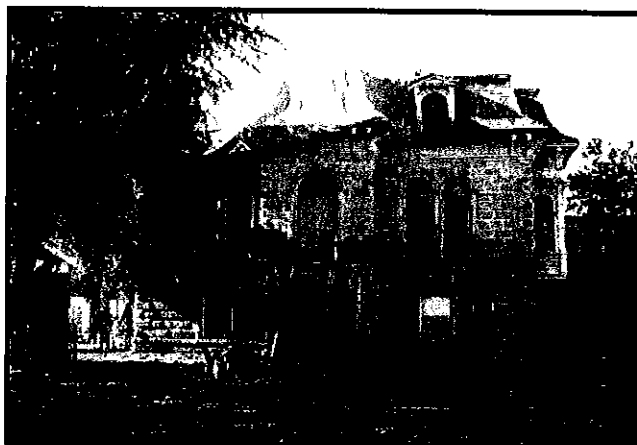


**Francis House Project
1403 Myrtle Street, Calistoga, CA
Historic Resources Evaluation**



prepared for:
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prepared by:
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San Francisco, California

9 June 2008

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I. Introduction

At the request of Neil Schafer, Architectural Resources Group (ARG) has completed a historic resource evaluation of the Francis House, and adjacent properties, located at 1403 Myrtle Street in Calistoga in order to determine if the properties are eligible for listing on the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register). To be eligible for either the National or California Registers, a resource must not only be historically or architecturally significant, it must also retain integrity or the ability to convey its significance. This report evaluates each property for significance and integrity in order to determine if the property appears eligible for either register.

The property consists of six buildings, which are currently referred to as the Francis House (1403 Myrtle Street), the Yellow House and Shed (1407 and 1407A Myrtle Street), the White House (1107 Spring Street), the Bungalow (1103 Spring Street), and the Blue House (1410 Foothill Blvd.). In February and May 2008, ARG representatives visited the project site to document existing conditions.

All five residences were constructed as single-family houses between 1886 and 1945. With the exception of the Francis House, the properties have not been previously documented on historic resource lists or surveys. The Francis House has been included on,

- The National Register (and therefore, by default, on the California Register)
- City of Calistoga 2003 General Plan Appendix A, Primary Historic Resources within the City of Calistoga
- *Looking for the Past in Calistoga: A Historical Timeline and A Street and Pictorial Guide to Selected Historic Properties and Locations.*
- California Historic Resources Inventory System (CHRIS)

II. Methodology

Determinations of historical significance require a number of issues to be considered. Factors of significance include: the property's history, both construction and use; the history of the surrounding community; the association with important persons or uses; the number of resources associated with the property; the potential for the resources to be the work of a master architect, builder, craftsman, landscape gardener, or artist; the historical, architectural or landscape influences that have shaped the design of the property and its pattern of use; what alterations have

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taken place, and how any changes have affected the historical integrity of the property; and the current condition of the property. These questions and related issues must be answered before a final determination of significance can be made.

Research was conducted at the following repositories:

- Sharpsteen Museum of Calistoga History
- Calistoga Public Library
- St. Helena Public Library (including Napa Valley Wine Library)
- Napa City-County Library
- Napa County Assessor's Office
- San Francisco Public Library, San Francisco History Room

The following agencies/people were also consulted:

- Napa Historical Society
- Napa County Landmarks
- Calistoga Planning and Building Department
- Napa County Planning and Conservation Department
- Kent Domagalla, Calistoga Historian
- Northwest Information Center
- Various websites

Research conducted at the above repositories included a review of assorted clippings files, maps, and research collections for information about the five properties, and associated persons. With the exception of 1403 Myrtle Street (the Francis House), 1407 and 1407A Myrtle Street, 1107 Spring Street, 1103 Spring Street, and 1410 Foothill Blvd. were not included in the California Historic Resource Information System (CHRIS) database managed by the Northwest Information Center.

The Francis and Billings families (early occupants of the Francis House) were prominent in the Calistoga community, and research on this building was more productive. Less information was available on smaller residences (the Yellow House and Shed, the White House, the Bungalow,

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and the Blue House) and their occupants. Several resources frequently used for researching historic properties were unfruitful in obtaining information on the smaller residences for the following reasons.

- Building permits: Calistoga Planning and Building Department does not have building permits prior to 1963. Napa County Planning and Conservation Department does not have building permits prior to 1955 and has no permits for any of the study properties.
- Assessor's chain of title: Napa County deeds are not indexed prior to the 1950s.
- Sanborn maps: only 1924 and 1934 Sanborn maps were available.
- Polk City Directories: city directories prior to about 1950 had address cross listings for Napa but not for Calistoga.
- Census Records: only searchable by resident's names. Addresses not listed for early records.

III. Existing Conditions

The project site is located within the boundaries of the City of Calistoga on the eastern half of the block bordered by Myrtle Street on the north, Foothill Boulevard on the south, Spring Street on the east, and Silver Street on the west. The property includes six buildings: the Francis House, Yellow House and Shed, White House, Bungalow, and Blue House.

Francis House (1886)
1403 Myrtle Street
APN 011242015000

Sited at an angle on its roughly square lot, the Francis House faces east toward the intersection of Spring and Myrtle Streets. The original block of the building is a two-story structure with a third story under a mansard roof. The building has an irregular-shaped footprint composed of a square (the original building) with a one-story addition on the at the west end of the south elevation, and a two-story addition at the west end of the north elevation. The walls of the main block are constructed of local stone: coursed, roughly tooled ashlar on the east and south elevations and smooth-faced ashlar on the north and west elevations.

The main block of the building is covered by a mansard roof with belcast eaves clad in wood, square and octagonal shingles. Mansard roofs also cover the projecting bays on the east (front),

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north, and west elevations. Pedimented gabled dormers are located on all sides of the roof. Paired brackets with paneled frieze support the shallow projecting eaves.

The main block of the building features a variety of window types including: paired, double-hung windows with semicircular-arched transom; semicircular double-hung windows; and segmentally arched, double-hung windows. A square, wood oriel window projects from the second story of the north elevation. Stone molding with articulated keystones and impost surround the window openings in the stone walls. The dormers and oriel windows have wood trim. All windows on the main block were originally wood. Many are missing or badly damaged.

