main entry, as it was likely removed during the construction of the Calistoga Hospital portico in ca. 1918. There is little evidence of the portico that was documented in the 1978 National Register Nomination.⁷ It likely fell down or was torn down, but was not part of the 2016 safety and stabilization project. Evidence left of the portico includes small cut-out sections between the first and second story (Figure2). There are paired, vertical, double-hung windows with semi-circular arches located along the second story on both sides of the center pavilion. Along the first floor, within the central pavilion, there is a wooden double-door entry that consists of vertical panels along the upper 3/4 of each door and smaller horizontal panels along the lower 1/4 portion. The double-doors are likely original to the ca. 1886 Francis House; however, some elements of the hardware on the doors were modified after the house was converted to a hospital. The original door

⁷ National Register of Historic Places (#79000503)

hardware consists of an egg and dart designed door plate (Figure 3). Modifications include a pull handle that was likely added for easy access while the building was a hospital. There are also four small, fixed semi-circular and segmented arched windows located along the sides of the central projecting pavilion that are character-defining elements of the Francis House (Figure 4). These small windows consist of interior wood stool and stone aprons, as well as an exterior stone sills, glass window panes, and sashes that are in good condition.



Figure 2 and Figure 3: East Elevation, first floor door detail.



Figure 4: Central project pavilion first floor, facing south.

South Elevation

The south elevation, which is visible from the street view along Spring Street, was constructed of coursed and roughly tooled ashlar. There is one rectangular rough tooled stone along the first-story that is missing and appears to have fallen out on the ground below as well as several stones that have been removed along the lower portion of a first floor window. However, the stone and mortar have weathered well and are in good to excellent condition. There are also a row of smooth stones situated along the lower 'foundation' portion of this elevation that are less decorative and appear to serve as a stabilizing element. There are three vertical, semi-circular arched windows with stone corbels along the second story that includes one paired window (Figure 5). Several of the window frames are still present, but are missing elements such as window sashes and glass panes. Along the first story there are two segmented arched windows and a segmented arched entry doorway that is original to the house. One of the segmented arched windows along this elevation appears to have been utilized as secondary doorway at some point as the lower stones have been removed; however, the majority of the character-defining features remain intact and are in good to excellent condition.



Figure 5: South Elevation, facing northwest.

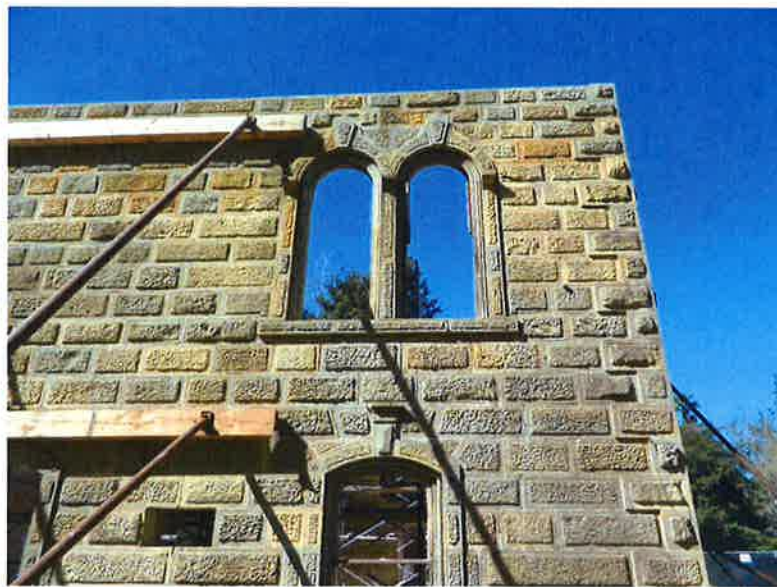


Figure 6: South elevation window details, facing north.

