

PRESERVING CALISTOGA:  
A MANAGEMENT FRAMEWORK FOR  
A LIVING LANDSCAPE IN THE NAPA VALLEY

by

LILLIAN SAVANNAH MILLER  
(Under the Direction of Cari Goetcheus)

ABSTRACT

The city of Calistoga located in the upper Napa Valley is a living cultural landscape defined by product and processes associated with agriculture and tourism. While the historic fabric remains largely intact, development pressures due to a paucity of adequate preservation mechanisms seriously threatens the historic integrity of Calistoga's cultural landscape. This thesis identifies appropriate and innovative techniques to encourage preservation of Calistoga's historic resources and the relationships that exist between them. A thorough investigation of the developmental history of the city and the national preservation movement provides a basis from which to analyze the landscape characteristics and understand Calistoga's regulatory framework in a larger context. The relationships existing between the various sources of information illuminate the strengths and shortcomings of the current status quo and act as the basis for management recommendations.

INDEX WORDS: Calistoga, California, Cultural Landscape, Agriculture, Regulatory Framework, Preservation Mechanisms, Management Framework

PRESERVING CALISTOGA:  
A MANAGEMENT FRAMEWORK FOR  
A LIVING LANDSCAPE IN THE NAPA VALLEY

by

LILLIAN SAVANNAH MILLER  
B.A., The University of California at Davis, 2007

A Thesis Submitted to the Graduate Faculty of the University of Georgia in Partial Fulfillment of  
the Requirements for the Degree

MASTER OF HISTORIC PRESERVATION

ATHENS, GEORGIA

2013

© 2013

Lillian Savannah Miller

All Rights Reserved

PRESERVING CALISTOGA:  
A MANAGEMENT FRAMEWORK  
FOR A LIVING LANDSCAPE IN THE NAPA VALLEY

by

LILLIAN SAVANNAH MILLER

Major Professor: Cari Goetcheus  
Committee: Mark Reinberger  
Marianne Cramer  
Pratt Cassity

Electronic Version Approved:

Maureen Grasso  
Dean of the Graduate School  
The University of Georgia  
May 2013

DEDICATION

To Domenick and to my Dad.

## ACKNOWLEDGEMENTS

I would like to acknowledge Denina Fredrickson and Napa County Landmarks for providing me with inspiration to pursue this thesis topic. I would like to thank all who have aided in the development of this thesis: the Calistoga Planning Office, past and current residents of Calistoga, Napa County Department of Conservation, Development and Planning, and the California Historic Preservation Office. Most of all I would like to acknowledge Professor Cari Goetcheus whose insight, enthusiasm for the topic and encouragement was invaluable. Mark Twain once said, “Keep away from people who belittle your ambitions. Small people always do that, but the really great make you feel that you too can become great.” Cari, you are one of the greats. Thank you!

## TABLE OF CONTENTS

|   | Page |
|---|------|
| ACKNOWLEDGEMENTS.....   | v    |
| LIST OF TABLES.....   | ix   |
| LIST OF FIGURES .....   | x    |
| CHAPTER   |      |
| 1 INTRODUCTION.....   | 1    |
| Research Question .....   | 2    |
| Research Methods.....   | 5    |
| Structure .....   | 6    |
| 2 THE EVOLUTION OF CALISTOGA’S LANDSCAPE .....  | 8    |
| Natural History .....   | 10   |
| The Native American Period: Pre-1820s .....   | 18   |
| The Spanish Period: 1823-1830s .....  | 19   |
| The Mexican Period: 1834-1846 .....   | 20   |
| The Early American Period: 1840-1857 .....  | 21   |
| Calistoga: The Saratoga of California: 1857-1875 .....  | 24   |
| The Middle American Period: 1900-1960 .....   | 31   |
| The Current American Period: 1960 -2012 .....   | 33   |
| Existing Conditions: 2012-2013 .....  | 38   |
| 3 EVOLUTION OF CULTURAL LANDSCAPE THEORY, PRESERVATION<br>THEORY & TECHNIQUES, AND THEIR APPLICATION TO CALISTOGA ..... | 47   |
| Early Preservation Precedent .....  | 48   |
| Articulating the Cultural Landscape .....   | 49   |