The front (east) elevation is symmetrical with three bays of openings. A three-story projecting pavilion forms the central bay and contains the main entrance on the second floor, which consists of an opening for a single door (currently boarded over) with a fanlight transom above. Paired, double-hung windows with semicircular-arched transoms are located on either side. On the first floor at the central bay, there is another single opening (the door is missing). Single segmentally arched, double-hung windows are located on either side. Currently, there is no front porch or stairway providing access to the second-floor main entrance.

While functioning as a hospital, a one-story addition was added to the south elevation and a two-story addition was added to the north elevation. Both of these are wood-frame covered with scored stucco or metal panels stamped to look like ashlar. The windows appear to have been wood double-hung windows, but most are missing, and their openings boarded over. The roofs of the north addition has collapsed.

The building is an excellent example of the Second Empire style and includes features typical of the style including square floor plan, Mansard roof, ornamental shingles, bracketed eaves, pedimented dormers, projecting central pavilion, and semicircular and segmentally arched windows and doors.

The building is in extremely poor condition. The roofs of the original building and additions have failed, and doors, windows, and trim are missing or deteriorated. On the interior, the floors are no longer structurally sound and lathe and plaster is detached throughout the building.

Exterior Character-Defining Features

- Angled orientation on lot resulting in three public elevations
- Square footprint
- Three-story height
- Blocklike massing with projecting pavilions
- Rough tooled and smooth-faced ashlar
- Mansard roof with belcast eaves
- Square and octagonal shingles
- Pedimented gable dormers
- Brackets and paneled frieze supporting eaves
- Wood windows including: paired, double-hung windows with semicircular arched transom; semicircular double-hung windows; and segmentally arched, double-hung windows
- Wood oriel window on north elevation
- Stone window surrounds with articulated keystones and imposts
- Symmetrical façade (east elevation) with three bays of openings
- Main entrance with fanlight

Yellow House and Shed (c. 1890)

1407 Myrtle Street

APN 01124200400

The 796 square-foot building faces northeast toward Myrtle Street and is a one-story structure with an irregular-shaped footprint. The walls of the wood-frame structure are clad in horizontal wood siding. The roof is composed of intersecting gables with a shallow, off-center gabled roof over a front addition. All sections of the roof are covered in composition shingles. On the original building, Classical cornice returns ornament the gable ends. Some of the building's windows are boarded; those that are visible include modern, metal sliders and wood, double-hung windows. There are two additions to the building, a projecting entrance addition on the front (northeast) elevation and an enclosed porch at the southeast corner.

The front elevation is asymmetrical. At the southeast corner a one-story addition projects from the ell of the intersecting wings. An aluminum sliding-sash window and wood door are located on the northeast (front) elevation of the addition. The stairway to the entrance is missing. On the

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front façade of the original block of the building, there is a pair of windows, which are boarded. The building is in poor condition. On the exterior the windows, siding, and roof are failing, and, on the interior, the floors are structurally unsound.

The cross-wing house type, minimal ornamentation, and cornice returns are typical of vernacular Classical Revival style houses built in the last half of the nineteenth century throughout California.

There is a small wood shed at the southwest corner of the property. The building has a shed roof and wood-siding. It has a large opening at the southeast elevation.

Character-defining features have not been noted because the building is not a historic resource (see page 20 for discussion).

White House (garage c. 1915, conversion to residence c. 1940)
1107 Spring Street
APN 01124201500

This small, one-story building has an "L"-shaped footprint. The walls of the wood-frame structure are clad in wood clapboard siding. An intersecting gabled roof with composition shingles covers the building, and cut-out brackets support the gable ends. The building sits almost directly on the ground. The windows are wood, double-hung.

The front (southeast) elevation of the front-facing gable is symmetrical. In the center there is a small one-story, gabled-roof porch, which has projecting beams and simple wood post supports. The porch has a cement floor that is raised only slightly off the ground. Behind the porch there is a single, half-glass, wood door. On either side of the entrance, there is a single window opening. The window to the left appears to be missing, and the one on the right is a double-hung window. On the front (southeast) elevation of the ell, there is a single double-hung window. Stylistically, the building is very simple; the cutout-brackets in the gable end are the only ornamentation. The building is in poor condition. On the exterior the windows, siding, and roof are failing, and, on the interior, the floors are structurally unsound.

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The cutout brackets, slab foundation, building size and height all suggest this residence was originally a garage for the Bungalow at 1103 Spring Street. An addition was added, and the building was converted to residential use c. 1940.

Character-defining features have not been noted because the building is not a historic resource (see page 20 for discussion).

*Bungalow (c.1915)
1103 Spring Street
APN 01124201400*

Sited at a corner of the intersection of Spring Street and Foothill Boulevard, the building faces southeast. The 1606 square-foot, one-and-a-half story residence has an irregular-shaped footprint. A side-facing gabled roof covers the building and extends over a full-width front porch. A large, shed-roofed dormer sits on the southeast (front) slope of the roof. Square, wood shingles cover the gable ends, which flare out at the top of the walls. The walls of the wood-frame building are clad in stucco. The windows are variety of types including double-hung, slider, and fixed.

Overall, the front façade is roughly symmetrical and is dominated by a full-width porch that wraps around the northeast corner of the building. The porch is composed of a stucco base and battered wood piers that support the roof. A simple wood railing spans the front of the porch breaking at the center for the front stair.

The building is a good example of a Craftsmen-style bungalow and includes typical features such as low horizontal massing, a full-width front porch under the main roof, shed-roof dormer, battered piers, and cutout brackets.

Character-defining features have not been noted because the building is not a historic resource (see page 20 for discussion).

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Blue House (1912)
1410 Foothill Boulevard
APN 01124201400

The residence faces Foothill Boulevard and has a paved front yard. The 1981 square-foot, one-story residence has a roughly square footprint. Low-pitched intersecting gabled roofs cover the building, and a flat roof covers an addition at the southeast corner of the building. Exposed purlins are visible along the gable ends. The walls of the wood-frame building are clad in horizontal siding. There are a several window types on the building including tripartite sliders with false divided lites and double-hung windows with false divided lites. On the southeast elevation, there is one window that appears to have true divided lites. At the front of the building, the foundation is covered with a veneer of river rock.

