

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2009-22**

A RESOLUTION GRANTING A ONE YEAR EXTENSION OF TIME FOR DESIGN REVIEW APPROVAL DR 2008-08 (DR 2008-08(E)) TO ALLOW (1) DEMOLITION OF AN EXISTING RESIDENTIAL STRUCTURE (“YELLOW HOUSE”) AND DETACHED SHED LOCATED AT 1409 MYRTLE STREET (APN 011-242-004); (2) DEMOLITION OF AN EXISTING RESIDENTIAL STRUCTURE (“WHITE HOUSE”) LOCATED AT 1007 SPRING STREET (APN 011-242-015); (3) DEMOLITION OF THE “HOSPITAL ADDITIONS” TO THE FRANCIS HOUSE LOCATED AT 1403 MYRTLE STREET (APN 011-242-015); AND (4) PERFORMANCE OF EMERGENCY INTERIOR STABILIZATION WORK ON THE FRANCIS HOUSE, INCLUDING INTERIOR DECONSTRUCTION AND STRUCTURAL STABILIZATION, REMOVAL OF DESTROYED INTERIOR MATERIALS, AND INTERIM WEATHERIZATION, AT 1403 MYRTLE STREET (APN 011-242-015). ALL OF THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE “R-3”, RESIDENTIAL/PROFESSIONAL OFFICE ZONING DISTRICT.

1 **WHEREAS**, an application was submitted by the owner of the subject properties on
2 June 12, 2008, requesting permission to demolish selected structures and perform interior
3 stabilization work on the historic Francis House; and
4

5 **WHEREAS**, Chapter 17.06 Design Review of the City’s Zoning Ordinance requires
6 Design Review for alterations to any structure listed or eligible for inclusion on a federal, state or
7 local inventory of historic or cultural resources, or to a structure that is at least 50 years of age
8 or older; and
9

10 **WHEREAS**, a Historic Resources Evaluation has been prepared and submitted by
11 Architectural Resources Group of San Francisco (June, 2008) documenting the history, integrity
12 and condition of the subject structures and assessing their eligibility for inclusion on the National
13 or California Registers of historic places; and
14

15 **WHEREAS**, the Historic Resources Evaluation prepared by Architectural Resources
16 Group of San Francisco (June, 2008) concludes that proposed demolition and stabilization work
17 will not result in the loss of an eligible local, state or national historic resource nor will it effect
18 the listed status of the Francis House on the National Register of Historic Places; and
19

20 **WHEREAS**, on June 25, 2008, the Napa County Landmarks Preservation Action
21 Committee conducted an independent review of the proposed demolition and stabilization work
22 for consistency with the Secretary of the Interior’s Standards for Preservation and Guidelines for
23 Preserving Historic Buildings; and
24

25 **WHEREAS**, on July 28, 2008, the City received official correspondence from the Napa
26 County Landmarks Preservation Action Committee stating their concurrence with opinion’s and
27 conclusions of the Historic Resources Evaluation prepared by Architectural Resources Group
28 and finding the proposed demolition and stabilization work to be in conformance with the
29 ***Secretary of the Interior’s Standards for Preservation and Guidelines for Preserving***
30 ***Historic Buildings***; and
31

32 **WHEREAS**, the Planning Commission considered the request at its regular meeting on
33 August 13, 2008 and passed Planning Commission Resolution PC 2008-37 approving Design
34 Review DR 2008-08, subject to conditions of approval, and

35
36 **WHEREAS**, due to difficult local and national economic conditions the owner is unable
37 to perform the work authorized by Design Review approval DR 2008-08 prior to expiration of the
38 approval; and

39
40 **WHEREAS**, a request for a one year extension of time to perform the work authorized
41 by Design Review approval DR 2008-08 was submitted by the owner of the subject properties
42 on July 24, 2009; and

43
44 **WHEREAS**, the Planning Commission considered the request at its regular meeting on
45 September 9, 2009. Prior to taking action on the application, the Planning Commission received
46 written and oral reports by staff and the owner's representatives, and received public testimony;
47 and

48
49 **WHEREAS**, this action has been reviewed for compliance with the California
50 Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant
51 to Sections 15301(l) and 15331 of the CEQA guidelines; and

52
53 **WHEREAS**, the Planning Commission has considered Napa County Landmarks
54 Preservation Action Committee's analysis of the proposed demolition and stabilization plan and
55 concurs with the findings below regarding the project's conformance with the ***Secretary of the***
56 ***Interior's Standards for Preservation and Guidelines for Preserving Historic Buildings;***