|   |   |     |
|---|---|-----|
|   | Taking the Cultural Landscape Seriously .....     | 52  |
|   | Standardization of Theory and Techniques .....    | 56  |
|   | Where We Stand Now .....                          | 59  |
|   | Application to Calistoga.....                     | 61  |
| 4 | CALISTOGA’S REGULATORY FRAMEWORK .....            | 63  |
|   | Controls.....                                     | 65  |
|   | Controls: Planning and Development .....          | 65  |
|   | Controls: Natural Resources and Open Space .....  | 75  |
|   | Controls: Cultural and Historic Resources .....   | 78  |
|   | Controls: Circulation and Transportation .....    | 81  |
|   | Incentives .....                                  | 82  |
|   | Incentives: Planning and Development .....        | 82  |
|   | Incentives: Natural Resources and Open Space..... | 84  |
|   | Incentives: Cultural and Historic Resources.....  | 90  |
|   | Incentives: Transportation and Circulation.....   | 93  |
|   | Summary.....                                      | 94  |
| 5 | ANALYSIS AND EVALUATION.....                      | 96  |
|   | Analysis of Physical Resources .....              | 98  |
|   | Analysis of Landscape Characteristics .....       | 98  |
|   | Analysis of Policy.....                           | 121 |
|   | Analysis of Controls .....                        | 122 |
|   | Analysis of Incentives.....                       | 125 |
|   | Summary.....                                      | 129 |
| 6 | RECOMMENDATIONS .....                             | 131 |
|   | Resource Types Deserving of Protection.....       | 131 |
|   | Review of Issues and Threats .....                | 132 |

|   |     |
|---|-----|
| How to think about Preservation.....                        | 133 |
| Recommendations by Activity.....                            | 134 |
| Summary.....  | 143 |
| 7 CONCLUSION .....  | 145 |
| REFERENCES .....  | 147 |
| APPENDICES  |     |
| A RESOURCES AND PARTNERSHIP OPPORTUNITIES.....              | 153 |
| B IDENTIFIED HISTORIC RESOURCES IN UNINCORPORATED AREA..... | 154 |
| C GLOSSARY OF TERMS .....                                   | 160 |

## LIST OF TABLES

|   | Page |
|---|------|
| Table 1: Organization of Controls and Incentives .....                              | 64   |
| Table 2: Controls .....   | 94   |
| Table 3: Incentives .....   | 95   |
| Table 4: Historic Periods of Development that Influenced Essence of Calistoga ..... | 98   |
| Table 5: Controls Deserving Further Consideration .....                             | 123  |
| Table 6: Incentives Deserving Further Consideration .....                           | 125  |

LIST OF FIGURES

|  | Page |
|--|------|
| Figure 1: Calistoga City Limits and Planning Area.....             | 3    |
| Figure 2: Satellite Photo of the Upper Napa Valley .....           | 9    |
| Figure 3: Extents of Habitats in the Upper Napa Valley (2012)..... | 13   |
| Figure 4: Mustard Flowers in the Napa Valley.....                  | 20   |
| Figure 5: 1865 Photo of Calistoga Hot Springs Resort.....          | 25   |
| Figure 6: Early Photo of Hot Springs Resort Cottage.....           | 25   |
| Figure 7: Postcard of Palm Row .....                               | 26   |
| Figure 8: 1888 Stereographic Image of Calistoga .....              | 28   |
| Figure 9: Undated Photo of Lincoln Ave in Calistoga .....          | 32   |
| Figure 10: Map of Designated Land Uses in Napa Valley .....        | 35   |
| Figure 11: Lincoln Avenue Looking Northeast .....                  | 39   |
| Figure 12: 1232 Washington Avenue .....                            | 39   |
| Figure 13: 1403 Lincoln Avenue .....                               | 40   |
| Figure 14: 1475 Lincoln Avenue .....                               | 40   |
| Figure 15: 1311 Cedar Street (Brannan Cottage).....                | 41   |
| Figure 16: Barn and Walnut Orchard on Foothill Boulevard .....     | 41   |
| Figure 17: 1215 Washington Avenue .....                            | 42   |
| Figure 18: 1343 Lincoln Avenue .....                               | 42   |
| Figure 19: 1417 2 <sup>nd</sup> Street.....                        | 43   |
| Figure 20: 1401 Washington Street .....                            | 43   |
| Figure 21: Relict Oak Grove off Foothill Boulevard.....            | 44   |
| Figure 22: Portion of Napa River Viewed From Greenwood Avenue..... | 44   |