The front (southwest) elevation is asymmetrical. Beneath the front-facing gable, there is a tripartite windows and a false divided-lite door. A large, tripartite window with false divided lites is located southeast of this window.

The building exhibits features typical of a Craftsman bungalow such as low massing and exposed purlins. However, the building has been heavily altered through an addition that spans the front (southwest) elevation, and the replacement of windows.

Character-defining features have not been noted because the building is not a historic resource (see page 20 for discussion).

IV. Criteria of Evaluation

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. The National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state or local level. The National Register criteria and associated definitions are outlined in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. The following is a summary of *Bulletin 15*:

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Resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed on the National Register. However, properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included on the National Register. The following list of definitions is relevant to any discussion of the National Register:

- A *structure* is a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by humans, it is often an engineering object large in scale.
- A *site* is defined as the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.
- *Buildings* are defined as structures created to shelter human activity.
- A *district* is a geographically definable area -- urban or rural, small or large -- possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.
- An *object* is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, moveable yet related to a specific setting or environment such as a historic vessel.

There are basically four criteria under which a structure, site, building, district, or object can be considered significant for listing on the National Register. These include resources that are one or more of the following:

- *Criterion A:* are associated with events that have made a significant contribution to the broad patterns of history (such as a Civil War battlefield or a Naval Ship building Center);
- *Criterion B:* are associated with the lives of persons significant in our past (such as Thomas Jefferson's Monticello or the Susan B. Anthony birthplace);
- *Criterion C:* embody 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, or that represent a significant and distinguishable entity whose components may lack individual distinction (such as Frank Lloyd Wright's Taliesin or the Midwestern Native American Indian Mounds) or;

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- *Criterion D:* have yielded or may likely yield information important in prehistory or history (such as prehistoric ruins in Arizona or the archaeological sites of the first European settlements in St. Augustine, Florida or at the Presidio of San Francisco).

A resource can be considered significant in American history, architecture, archaeology, engineering, and culture. When nominating a resource to the National Register, one must evaluate and clearly state the significance of that resource. A resource can be individually eligible for listing on the National Register for any of the above four reasons. A resource can also be listed as contributing to a group of resources that are listed on the National Register. In other words, the resource is part of a historic district as defined above.

Districts are comprised of resources that are identified as contributing and non-contributing. Some resources within the boundaries of the district may not meet the criteria for contributing to the historic character of the district however the resource is within the district boundaries.

Contributing resources add to the historic association, historic architectural qualities, or archaeological values for which the district is significant because the resource was present during the period of significance, relates to the documented significant contexts, and possesses integrity.

Non-contributing resources do not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because the resource was not present during the period of significance, does not relate to the documented significant contexts, or does not possess integrity.

Resources that meet the above criteria and have been determined eligible for the National Register are subject to Section 106 of the National Historic Preservation Act when an undertaking utilizing federal involvement is proposed. Section 106 of the National Historic Preservation Act does not apply to resources where private funding is used to alter or change those resources.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is a listing of State of California resources that are significant within the context of California's history. The California Register criteria are modeled after National Register criteria. However, the California Register focuses more closely on resources that have contributed to the development of California.

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All resources listed in or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register. The primary difference between the National Register and the California Register is that the latter allows a lower level of integrity. The property must be significant at the local, state, or national level under one or more of the following criteria:

- *Criterion 1:* it is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
- *Criterion 2:* it is associated with the lives of persons important to the nation or to California's past.
- *Criterion 3:* it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- *Criterion 4:* it has yielded, or has the potential to yield, information important to the prehistory or history of the state or the nation.

V. Historical Background

Francis House (1886)

1403 Myrtle Street,

Pre 1940s known as 129 Spring Street or 1048 Myrtle Street

Built in 1886 for James H. Francis, the residence at 1403 Myrtle Street is the only stone building in the Second Empire style in Calistoga and one of only two Second Empire style residences in the town. The house was built in the "Western Addition" on the edge of one of Calistoga's earliest residential neighborhoods. Stone for the building was quarried south of the town by John McPherson, and the house was built by John Sexton. The total cost for construction was \$7,400.¹

James H. Francis owned a mercantile store at Lincoln and Washington Streets in Calistoga. He also owned several ranches; one of these included a mine that produced silver ore. His brother G.M. Francis owned the *Napa Register*, one of the main local newspapers. After James Francis' death in 1891, the property was sold to Col. Myron E. and Delia Billings in 1891.²

Billings was a colorful character who served in the Civil War, later being discharged at the level of Brevet Lt. Colonel. Billings moved to California with his second wife, Delia, and eldest son,

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Elmore. In California, President Grant appointed Billings Justice of U.S. Criminal Courts, and he also served as Calistoga's city attorney. Mrs. Billings was an attorney as well.³

Billings provided a description of the building and some of the alterations he made in a letter he sent to his adult children in 1906:

Col. Billings' residence is 38 feet square, beside the projecting vestibule in front and is 26 feet high to the cornice, with two stories of dressed stone and another under the Mansard roof. The Eastern and Southern fronts are of coursed stone . . . The Western and Northern fronts are of dressed stone. Two great Bay Windows, one 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 the lovely curled Red-Wood, and White Pine, finished on the 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.⁴

Billings also described the yard as having a lawn, white roses, and fruit and ornamental trees such as Japanese quince, lilac, and English walnut.⁵

After Col. Billings' death, Mabel Martin, a nurse, rented the house and started the Calistoga Hospital there in 1918. Martin soon married the Reverend C.L. Petersen, and the couple purchased the house and converted it to the Calistoga Hospital. In the 1920s and first half of the 1930s, a front portico and wing were added to the house.⁶ Sometime prior to 1944, C.L. and Mabel Peterson purchased the Yellow House, and it became part of the Calistoga Hospital complex

In the late 1940s the property changed hands a number of times. In 1946 Walter and Velma Fox leased the hospital. The next year the hospital was purchased by the "Fouts of Mt. Home Ranch" and Dora Fliegner.⁷ By 1947 the Bungalow at 1047 Foothill Boulevard had been added to the hospital property. Then in 1948 Jack Oughin and Jack Lambrecht purchased the hospital. That year the Francis House functioned at a twenty-six bed, general hospital, and the Bungalow next door served as a six-bed annex. Lambrecht later sold his interest in the property to Jack Oughin.⁸ According to city directories, the building was vacant in 1964. The State ordered the closure of the hospital in 1965.