West Elevation

The west elevation consists of a native stone tooled as smoothed ashlar, two door openings, one semi-circular horizontal window, and two segmented arched windows (Figure 7). There is an open space along the second story near the southwest corner where a bay window appears to have been removed or modified to accommodate second floor exterior access during the time the building was utilized as a hospital. There is evidence of an original bay window based on the original design of the space and materials removed during the demolition of the wing additions. This elevation also consists of a central, second floor entry that was likely a double hung window that was modified to created access to the

two-story portion of the wing addition. Along the first story there are two segmented, arched windows and a central segmented, arched doorway that is flanked by decorative quoins, which was exposed after the demolition of the wing additions.



Figure 7: West elevation, facing east.

North Elevation

The North Elevation consists of three windows and an open section along the second story near the northeast corner where a bay window was removed and stored as part of the planned restoration work for the house (Figure 8). The three windows consist of one semi-circular window, and two segmented arched windows that were all double-hung. There is some damage to the second story window created by the wing addition, as well issues with the mansard roof due to the property being vacant for more than 50 years. However, the character-defining features such as the keystone, sill, and casing are all still present. There also appears to have been drainage issues, evidenced by staining along the stone that may have been caused by the flat roof construction of the addition that may have allowed for water to drain in areas between the original house and the addition. There is also evidence of moss growing on this elevation as it receives less sunlight exposure.



Figure 8: North elevation, facing south.

Landscape

The landscape consists of fruit and nut trees, coast live oak and valley oak trees, as well as maple and black walnut trees (Figure 9). The property consists of fill, pea gravel, grasses, and a small discard pile that is a mix of soil and various other materials that was likely created during the safety and stabilization project. There are also some obsidian flakes observed on the surface within the property.



Figure 9: Corner of Myrtle and Spring Street, facing west.

Secretary of Interior Standards for Rehabilitation Analysis

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The following section addresses the project within the context of the Secretary of Interior Standards for the Treatment of Historic Properties, adopted by the City of Calistoga. The Standards are presented in black and EDS' analysis is presented below in blue.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

EDS Response: The building was originally constructed as a single-family home, and although it was utilized as a hospital from 1918 through 1965, the deteriorated additions with collapsed roofs have been removed and the house will be restored in accordance with the Standards as a residence for the owners and rehabilitated as five-room bed and breakfast that will not add any exterior additions to the original square block plan of the Francis House.

Evaluation: The proposed project complies with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

EDS Response: The Francis House safety and stabilization project allowed for the careful removal of character defining features such as the mansard roof, dormers, and cornice. These elements were carefully stored as part of the planned restoration of the Francis House. Based on the Standards, when the mansard roof is restored some raising or lowering of the existing roofline will only be allowed for the purpose of restoring the roof to its original profile, although this is currently not part of the project. All in-kind replacement materials will be thoroughly documented and justified through evidence for the removal and replacement based on the Standards. The replacement of materials, in-kind, should be considered only if repair is not possible. According to the condition assessment the overall form and detailing of the Francis House are still evident and should be utilized as a model to reproduce features if needed.

Evaluation: The proposed project complies with Standard 2, as the overall character of the property will be retained. It is recommended that evidenced documentation is reviewed by an Architectural Historian for guidance. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered if it complies with the Standards.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

EDS Response: No conjectural features or architectural elements from other buildings are included in the project.

Evaluation: The proposed project complies with Standard 3

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

EDS Response: The most significant changes to the site occurred in the early ca. 1918 when the wing additions and portico that were added to the residence when it was converted to a hospital. As part of the safety and stabilization project the wing additions were removed, noting the portico had already fallen down or been removed prior to the current ownership. The City of Calistoga approved this work based in accordance with the *Standards* that allows for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.