|  |     |
|--|-----|
| Figure 23: Pioneer Cemetery from Foothill Boulevard .....                          | 45  |
| Figure 24: View Looking North from Bale Lane .....                                 | 45  |
| Figure 25: Map of Calistoga Sphere of Influence.....                               | 67  |
| Figure 26: Napa County Scenic Designated Roadways.....                             | 78  |
| Figure 27: Map of Farmland within Calistoga Planning Area.....                     | 87  |
| Figure 28: 1863 Map of Calistoga .....   | 103 |
| Figure 29: Recent Map of Calistoga .....   | 105 |
| Figure 30: Birds Eye View of Calistoga 1890 .....                                  | 108 |
| Figure 31: Birds Eye View of Calistoga 1902 .....                                  | 108 |
| Figure 32: Map of Current Land uses within Calistoga.....                          | 110 |
| Figure 33: Walnut Orchard at UPICK Orchard on East Side of Foothill Boulevard..... | 112 |
| Figure 34: Walnut Trees Lining Vineyard.....                                       | 112 |
| Figure 35: Prune Trees Lining Vineyard on Greenwood Avenue .....                   | 113 |
| Figure 36: Gravestones in Pioneer Cemetery .....                                   | 114 |
| Figure 37: Gravestones in Pioneer Cemetery .....                                   | 114 |
| Figure 38: Oak Trees Located on Pioneer Cemetery Grounds .....                     | 118 |
| Figure 39: “Calistoga Hospital” .....  | 119 |
| Figure 40: Lincoln Avenue Looking North .....                                      | 120 |

## CHAPTER 1

### INTRODUCTION

Good intentions often set the groundwork for the realization of one's goals, but good intentions alone only get one so far. Successful and *enduring* preservation of place requires the culmination of good intentions, vivid foresight, creativity and especially the effective utilization of available preservation tools and incentives.

The City of Calistoga, referred to throughout its existence as a “metropolitan hamlet,”<sup>1</sup> is a resort town with a strong agricultural heritage situated at the northern end of the Napa Valley in Northern California. Calistoga has — up until now — been fortunate in that its cultural landscape and historic fabric remain largely intact. The retention of Calistoga's historic resources and sense of historic continuity is due largely to the fact that the agricultural and touristic roots from which the city grew continue today as the city's economic and cultural basis. In 2001 the National Trust for Historic Preservation named Calistoga one of America's Twelve Distinctive Destinations, saying, “Calistoga, California is a small, unpretentious town at the northern end of the Napa Valley. Known for its spas, mineral water hot springs, mud baths, wineries, and natural wonders, Calistoga has retained the feel of the *‘old’ Napa Valley and its Western roots.*”<sup>2</sup> (Emphasis added)

However, Calistoga and the Napa Valley as a whole are in a time of transition. Calistoga's character and sense of place remain vulnerable to outside pressures and the wide array of private interests that exist in the valley. Time is of the essence and the implementation of more sophisticated and enduring preservation tools should happen now. This thesis will aid in the

---

<sup>1</sup> Robert Louis Stevenson coined the term “Metropolitan hamlet” in 1888 to describe Calistoga.

<sup>2</sup>National Trust for Historic Preservation, 2001 Distinctive Destinations, “Calistoga, CA” <http://www.preservationnation.org/travel-and-sites/travel/dozen-distinctive-destinations/locations/calistoga-ca-2001.html>, accessed Aug 2, 2012.