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By the time the Oughin's* sold the former hospital property to Donald J. Slevey in 1970, it included the Francis House, Yellow House, White House, and Bungalow. For the next 3 1/2 decades the property was vacant or used as storage. The residence was neglected and deteriorated significantly. On 31 Jan 1979 the James H. Francis House was listed on the National Register of Historic Places under criterion A for its architectural significance.

In 1984 the Francis House and other buildings of the former hospital property were listed in city directories as L'Elegance Lodge. However, it is not clear if this establishment ever opened. In 2008 Neil Schafer purchased property.

Yellow House and Shed (c. 1890)
1407 Myrtle Street
Pre 1940s known as 1028 Myrtle Street

According to assessor's records, the building was constructed in 1910. However, the Classical elements and cross-wing house type suggest the building was constructed in the late nineteenth century. The first Sanborn maps available for the area date from 1924 and show the current residence without the projecting front or rear additions. An auto shed was located in the southwest corner of the property. The 1934 Sanborn map shows the house unchanged, but the auto shed is gone, and an open structure is located at the southeast corner of the parcel. The front and rear additions were added some time after 1934.

Sometime prior to 1944 C.L. and Mabel Peterson purchased the house, and it became part of the Calistoga Hospital complex. Along with the other buildings of the hospital, in 1947 it was sold to Jack and Elsie Oughin. The Oughins sold the former hospital property (including Francis House, Yellow House, White House, and Bungalow) to Donald J. Selvey in 1970.⁹ For over a decade the building was vacant. Then, in 1984, the residence and other buildings of the former hospital property were listed in city directories as L'Elegance Lodge. However, it is not clear if this establishment ever opened, and in 1985 the residence was again listed as vacant. In 2007 Neil Schafer purchased property.

* Building permits indicated John C. and Betty B. Oughin, not Jack and Elsie Oughin, sold the property. Their relationship is unknown.

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***White House (garage c. 1915, conversion to a residence c. 1940)
1107 Spring Street***

The history of the White House is unclear. As early as 1924, Sanborn maps indicate there was a small auto garage on the site. The garage was an auxiliary building to the Bungalow at 1103 Spring Street. Sometime between 1934 and 1955 the Bungalow's lot was redivided, and the portion with the garage was added to the Francis House parcel.

Around 1950 the garage was either altered to create this small residence, or the garage was removed and the small residence built. Because the position of the former garage on the site matches the main block of the residence, and because the scale of the residence is more typical of a garage than a residence, it is likely the garage was altered. In addition, the cutout brackets on the small residence match those on the Bungalow next door.

City directories indicate that by 1956 Charles Browning lived in the residence. Between 1958 and 1959 the residence was vacant, and from 1960 through 1962 Thomas Cruise occupied the house. The building was once again vacant from 1965 to 1970. Along with the other hospital buildings, the small residence was sold to Donald Selvey in 1970. Unlike some of the other building of the hospital complex, it appears the residence at 1107 Spring Street was occasionally rented over the next decade although frequently vacant. Residents included Douglas Bradford in 1971, Millie Siler in 1977, R. King in 1980, and Dianna Mancebo in 1982.

***Bungalow (c. 1915)
1103 Spring Street***

Pre 1940s known as 105 Spring Street or 1047 Main Street

According to assessor's records, the building was constructed in 1930. However, the 1924 Sanborn map includes the building. In addition, the bungalow form of the building and Craftsman detail are more typical of a residence constructed in the 1910s. The 1934 Sanborn map indicates the building was unchanged from 1924. Sometime prior to 1947 the Bungalow became part of the hospital property. Between 1934 and 1955, the lots were redivided, and the northern portion of the lot, including the garage, was added to the Francis House parcel.

Assessor's records indicate that by 1955 John C. Oughin owned the property. The Oughin's sold the former hospital property (including the Francis House, Yellow House, White House, and

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Bungalow) to Donald J. Selvey in 1970.¹⁰ Then, in 1984, the residence and other buildings of the former hospital property were listed in city directories as L'Elegance Lodge. However, it is not clear if this establishment ever opened. In 2007 Neil Schafer purchased property.

Blue House (1912)
1410 Foothill Boulevard
Pre 1940s known as 1029 Main Street

Assessor's records indicate the building was constructed in 1912, which is consistent with the bungalow form of the house. Sanborn maps show that in 1924 the house had a rectangular footprint with half-width front porch. In 1934 Sanborn maps indicate the footprint of the building was unchanged.

Unlike the other residences in the project area, the Blue House was never part of the Calistoga Hospital property. City directories list Scott and Helen Nagel as residents in 1933. Scott worked as a manager at the Standard Oil Company. Alice H. Fisher, a local real estate agent, lived in the house from about 1954 to 1957. In the late 1950s, the house was vacant. By 1961 J.E. and Irma D. Hale lived in the residence, and the couple remained in house through 1972. In 1973 the property was vacant.¹¹ From the early 1970s through early 1980s Raymond and Ruth Moran owned the property. In 1982 Moritz A. Grossman and Ruth I. Grossman owned the property, and in 1986 Russ Walsh lived in residence. In 2007 Neil and Dnyse Schafer purchased the property.¹²

Resource Integrity

To be eligible for either the National or California Registers, a resource must not only be historically or architecturally significant, it must also retain integrity or the ability to convey its significance. Integrity is grounded in an understanding of a property's physical features and how they relate to its significance within one or more contexts. Integrity involves seven aspects: location, design, setting, materials, workmanship, feeling and association. These aspects closely relate to the resource's significance. For example, if the property is significant for architecture, the setting and association may not be as important as workmanship and materials. Integrity, particularly in the aspects important to the area of significance, must be primarily intact for National or California Register eligibility. Resources that have lost a great deal of their integrity

are generally not eligible for the National Register. However, the California Register regulations have specific language regarding integrity, which note the following:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register [California Code of Regulations Title 15, 11.5 (c)].

VI. Evaluation of Integrity

Location: The place where the historic property was constructed or the place where the historic event occurred.

