

Dear Planning Commissioners,

It is an honor to appear before this commission again now in 2021.

During our July 2020 application for use permit amendment many of you gave a great deal of constructive direction in order for us to better prepare for the possibility of an eventual 1124 Lincoln Ave remodel.

I listened and took all of your advice to heart, immediately removing our damaged awning, cleaning up the front of our business, and keeping the appearance simple while still showing some antique winemaking items so that customers can still tell that antiques are for sale within our building.

The economic challenges of Covid-19 paired with the terrible 2020 Glass Fire has seen local and visitor shopper traffic plummet, even during which we have decided to keep our current store open 3 days a week and by appointment in order to stay in business and also keep our employees. Our landlord Danny Merchant has literally helped make weathering the storm possible.

Even with all the commercial building vacancies in Calistoga and St. Helena up Valley, I decided that I would simply not give up on my dream of converting 1124 Lincoln into our concept called "VAULT Wine + Artifacts." A project that will enhance and draw foot traffic to a seldom visited block of downtown.

Our Architect, Thomas Stimpert, has helped create our proposed building facade. It will be white stucco façade, giving a clean modern aesthetic, and lined with glass garage doors to connect the property patio with the indoor spaces. Our revised plan is similar in use concept; the sales of antiques and wine remains our focus, but now with a more gracious clean appearance to welcome folks into Calistoga when they turn on to Lincoln Avenue.

This use amendment and facade remodel for VAULT will create vibrancy for both the future aesthetics and economics of Calistoga, and this is an investment in the future that I am committing to making. We all are hoping for the best, hoping for a post-pandemic America where we can safely do commerce in the most friendly way possible.

Please consider our proposal for approval so that we can conduct the remodel this winter and be ready for a hopeful Springtime revival. Our goal is to make the property a vibrant and welcoming gateway to town and a place to bring walking visitors to the west end of Lincoln Avenue.

All the very best,  
Mario

Mario Sculatti  
707.235.2555

# VAULT

## WINE + ARTIFACTS

Dear Calistoga Planning Commission,

Hope this finds you doing well.

We are submitting here our proposed plans to both amend the use permit, and freshen up the appearance of 1124 Lincoln Ave.

For the past 5 years I have owned and operated my "ROAM Antiques" business here, serving the community by finding and selling rare, unusual, antiques and historical wine related decorative artifacts.

During this 5 year period, the profits from ROAM Antiques business went to fund the creation of my own Napa Valley wine brands (RoamWine.com) and the making wine for clients' vineyards here in the Napa Valley. While I currently have a Type 02 winery license at Wheeler Farms Winery in St Helena, I have decided that upgrading my shop into a more highly curated antiques showroom combined with ABC Type 02 duplicate licensed wine tasting would be the best way to continue building on my combined passion for both winemaking and historical artifacts.

Use amendment: Our new concept will be called "VAULT Wine + Artifacts" and we would allocate 45% of the Sqft to social distanced seating in relaxed vignettes for wine sampling (for example, 4 seats around a coffee table arrangements) surrounded by 55% of the sqft allocated to antiques merchandise for sale. (The use areas are shown on the Plan)

Exterior visuals: In my years collecting antiques I have found some lovely 100-year patinated copper facade materials that can be tastefully incorporated into the front of the building and inspire a high-end sense of historic beauty. The stucco exterior will also be darkened in brown/tan tones by hand staining to recreate an aged charmed plaster. The roof will get a UV coating that is lighter tan, and 3 classic patina looking roof vents will replace the existing rough industrial vents. (shown in the elevation image) Also the plan would be to lightly fence and landscape the front area of the building to create a more inviting ambiance as well (shown in the plan CAD drawing).

The main objective in this update of 1124 Lincoln building is make it more vibrant and interesting to attract more on-foot and on-bicycle customers into this part of Calistoga, because currently our and neighboring businesses on the West End of town just get less customers than the core of town does. "VAULT" could help the West End we think. In the post-Covid era I personally am motivated to make my business more attractive and a more innovative hybrid-of-a-business in order to thrive during challenging times.

Thank you all,

Mario Roam Sculatti  
1124 Lincoln Ave  
Calistoga, CA 94515