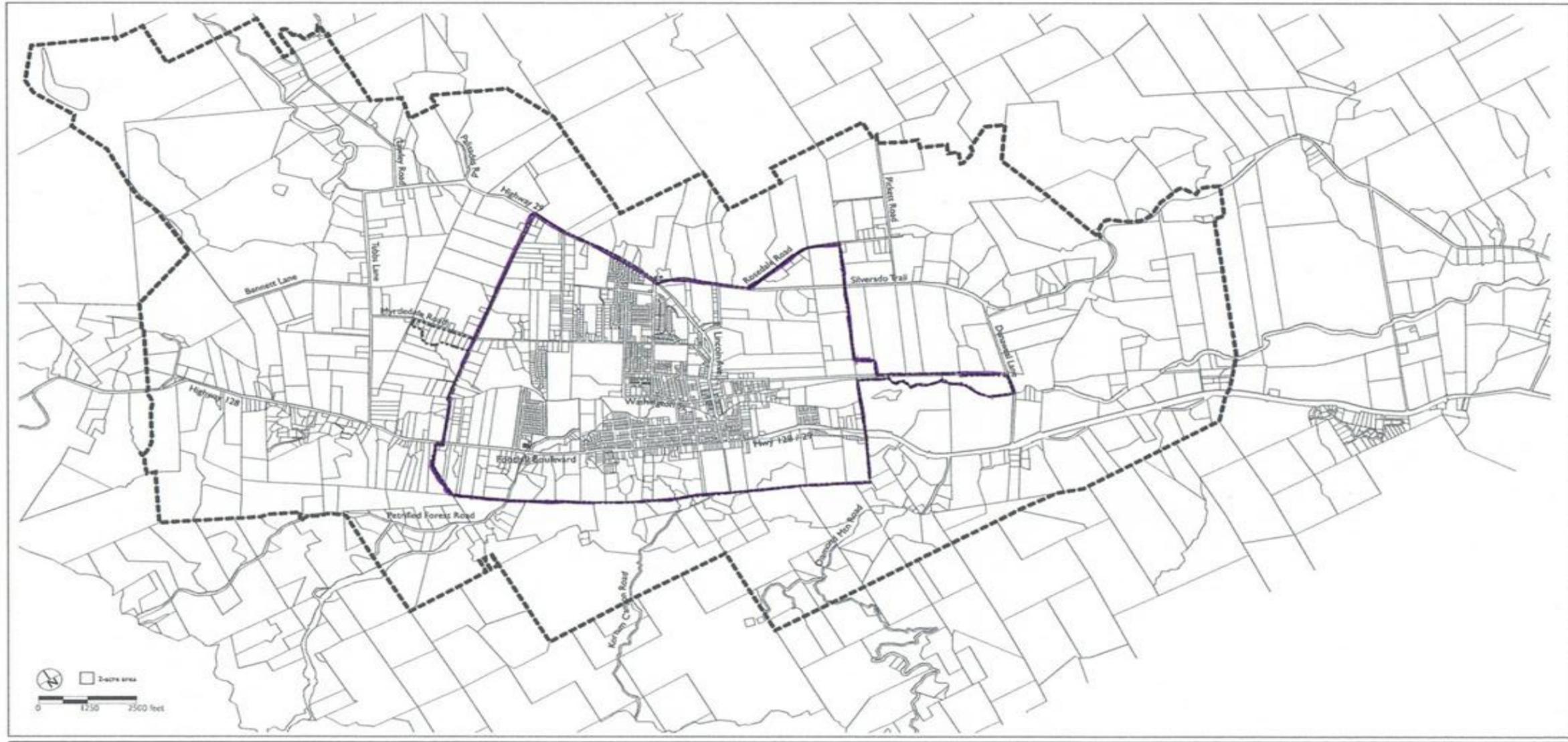
identification of key resources to conserve as well as tools fundamental to the preservation of Calistoga's unique cultural and historical assets.

### Research Question

This thesis builds upon the preservation efforts previously carried out by the city of Calistoga. As Calistoga already performed a rudimentary historic resource survey and identified historic and cultural resources important to the community, it is not necessary to start from scratch, but rather elaborate upon the already established foundation. The greatest concern lies in the fact that the historic resources, while generally acknowledged, remain vulnerable due to a lack of adequate protective measures.

The overarching question guiding my research is how does one better integrate existing preservation tools into the current management framework to more effectively protect Calistoga's cultural, historic, and natural resources and the relationship that exists between them? The questions driving the research include:

- What are the historic and cultural resources that contribute to Calistoga's distinctive sense of place?
- What forces, if any, have allowed historic resources to endure and, on the other hand, what forces have contributed to the destruction of such resources?
- As preservation theory has matured and evolved, what does that mean for preservation planning and what new approaches and innovative ideas can become part of the Calistoga preservation plan?
- What preservation mechanisms and incentives are available for use by the city of Calistoga?
- What tools and incentives can and should Calistoga implement to contribute to the enduring and sensitive preservation of the unique sense of place?



----- Planning Area Boundary  
 City Limits

FIGURE INTRO-2

CITY LIMITS AND PLANNING AREA

CITY OF CALISTOGA

2003 GENERAL PLAN

Figure 1 Calistoga City limits and Planning Area. Courtesy of Calistoga General Plan

## Research Methods

The research addresses the area lying within the confines of Calistoga's Planning Area. The Calistoga General Plan established the concept of a "planning area" in order to encourage consideration of the area immediately surrounding the city. The planning area is four times the size of the city limits (2.6 sq. miles); it encompasses most of the upper Napa Valley and includes the three bordering hillsides surrounding the city. While the portion outside of the city limits does not fall under the jurisdiction of Calistoga, but under that of the county, it is included based on the important relationship the city has with the outlying areas and vice versa. There is a sizeable portion of state managed land surrounding Calistoga with Bothe State park to the South and Robert Louis Stevenson State Park just north of Calistoga.