- 57
58 1. *A property will be used as it was historically, or be given a new use that maximizes the*
59 *retention of distinctive materials, features, spaces, and spatial relationships. Where a*
60 *treatment and use have not been identified, a property will be protected and, if*
61 *necessary, stabilized until additional work may be undertaken.*

62
63 **FINDING:**

64 Interim protection and stabilization of the Francis House is necessary to prevent further
65 deterioration of the building. The interior of the Francis House has been decimated by
66 water intrusion from lack of roof maintenance. As a result, the interior plaster has
67 completely failed. During periods of rain, wet fallen plaster has lain on the existing
68 floors, causing structural failure of floor joists. The owner is proposing to dismantle and
69 remove destroyed interior materials. Removal of these materials (plaster, walls and
70 floor) would leave the exterior walls vulnerable to collapse. Therefore, bracing and
71 stabilization is required to protect and preserve the building until permanent
72 improvements can be made.

- 73
74 2. *The historic character of a property will be retained and preserved. The replacement of*
75 *intact or repairable historic materials or alteration of features, spaces and spatial*
76 *relationships that characterize a property will be avoided.*

77
78 **FINDING:**

79 Removal of intact or repairable historic materials is not proposed, except as required for
80 structural repairs. Historic fabric to be removed will be documented, stored, replaced or
81 replicated as required in the preservation plan.

- 82
83 3. *Each property will be recognized as a physical record of its time, place, and use. Work*
84 *needed to stabilize, consolidate, and conserve existing historic materials and features*

85 *will be physically and visually compatible, identifiable upon close inspection, and*
86 *properly documented for future research.*

87
88 FINDING:

89 The stabilization plan includes an extensive assessment and documentation of existing
90 conditions and materials. Some materials are too damaged to remain, but have been
91 documented for purposes of future replacement or restoration.

- 92
93 4. *Changes to properties that have acquired historic significance in their own right will be*
94 *retained and preserved.*

95
96 FINDING:

97 Non-historic additions to the rear of the Francis House will be removed. These
98 additions have no historic significance and do not contribute to the National Register
99 listed property, either in the initial nomination or in the current re-evaluation of
100 significance.

- 101
102 5. *Distinctive materials, features, finishes, and construction techniques or examples of*
103 *craftsmanship that characterize a property will be preserved.*

104 FINDING:

105 Some interior woodwork will be removed as part of the proposed stabilization work.
106 Since the floor system has failed, these finishes will be documented, stored and either
107 re-installed or replaced using the guidelines.

- 108
109 6. *The existing condition of historic features will be evaluated to determine the appropriate*
110 *level of intervention needed. Where the severity of deterioration requires repair or*
111 *limited replacement of a distinctive feature, the new material will match the old in*
112 *composition, design, color and texture.*

113
114 FINDING:

115 Documentation of existing materials has been completed. The preservation plan
116 provides for storage or replication of original materials depending on condition during the
117 stabilization work.

- 118
119 7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest*
120 *means possible. Treatments that cause damage to historic materials will not be used.*

121
122 FINDING:

123 Inappropriate chemical or physical treatments are not proposed as part of the
124 stabilization work.

- 125
126 8. *Archeological resources will be protected and preserved in place. If such resources*
127 *must be disturbed, mitigation measures will be undertaken.*

128
129 FINDING:

130 Conditions of project approval require that work be halted upon discovery of any
131 archaeological/historical materials or concentrations of bone of any type be uncovered,
132 until a qualified archaeologist has inspected the discovery and has had the opportunity
133 to assess its significance before a plan for the mitigation of impacts to it can be
134 submitted to the City of Calistoga for approval.

135 and;

136
137 **WHEREAS**, the Planning Commission pursuant to Chapter 17.06.040 has made the
138 following Design Review findings for the project:

- 139
140 A. *The extent to which the proposal is compatible with the existing development pattern*
141 *with regard to massing, scale, setbacks, color, textures, materials, etc.;*

142
143 FINDING: The proposed project will result in the demolition of vacant dilapidated
144 structures on the subject site and stabilization measures intended to protect and
145 preserve the historic Francis House from further deterioration. No new structures or
146 changes to the façades of the remaining structures are proposed as part of the project.

- 147
148 B. *Site layout, orientation, location of structures, relationship to one another, open spaces*
149 *and topography;*

150
151 FINDING: No construction is proposed as part of the project. Demolition of the White
152 House, Yellow House and Shed and hospital additions to the Francis House is likely to
153 create a more open feeling in the area, particularly on Myrtle Street (if only temporary).
154 The proposed stabilization work will not change the location or orientation of remaining
155 structures.