All five residences have not been moved and retain integrity of location.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Francis House: The overall form, space, and Second Empire style of the residence have not been changed. A two-story addition was built on the north elevation and a one-story addition was built on the south elevation c.1930. However, these are located to the rear of the building and do not significantly obscure the design. In addition, some of the windows and ornament is missing and deteriorated. Despite alterations and the condition of the building, the original design and style are clearly communicated, and the building retains good design integrity.

Yellow House: The form of the residence has been altered by the additions on the front and rear elevations. The front addition obscures nearly half of the original facade. The remaining half is not sufficient to communicate the original form and design of the house. The building retains poor design integrity.

White House: It is likely the core of the building was originally the garage for the Bungalow next door. As a garage, the form and style of the building have been significantly altered, and the building has a poor degree of integrity. As a residence, the overall form, plan, space, structure, and simple ornamentation of the house have not

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been altered. Since it was converted into a residence, no additions have been made to the building. As a residence, the building retains a good level of design integrity.

Bungalow: The overall form, plan, space, structure, and Craftsman Bungalow style of the residence have not been altered. No additions have been made to the building since its construction. The building is determined to retain a good level of design integrity.

Blue House: The overall form, plan, space, structure, and Craftsman Bungalow style of the residence have been extensively altered. An addition spans the front elevation. In addition, most or all of the windows have been replaced with modern false divided-lite windows. The building is determined to retain a poor level of design integrity.

Setting: The physical environment of a historic property.

A review of 1924 and 1934 Sanborn Fire Insurance Maps for the five properties indicates that the setting has been little altered since their construction. The immediate neighborhood is still composed primarily of single-family residences. The buildings are determined to retain a good level of setting integrity.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Francis House: Although in poor condition, the building retains much of its original exterior materials including the stonework, shingles, wood trim, and wood-sash windows. Because of extreme neglect, the interior materials have greatly deteriorated. The buildings is determined to retain a fair level of material integrity.

Yellow House: Although in poor condition and obscured on the front elevation by an addition, much of the historic exterior material is present, and it is determined to retain a fair level of material integrity.

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White House: As a residence, the building retains much of its exterior materials including wood frame and siding, front porch, windows, and roofing materials. The building has a good level of material integrity.

Bungalow: The exterior of the building is unaltered and materials are intact. The building has a good level of material integrity.

Blue House: Because of the front addition and replacement windows, much of the historic fabric of the building has been lost. The building has a poor level of material integrity.

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Francis House: Although much of the workmanship has been compromised by deteriorating materials, enough is extant to communicate the original form and craftsmanship. The workmanship of the stonework is intact. The property retains enough original fabric to communicate its workmanship. The building has a good level of workmanship integrity.

Yellow House: The building has been added to, but still provides physical evidence of vernacular construction methods and styles in Calistoga. The building has a good level of workmanship integrity.

White House: As a residence, the building is unaltered and provides physical evidence of vernacular construction methods in Calistoga. The building has a good level of workmanship integrity.

Bungalow: The exterior of the building is unaltered and provides physical evidence of vernacular construction methods in Calistoga. The building has a good level of workmanship integrity.

Blue House: The building has been substantially altered; an addition spans the entire front elevation, and most, if not all, windows have been replaced. As a result, very little of the original workmanship is evident. The building has a poor level of workmanship integrity.

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Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

Francis House: The residence clearly communicates the aesthetics of a Second Empire style residence and the historic sense of a 1886 residence in Calistoga. It is very likely James Francis would recognize the property. The building has a good level of feeling integrity.

Yellow House: Because of the front addition, the aesthetics of the residence have been compromised. However, the building still communicates the feeling of a late nineteenth century residence. The building has a fair level of feeling integrity.

White House: As a residence, the building is unaltered and communicates its historic aesthetics. The building has a good level of feeling integrity.

Bungalow: The residence clearly communicates the aesthetics of a Craftsman bungalow and the historic sense of a c. 1915 residence in Calistoga. It is very likely an early resident of the house would recognize the building. The building has a good level of feeling integrity.

Blue House: Because of the front addition and window replacements, the aesthetics of the residence have been compromised. It is unlikely an early resident of the house would recognize the building. The building has a poor level of feeling integrity.

Association: The direct link between an important historic event or person and a historic property.

The Francis House retains its strong association with James Francis. None of the other residences (Yellow House, White House, Bungalow, or Blue House) have been directly linked to events or individuals considered historically significant at the local, state, regional or national level. Consequently, with the exception of the Francis House, which has strong association, the buildings do not possess an associative element for integrity purposes.

Of the five residences the Francis House, White House, and Bungalow appear to retain sufficient integrity to be eligible for the California Register. The Yellow and Blue Houses do not appear to retain sufficient integrity to be eligible.

VII. Evaluation of Historic Resource Eligibility

Francis House: On 31 Jan 1979 the James H. Francis House was listed on the National Register of Historic Places under criterion A for its architectural significance. ARG concurs with this determination. Throughout the country Second Empire style residences became popular in the 1870s and 1880s. The Francis House exemplifies this style and represents this architectural trend in Calistoga. It is also one of the best examples of this type in Calistoga and is the only stone version. 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 segmentally arched windows and doors. The period of significance for the property is 1886, the date of construction.

Yellow House: Research on the residence did not reveal any associations with important events or patterns of events (National Register Criterion A/California Register Criterion 1) or persons (National Register Criterion B/California Register Criterion 2). The building might be considered eligible under National Register Criterion C/California Register Criterion 3 as an example of a vernacular Classical style building in Calistoga, but, because of additions, the building no longer clearly communicates this style. National Register Criterion D/California Register Criterion 4 is generally used for archeological findings, which was not part of this evaluation. The study of this property is not likely to lead to further information regarding the historical or architectural significance of the buildings.

White House: Research on the residence did not reveal any associations with important events or patterns of events (National Register Criterion A/California Register Criterion 1) or persons (National Register Criterion B/California Register Criterion 2) and is not a good example of building style, type, or as the work of a master (National Register Criterion C/California Register Criterion 3). National Register Criterion D/California Register Criterion 4 is generally used for archeological findings, which was not part of this evaluation. The study of this property is not

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likely to lead to further information regarding the historical or architectural significance of the buildings.