To answer my research questions I begin with an exploration of the history and evolution of the city— emphasizing the evolution of the landscape. This, in conjunction with a review of existing conditions, aids in the identification of important extant historic and cultural resources. Archival research was the primary method used to develop a historic context. Firsthand accounts and primary documents housed within the Calistoga Library and Sharpsteen Museum provided background. Historic photos of the early Calistoga landscape located in The University of California's online archive and the recently published *Napa County Historical Ecology Atlas* complement the written documentation and provide further insight into the early landscape.

The research included fieldwork assessing existing conditions of any identified historic and cultural resources. The fieldwork consisted of experiential research, photographic documentation, and mapping, but also drew from the reconnaissance survey conducted by the author as part of an internship in the summer of 2012.

Informal discussion with Calistoga's city planners, The California State Historic Preservation Office, The Napa County Department of Conservation, Development & Planning and the Napa County preservation non-profit, Napa County Landmarks, informed my

understanding of the regulatory framework and provided insight into the political intricacies that often influence the implementation of preservation policy.

Lastly, a review of preservation plans, pertaining to both cultural landscapes and the built heritage, provided inspiration and guidance in developing strategies to preserve Calistoga's unique resources, as well help to guide the organizational structure of the management framework. Allen Stovall's 1982 preservation study of the Sautee and Nacoochee Valleys influenced process and content. Other preservation plans, primarily concerned with similar-scaled western cities, provided inspiration as it relates to management recommendations and policy implementation.

### Structure

The thesis is organized to first provide background and contextual information, followed by an exploration of existing conditions, and concludes with recommendations to assist the city of Calistoga in moving forward with their preservation efforts. Following the introduction, Chapter II provides a thorough discussion of the historical development and significance of Calistoga. An integrated discussion of historic events and the ways they shaped and manipulated the landscape provides a comprehensive contextual history accounting for not only the traditionally recognized historic elements, but also the greater cultural landscape and its components. Chapter III explores the evolution of preservation theory and techniques and their application to Calistoga. The choice to include a chapter concerned predominantly with the development of preservation theory rests on the belief that to effectively preserve a place through creative and innovative efforts one needs first, to have a thorough understanding of what has been done in the past, what informed those actions and why. Only then can one understand how best to preserve for today and for the future.

Chapter IV is concerned with understanding Calistoga's regulatory framework and identifying available incentives to assist in preservation. Chapter V analyzes physical resources and the regulatory framework. The first portion of the chapter analyzes Calistoga's resources by identifying the enduring landscape characteristics and providing an understanding of their current

condition and preservation needs. The second portion of the chapter analyzes policy, focusing most specifically on the controls and incentives.

After exploring the historic context, existing conditions, available preservation incentives, regulatory framework, and analysis, Chapter VI offers recommendations. The recommendations — divided by activity type — remain as realistic as possible. The recommendations are broad and intend to act as a guide to inform policy and a preservation ethic more so than the technical facets of preservation. The thesis ends with a brief conclusion followed by a list of resources and partnerships to aide in carrying out the recommendations.

## CHAPTER 2

### THE EVOLUTION OF CALISTOGA'S LANDSCAPE

Located approximately 75 miles north of San Francisco, Calistoga is an endearing small town of 2.5 square miles in the upper Napa Valley of Northern California. The city is set apart from other incorporated Napa Valley cities by a mixture of open space and agricultural lands. At the southern end of the valley sits the City of Napa, the largest of the four incorporated towns in the valley. Calistoga, the northernmost town in Napa County, is located roughly 25.6 miles north of the city of Napa. Heading north on SR 29 from Napa one will reach Yountville, then St. Helena and after heading north for about 8.4 more miles through a landscape of agricultural lands and vineyards, one reaches the City of Calistoga.

The narrow town (less than 1 mile in some parts) is nestled on the valley floor, flanked on the east and west by Howell and Mayacamas mountain ranges respectively. The geographic location in combination with the topography surrounding Calistoga, has allowed it to remain relatively secluded and self-contained, avoiding the early urbanization that occurred in San Francisco and its surrounds.<sup>3</sup>

Calistoga's elevation ranges from 300 ft. at the valley floor to 1200 ft. in the mountains. A relatively dry and warm Mediterranean climate affords conditions conducive to agriculture with 215-216 growing days per year<sup>4</sup> and 38 inches of rainfall per annum on average.<sup>5</sup>

---

<sup>3</sup> Robin Grossinger and Ruth Askevold, *Napa Valley Historical Ecology Atlas: Exploring a Hidden Landscape of Transformation and Resilience*, (Berkeley: University of California Press, 2012), 5.