Evaluation: The proposed project complies with Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

EDS Response: The distinctive features, finishes, and construction techniques associated with the ca. 1886 Francis House will be preserved, restored, and retained in according to the Standards. All cleaning as well as repair shall be in accordance with the Standards. This includes the following:

Character-Defining features	Status: Present on Building /Temporarily Removed	Treatment
Bellcast mansard roof	Temporarily removed	Restore
Decorative shingles	Temporarily removed	Replace in-kind
Pedimented gable dormers	Temporarily removed	Restore
Semi-circular arched windows	Present on Building	Restore
Paneled Frieze and stone corbels	Temporarily removed	Restore
Square Bay Windows	Temporarily removed	Restore and Reconstruct
Segmented and Semi-circular	Present on Building	Restore

Character-Defining features	Status: Present on Building /Temporarily Removed	Treatment
windows with stone keystones		
Projecting central pavilion	Present on Building	Restore
Ashlar stone walls – including any stabilizing methods, mortar (mix and color), and cleaning techniques.	Present on Building	Restore
Angled lot orientation with three public elevations	Present on Building	Preserve

Evaluation: The proposed project complies with Standard 5.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

EDS Response: During the rehabilitation of the house, any deteriorated historic features will be repaired rather than replaced. Severely deteriorated features or materials will be replaced with new features or materials that match the old in design, color, texture, and other visual qualities. All additional design elements including missing historic features will be replace utilizing on documentary, physical, or pictorial evidence and reviewed by an architectural historian. There are currently no new design elements; however, there are plans for three additional dormers along the restored mansard roof that will be compatible with the size, scale, material, and color of the historic building.

Evaluation: The proposed project complies with Standard 6.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

EDS Response: Historic materials will not be damaged by chemical or physical treatments during the rehabilitation of house. Cleaning will be undertaken using the gentlest means possible.

Evaluation: The proposed project complies with Standard 7.

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

EDS Response: Evans & De Shazo, recommends an archaeological monitor be present during ground disturbing activities as required by the City of Calistoga based on known resources within the area.

Evaluation: Not yet determined

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

EDS Response: Alterations to the original ca. 1886 Francis House include three additional dormers along the south and west elevations that are compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evaluation: The proposed project complies with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

EDS Response: A carport with trellis arbor and solar panels, utility shed, and in ground pool will be added to the property, but will not physically impact the Francis House. These elements will also be reviewed by Office of Historic Preservation for compliance with the Standards in order to receive the 20% Federal Tax Credit.

Evaluation: The proposed project complies with Standard 10.

Conclusions

This project compliance review was completed on April 13, 2016. During this review, the Office of Historic Preservation was contacted on two occasions to discuss compliance related to the Standards.

EDS concludes that the proposed restoration and rehabilitation project of the Francis House complies with the Secretary of Interior's Standards for Rehabilitation and finds that the overall project, in compliance with the Standards, will have a less-than-significant impact on the ca. 1886 historic house and property.

Appendix A
National Register listing

Appendix B

Updated Project Plans (April 13, 2016)

DATA 07-41 PH0693235

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	DE
DATE ENTERED	JAN 29 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

James H. Francis House

SEP 19 1978

AND/OR COMMON

Francis House/ Calistoga Hospital

2 LOCATION

STREET & NUMBER

1403 Myrtle Street

CITY, TOWN

Calistoga

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT
Second

STATE

California

CODE
06

COUNTY
NAPA

CODE
055

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: vacant

4 OWNER OF PROPERTY

NAME

Don Selvey

STREET & NUMBER

1401 Myrtle Street

CITY, TOWN

Calistoga

VICINITY OF

STATE

CALIFORNIA

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Napa County - Courthouse

STREET & NUMBER

821 Coombs Street

CITY, TOWN

Napa

STATE

CALIFORNIA

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Napa County Historic Resources Survey

DATE

Site Inventory: 1-9-1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Napa County Conservation-Development & Planning Dept.

CITY, TOWN

Napa

STATE

California

7 DESCRIPTION

CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

RUINS

UNEXPOSED

CHECK ONE

UNALTERED

ALTERED

CHECK ONE

ORIGINAL SITE

MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Francis House, of native stone, is three stories and carries the characteristic square plan of the Second Empire style with a projecting three story central pavilion. The bellcast mansard roof has decorative shingles and pedimented gable dormers with semi-circular arched windows. The first and second stories are of cut native stone quarried south of Calistoga.