Bungalow: Research on the residence did not reveal any associations with important events or patterns of events (National Register Criterion A/California Register Criterion 1) or persons (National Register Criterion B/California Register Criterion 2). The building is a good example of a Craftsman bungalow but there are more articulated and better preserved examples of this style within Calistoga (National Register Criterion C/California Register Criterion 3). National Register Criterion D/California Register Criterion 4 is generally used for archeological findings, which was not part of this evaluation. The study of this property is not likely to lead to further information regarding the historical or architectural significance of the buildings.

Blue House: Research on the residence did not reveal any associations with important events or patterns of events (National Register Criterion A/California Register Criterion 1) or persons (National Register Criterion B/California Register Criterion 2). The building has been extensively altered and is not a good example of a building style, type, or as the work of a master (National Register Criterion C/California Register Criterion 3). National Register Criterion D/California Register Criterion 4 is generally used for archeological findings, which was not part of this evaluation. The study of this property is not likely to lead to further information regarding the historical or architectural significance of the buildings

VIII. Conclusion

Of the five residences, the Yellow House and Blue House do not retain sufficient integrity or significance to be eligible for the National or California Registers. The White House and Bungalow retain sufficient integrity but do not appear to reach the level of significance necessary to be eligible under any of the four National and California Registers criteria. The Francis House is already listed on the National Register under Criterion C as an example of the Second Empire style in Calistoga. ARG concurs with this determination.

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"The walls of J.H. Francis' stone residence . . ." *St. Helena Star*. 5 March 1886, 2:3.

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Endnotes

¹ M.E. Billings, "To My Brother . . ." (Letter, 8 May 1906. Available at the Sharpsteen Museum) 4.

² Judith Munns, coordinator, Napa County Historic Resources Survey. "National Register of Historic Places Inventory—Nomination Form: James H. Francis House." (15 September 1978) 3.

³ Napa County Historic Resources Survey, "Historic Resources Inventory: Francis House." (December 1977) 1.

⁴ Billings, 4.

⁵ Ibid.

⁶ Kent Domogalla, "Francis House/ Old Hopital." (Article, no date) 2.

⁷ Sharpsteen Museum. "Old Hospital." (Index, no date).

⁸ Ibid.

⁹ Assessor's records.

¹⁰ Ibid.

¹¹ Polk City Directories.

¹² Assessor's records.

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Appendix A: Existing Conditions Photographs



Figure 1: View looking west toward the Francis House from the intersection of Myrtle and Spring Streets.

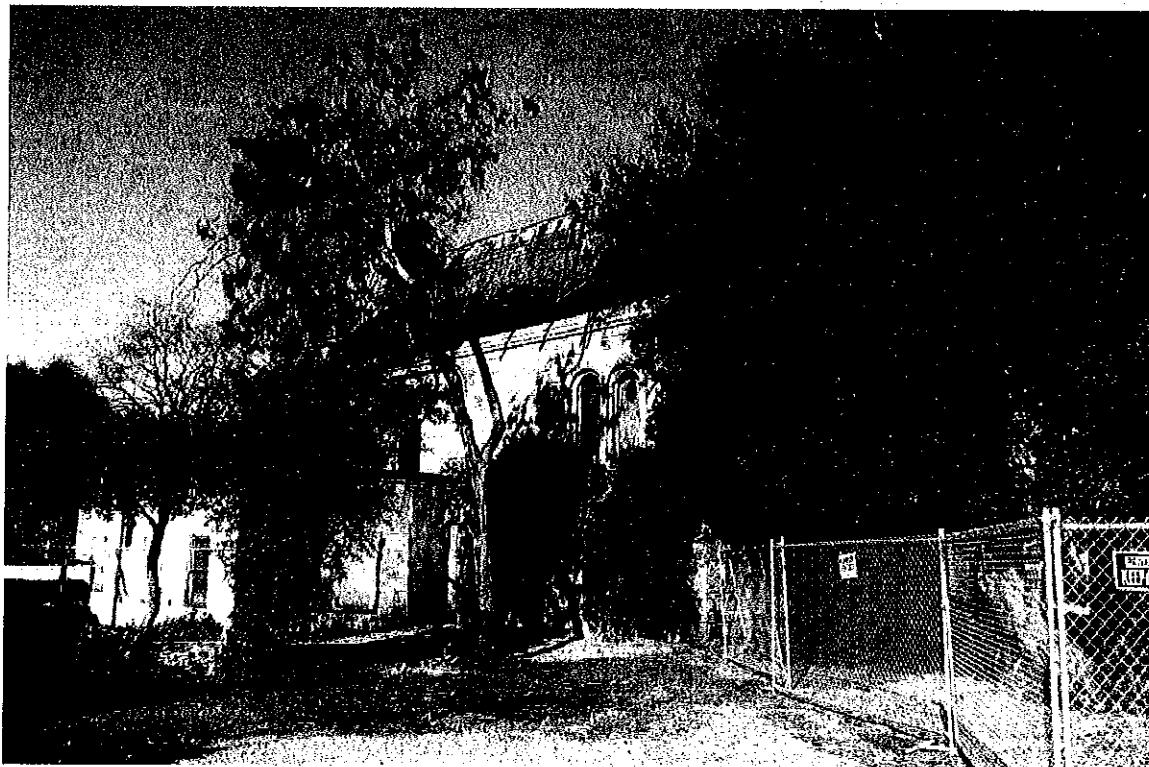


Figure 2: View looking north west at the front elevation of Broadway's Hibbard Streetory addition.



Figure 3: View looking south toward the Francis House and two-story addition.



Figure 4: View looking east toward the rear elevation of the Francis House.



Figure 5: View looking southwest from Myrtle Street toward the northeast elevation of the Yellow House, 1407 Myrtle Street.



Figure 6: View looking northwest toward the southeast elevation of the White House, 1107 Spring Street.