<sup>4</sup> City of Calistoga, "Calistoga General Plan", (Prepared by, Design, Community and Environment. Berkeley, CA, 2003), AC-2.

<sup>5</sup> City of Calistoga, "Community Profile," <http://www.ci.calistoga.ca.us/Index.aspx?page=33>(accessed Dec 1,2012).

Sourced from Kimball Creek in the Mayacamas Mountains, the Napa River descends into Calistoga where it flows southeast, eventually discharging into San Pablo Bay. Several tributaries form smaller creeks in and around Calistoga: Blossom Creek, Garnett Creek, Cyrus Creek and Simmons Creek traverse the valley floor. Calistoga is part of the major Napa River basin and watershed.

Calistoga's sense of place remains relatively undiluted; the generic and ubiquitous elements which plague many of America's small towns are largely absent from Calistoga. It is perhaps most reminiscent of a small town in mid- twentieth-century America. The tree-lined streets, charming parks and bustling commercial avenue filled with local businesses collectively give Calistoga a character not often found in similarly scaled cities. Further, the variety of architectural styles imparts Calistoga with a strong sense of historic continuity.

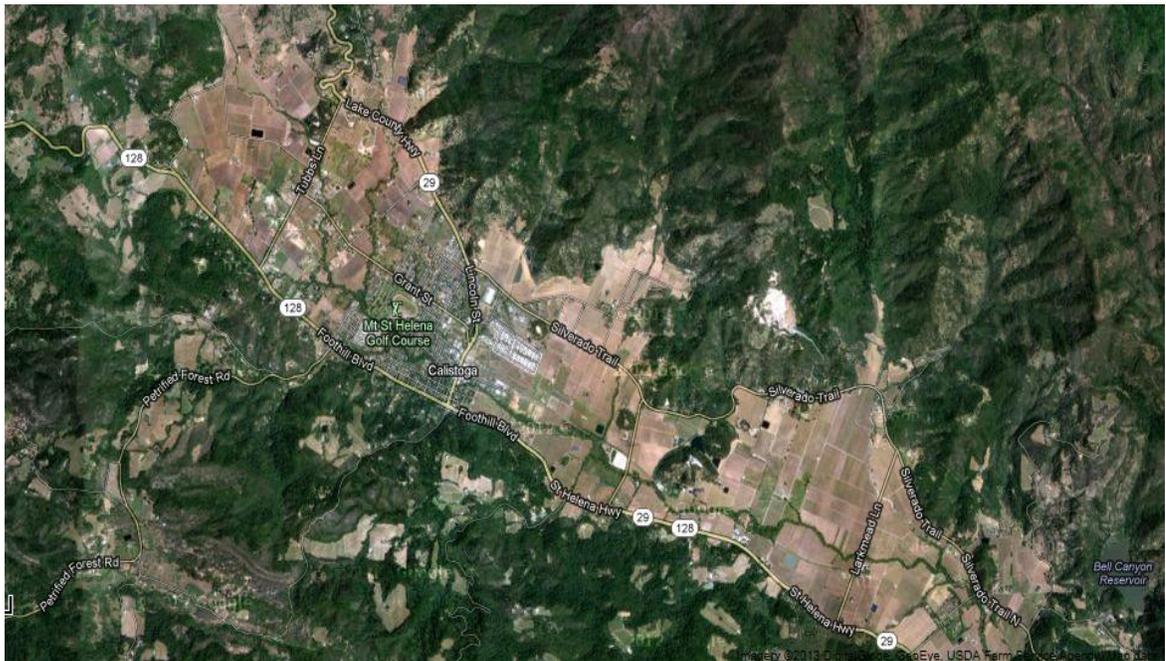


Figure 2 Satellite Photo of the Upper Napa Valley. *Courtesy of Google Maps*

## Natural History

Calistoga and the greater Napa Valley are often described in terms of the *terroir* ; defined as “all the qualities that characterize a place: topography, bedrock, sediments, soils, temperature and rainfall... or broader still, aspects of culture, attitude and spirit.”<sup>6</sup> The role that the *terroir* played in determining settlement patterns, cultural practices and developing sense of place cannot be over-emphasized. In order to understand current land use and cultural practices one must first understand the development of the land features that have become so integral to the defining sense of place.

### Topography

The topographical development of the Napa Valley began roughly 145 million years ago. As tectonic plates began to shift, they pushed the ocean floor upwards forming chains of volcanoes in the Pacific region. Several million years later (about 24 million years ago) the Farallon, Pacific and North American plates collided in Southern California creating the San Andreas Fault — the “master” fault network that extends through the California coastal region. The compression that ensued created wrinkles in the landscape leading to the formation of the Mayacamas and Coastal mountain ranges. This physiographic event influenced the unique topography of the Napa Valley, consisting of mountains, bench lands and valley floor, and with that, distinct microclimates.