- 156
157 C. *Harmonious relationship of character and scale with existing and proposed adjoining*
158 *development, achieving complementary style while avoiding both excessive variety and*
159 *monotonous repetition;*

160
161 FINDING: Demolition of existing dilapidated structures on the site will improve the quality
162 of the neighborhood. No change to the relationship, character or scale of the remaining
163 structures is proposed as part of the project.

- 164
165 D. *Building design, materials, colors and textures that are compatible and appropriate to*
166 *Calistoga. Whether the architectural design of structures and their materials and colors*
167 *are appropriate to the function of the project;*

168
169 FINDING: No new buildings are proposed as part of the project. No change to the
170 materials, colors and textures of the remaining structures is being proposed as part of
171 this project.

- 172
173 E. *Harmony of materials, colors, and composition of those sides of a structure, which are*
174 *visible simultaneously;*

175
176 FINDING: See previous finding under "D" above.

- 177
178 F. *Consistency of composition and treatment;*

179
180 FINDING: The proposed demolition and stabilization work is compatible with the
181 surrounding neighborhood.

183 G. *Location and type of planting with regard to valley conditions. Preservation of specimen*
184 *and landmark trees upon a site, with proper irrigation to insure water conservation and*
185 *maintenance of all plant materials;*
186

187 FINDING: No installation of landscaping is proposed and no trees will be removed as
188 part of the project. A condition of approval requiring a Tree Protection Plan be prepared
189 and implemented during work activities is being recommended to ensure the protection
190 of existing trees on the site.
191

192 H. *Whether exterior lighting, design signs and graphics are compatible with the overall*
193 *design approach and appropriate for the setting;*
194

195 FINDING: No new permanent exterior lighting or signage is proposed to be installed as
196 part of this project.
197

198 I. *The need for improvement of existing site conditions including but not limited to signage,*
199 *landscaping, lighting, etc., to achieve closer compliance with current standards;*
200

201 FINDING: No construction is proposed as part of this project.
202

203 J. *Whether the design promotes a high design standard and utilizes quality materials*
204 *compatible with the surrounding development consistent with and appropriate for the*
205 *nature of the proposed use;*
206

207 FINDING: The proposed demolition and stabilization plan will retain the historic integrity,
208 significance and condition of the hospital property and is consistent with the **Secretary**
209 **of the Interior's Standards for Preservation and Guidelines for Preserving Historic**
210 **Buildings.**
211

212 K. *Responsible use of natural and reclaimed resources.*
213

214 FINDING: No new construction is proposed. Some undamaged materials will be
215 removed from the Francis House, stored, refurbished (if/as necessary), and re-installed
216 at the time of rehabilitation.
217

218 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
219 that based on the above Findings and Conditions contained herein, the Planning Commission
220 approves the proposed project, subject to the above Findings and the following Conditions of
221 Approval:
222

223 1. This approval is for a one-year extension of time to perform limited demolition and
224 emergency stabilization work authorized under Design Review DR 2008-08, including:
225 (1) demolition of an existing residential structure ("Yellow House") and detached shed
226 located at 1409 Myrtle Street (APN 011-242-004); (2) demolition of an existing residential
227 structure ("White House") located at 1007 Spring Street (APN 011-242-015); (3) demolition
228 of the "hospital additions" to the Francis House located at 1403 Myrtle Street (APN 011-
229 242-015); and (4) performance of emergency interior stabilization work on the Francis
230 House, including interior deconstruction and structural stabilization, removal of destroyed
231 interior materials, and interim weatherization, at 1403 Myrtle Street (APN 011-242-015).
232

- 233 2. Demolition and stabilization work shall be completed as shown on the dismantling and
234 stabilization plans submitted on July 22, 2008 and shall comply with all required
235 conditions approved by Planning Commission Resolution 2008-37.
236
- 237 3. This approval shall be null and void if not used by August 13, 2010.
238
- 239 4. Prior to October 31, 2009, the owner shall replace and/or install new weatherization
240 measures to adequately protect the Francis House from further rain damage. The owner
241 shall consult with a historic architect to determine the most appropriate and cost effective
242 measures to be carried out. A letter from the historic architect supporting the proposed
243 weatherization measures shall be provided to the City in advance of installation.
244
- 245 5. Prior to October 31, 2009, the owner shall install and maintain measures to prevent
246 unauthorized access into the Francis House building. The owner shall consult with the
247 Calistoga Police Department to determine the most appropriate and effective measures
248 prior to installation.
249

250 **PASSED, APPROVED AND ADOPTED** on September 9, 2009, by the following vote of
251 the Calistoga Planning Commission:

252
253 AYES:

254
255 NOES:

256
257 ABSENT/ABSTAIN:

258
259
260 _____
261 Jeff Manfredi, Chairman

262
263 ATTEST: _____
264 Kathleen Guill
265 Secretary to the Planning Commission