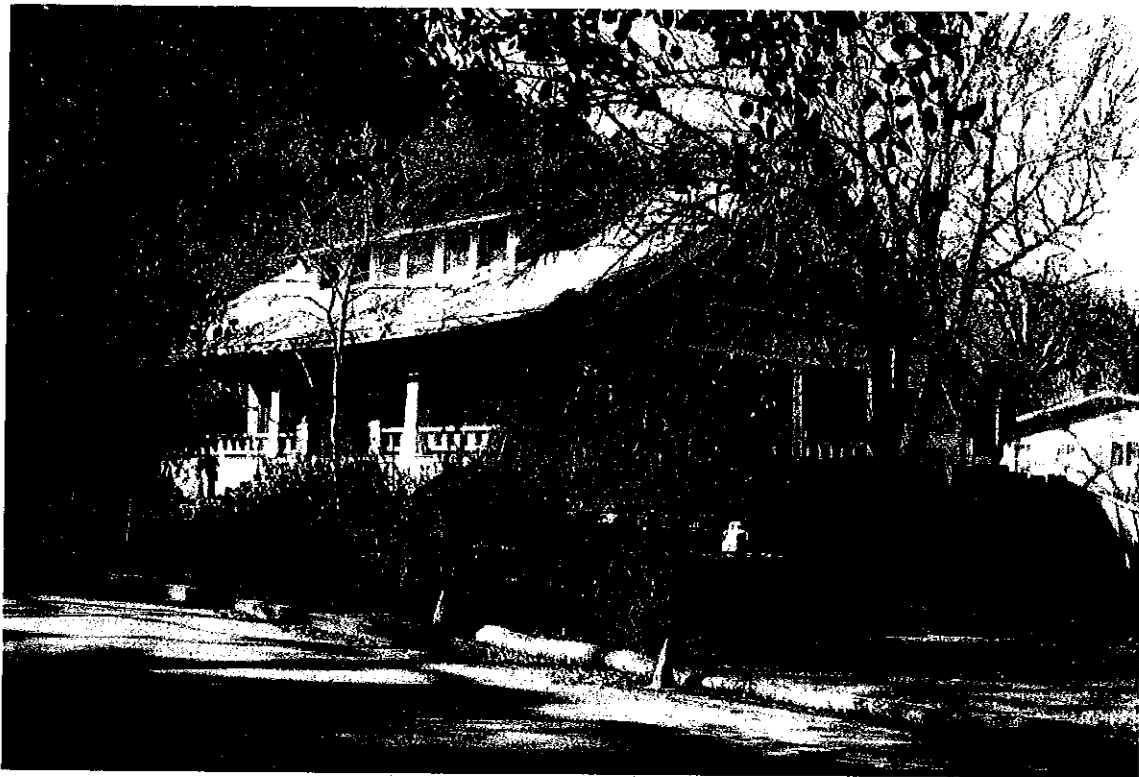


Figure 7: View looking west toward the southeast and northeast elevations of the Bungalow at 1103 Spring Street.



Figure 8: View looking north toward the southwest and southeast elevations of the Bungalow at 1103 Spring Street.

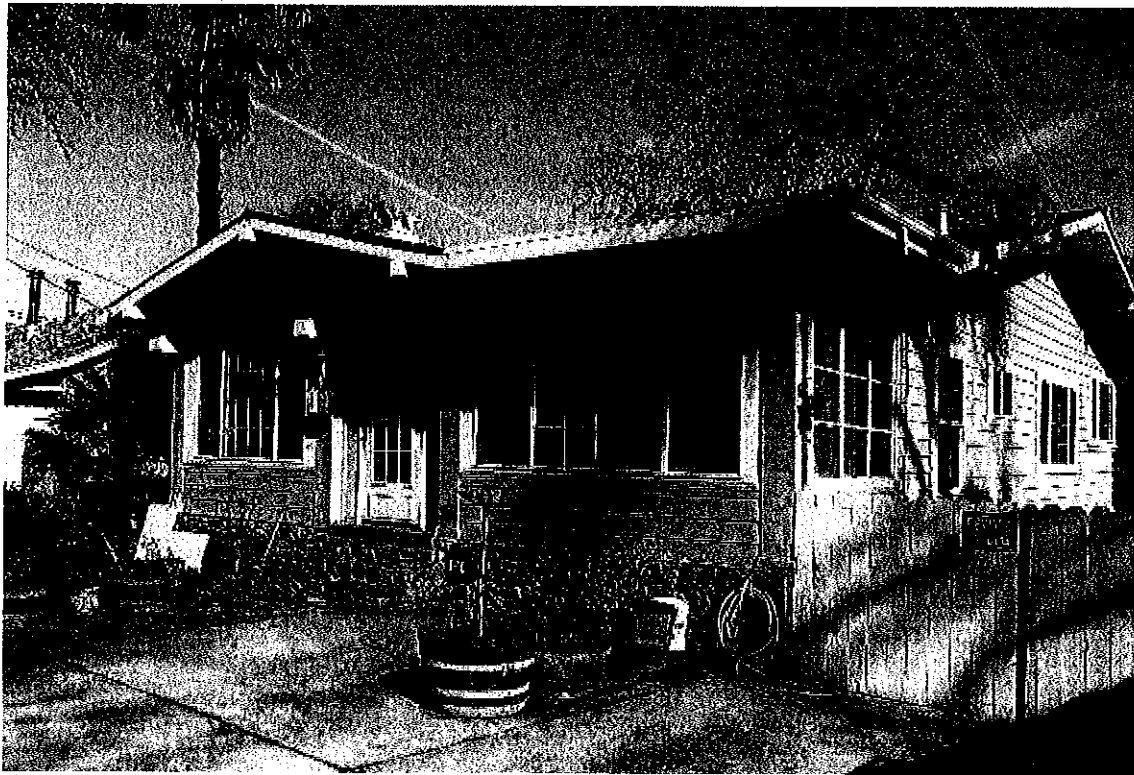


Figure 9: View looking northwest toward the southwest and southeast elevations of the Blue House, 1410 Foothill Boulevard.

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Appendix B: Historic Photographs



Figure 10: Francis House c. 1900 (Photograph courtesy of the Napa Historical Society).