The topographical composition of Calistoga has made it a revered and pleasing landscape. More importantly, it played an instrumental role in determining the settlement pattern, agricultural products and practices, as well as shaped the creation of cultural values.<sup>7</sup> The topographical formation created an enclave of sorts resulting in a self-contained valley, protected from many of the developmental patterns and influences that would come to characterize other

---

<sup>6</sup> Jonathon Swinchatt and David G Howell, *The Winemaker's Dance: Exploring Terroir in The Napa Valley*, (Berkeley: University of California Press, 2004), 3.

<sup>7</sup> Robin Grossinger and Ruth Askevoid, *Napa Valley Historical Ecology Atlas: Exploring a Hidden Landscape of Transformation and Resilience*, (Berkeley: University of California Press, 2012), 5.

nearby territories. The basic forms of Calistoga's landscape — narrow, flat valley floor dotted with two hills (Mt. Lincoln and Mt. Washington) flanked by imposing mountains on both sides and the views associated with this formation — remain an iconic and unique part of Calistoga.

### Geology and Soils

Within the last 5 million years, volcanic activity and its accompanying erosion deposited a variety of materials creating the rich Napa Valley soils. The volatility of the San Andreas Fault aided in the formation of a sporadic and colorful mixture of soil types, where completely unrelated types exist in direct proximity to one another.

There exist upwards of 33 types of soil in the valley floor; the majority being composed of volcanic material: ash, glass, pyroclastic deposits, mudflows and sedimentary rock, often mixed with igneous alluvium. In Calistoga, the primary soil type is volcanic and found in various forms depending on the location; soil on the hillsides tends to be rocky, stony loam, whereas the soil located on the alluvial fans is gravelly and cobbly loam, and on the valley floor, characterized by clay and silt.

The soils of the Napa Valley benefited from marine sediment and mineral deposits left behind from the Neogene era (ranging from 23-5 million years ago) when water submerged Calistoga and the rest of Napa valley.<sup>8</sup> The former aquatic environment is still visible in the layered soil levels; where “beneath the alluvial surface soil exists a layer of clay and beneath that, a layer of smoothed and rounded pebbles and small boulders.”<sup>9</sup>

While soil may not be the first resource type that comes to mind when one thinks about what defines a place — the soil has been an important factor that has influenced not only agricultural practices but cultural and economic ones as well. For a place best known for its grapevines and the culture associated with them, the soil remains an important feature.

---

<sup>8</sup> James William Ketteringham, “The Settlement Geography of the Napa Valley”, (Master's Thesis, Stanford University, 1967), 44.

<sup>9</sup> Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*, (Reporter Publishing House, 1879), 34.

## Habitats

The landscape of Calistoga is a rich composite of unique habitats. While the oak savanna stands as the most prominent habitat characterizing the valley, there exist secondary environments adding to the unique diversity. Historically, wetland systems were common features of the valley floor. Today relict wet meadows, vernal pools, and alkali meadows remain, albeit in a fragile state.

Napa County supports the greatest density of oaks of any county in California. Oak woodland covers upwards of 40% of the county and is most concentrated on the valley floor and along the foothills. Historically, the valley oak (*Quercus lobata*) dominated the savannas and woodlands; however, historic accounts recall how douglas fir (*Pseudotsuga menziesii*) and ponderosa pine (*Pinus ponderosa*) graced the upper valley landscape along with the grand oaks.<sup>10</sup> A combination of native grasses interspersed with vegetation associated with seasonal wetlands comprises the understory of the Oak Savanna.

Other types of trees and vegetation provided color and texture to the Oak Savanna and the surrounding landscape. In addition to the valley oak (*Quercus Lobata*), species such as blue oak (*Quercus douglasii*), black oak (*Quercus Kelloggii*), foothill pine (*Pinus Sabiniana*), coast live oak (*Quercus agriflora*), interior live oak (*Quercus wislizeni*), manzanita (*Arctostaphylos spp.*), toyon (*Heteromeles arbutifolia*), California lilac (*Ceanothus spp.*), fiddleneck (*Amsinckia menziesii*), Calistoga popcorn flower (*Plagiobothrys strictus*), lupine (*lupines spp.*), sack clover (*Trifolium depauperatum*) and Chinese houses (*Collinsia Concolor*) were ubiquitous in the valley.<sup>11</sup>

---

<sup>10</sup> Robin Grossinger and Ruth Askevold, Napa Valley Historical Ecology Atlas: Exploring a Hidden Landscape of Transformation and Resilience, (Berkeley: University of California Press, 2012), 175.