A cornice with paired brackets and a panelled frieze supports the projecting eaves. To the north side is a three story square bay window with a mansard third story. Paired semi-circular arched windows of the second story are tall and narrow with keystones and stone corbels. The east windows on the second floor have a semi-circular transom. Windows on the first level are single, tall, narrow and arched.

The main entryway is through the central pavilion with its double doors on the east side. There is also a doorway on the second level with a semi-circular arch and transom. The massive portico in front (east elevation) was added during the Francis House's era as the Calistoga Hospital. The portico, attached to the stone walls has begun to pull away. There is also a two story addition to the north side of masonry block (date unknown.)

The interior of the Francis House has been altered during the period it served as a hospital, but the exterior of finely crafted stone has weathered well. The essential design fabric, though marred by the portico, is basically unaltered and the portico could be removed without difficulty in renovation. The Francis House retains its original setting on a large corner lot with trees and commands a prominent location at the intersection of Spring and Myrtle on the edge of one of Calistoga's earliest residential neighborhoods.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1886

BUILDER/ARCHITECT Stonemason/builder: John Sexton

STATEMENT OF SIGNIFICANCE

The Francis House is believed to be the only stone residence in the Second Empire style in Napa County. It exhibits a high degree of craftsmanship attained by local stonemasons in the 19th century which is usually seen in winery rather than domestic architecture. The Francis House, built for James H. Francis, Calistoga merchant and rancher, is one of two Second Empire residences in Calistoga. It complements the Palmer House (built in 1873-74) which is also in the Second Empire style but in wood. The two residences are the only architect-designed houses remaining of this era of the 1870s and 1880s in Calistoga; an era of prosperity in Calistoga as it was throughout Napa County.

Of native stone quarried and cut by John McPherson south of Calistoga on the ranch known as the "Neddy Brown place", the Francis House was built by John Sexton. The architect is unknown although the design may well have come from a builder's plan book. It is characteristically Second Empire in style with the symmetrical square plan, projecting central pavilion, paired arched windows and mansard roof.

James Francis had his mercantile store on the corner of Lincoln and Washington and owned several ranches in the area, including one producing silver ore just north of Calistoga. His brother, George M. Francis, was owner of The Napa Register, Napa City's local newspaper. On James Francis' death in 1891, Col. M.E. Billings purchased the house. He was a Justice of the U.S. Criminal Courts under appointment from President Grant. Mrs. Billings was also an attorney. In 1918 the Francis House was converted to a hospital and served as the Calistoga Hospital until 1964.

Highly visible at the intersection of Spring and Myrtle Streets, the Francis House stands in rapidly deteriorating condition. The lot, purchased in the new "Western Addition" to Calistoga in the 1880s, is on the edge of one of Calistoga's earliest neighborhoods which has retained its residential character to this day. In size and scale, the Francis House is a focal point of the neighborhood.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Hutchinson, Fred C. T.B. Hutchinson of Napa (1950), pp.66,74.
 Adams, I.C. Memoirs and Anecdotes of Early Days in Calistoga (1946), pp.29,40,45.
The Napa Register, 3-5-1886

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 8,400 sq.ft. (lot 120' X 160') .44 acre

QUADRANGLE NAME Calistoga Quad.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 170 536460 4269680

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Located at the intersection of Spring Street and Myrtle Street, the site has 120' frontage on Myrtle Street and 160' frontage on Spring Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Judith Munns, Coordinator, Napa County Historic Resources Survey

ORGANIZATION

Napa Landmarks, Inc.

DATE

September 15, 1978

STREET & NUMBER

1834 First Street (P.O. Box 702)

TELEPHONE

(707) 255-1836

CITY OR TOWN

Napa

STATE

CALIFORNIA

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kenneth Ellison

TITLE

DATE

12-4-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

1-29-79

ATTEST:

CHIEF OF REGISTRATION

DATE

1-26-79

FRANCIS HOUSE
1403 Myrtle Street
Calistoga, California

DEC 12 1978

Located at the intersection of Spring St.
and Myrtle St., the site has 120' frontage
on Myrtle St. and 160' frontage on Spring
St.

□ Francis House

JAN 29 1979