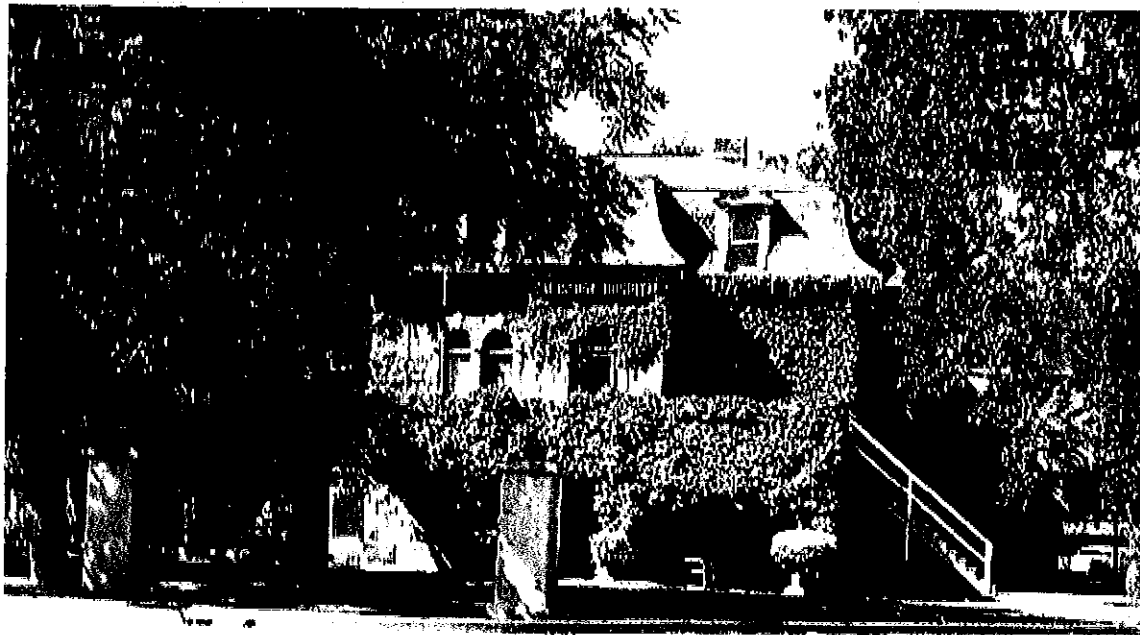


Figure 11: Francis House/Calistoga Hospital, c.. 1950 (Photography courtesy of the Napa Historical Society).



Figure 12: Francis House/Calistoga Hospital, c. 1950 (Photography courtesy of the Sharpsteen Museum).

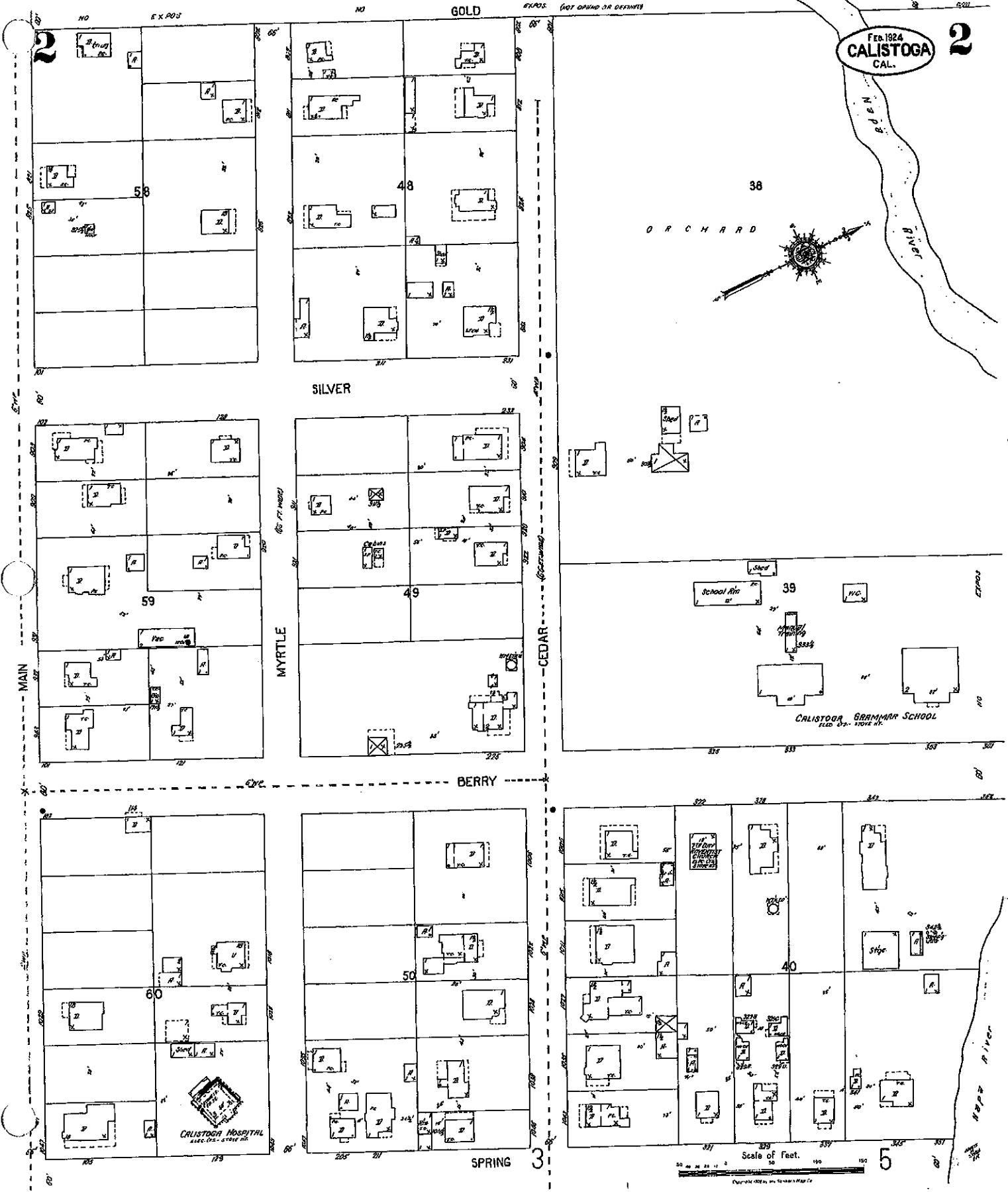


Figure 13: Parlor of the Francis House, c. 1910 (Photograph courtesy of the Sharpsteen Museum).

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Appendix C: Sanborn Maps

FEB. 1924
CALISTOGA
CAL.

2



Scale of Feet.
0 50 100 150 200
Copyright 1924 by the Standard Map Co.

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