<sup>11</sup> Napa County Baseline Data Report, Biological Resources- Version 1, November 2005 “Oak Woodland”, [http://www.napawatersheds.org/files/managed/Document/2360/Ch04\\_BiologicalResources.pdf](http://www.napawatersheds.org/files/managed/Document/2360/Ch04_BiologicalResources.pdf), (accessed Aug 22, 2012).

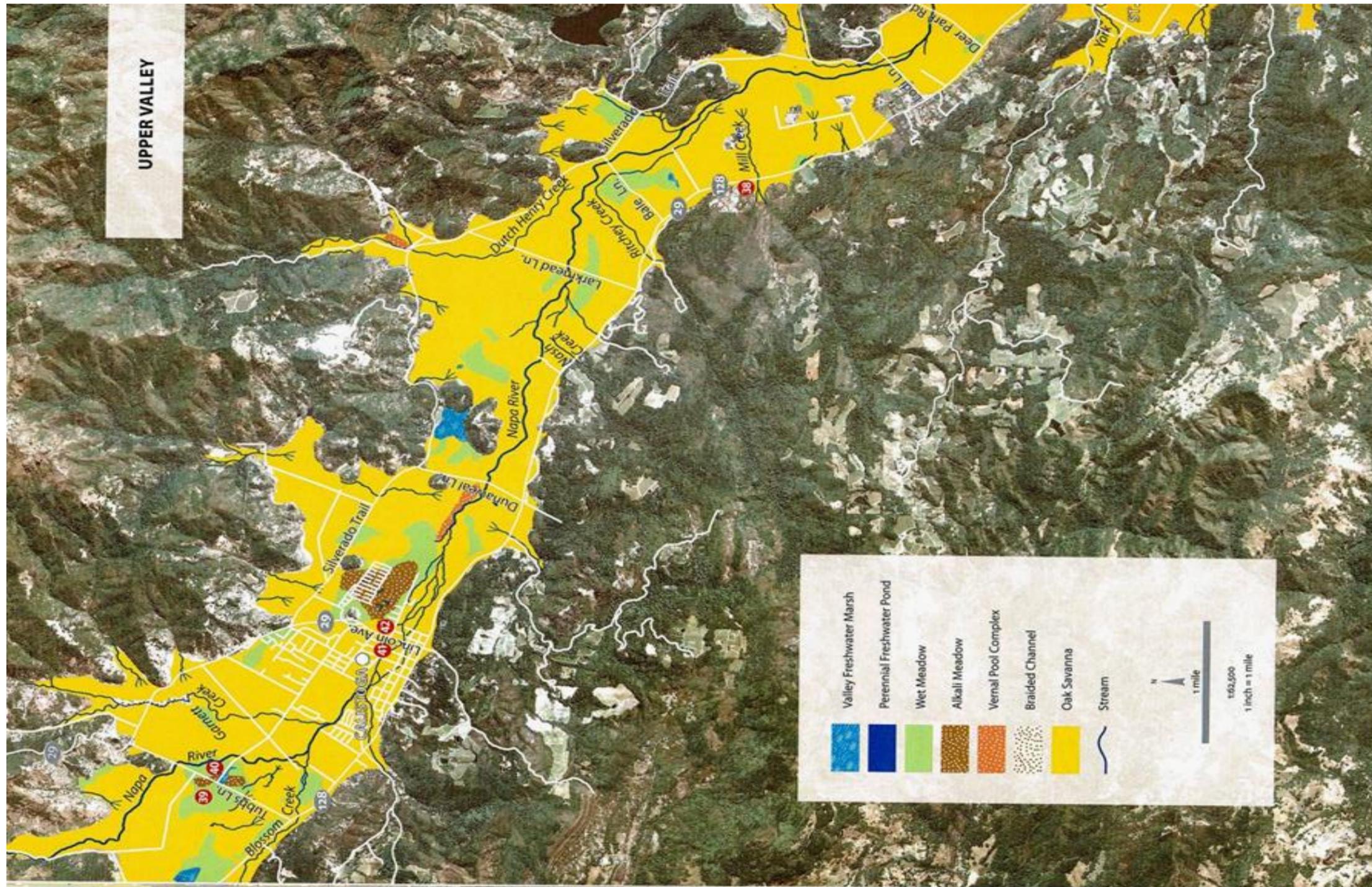


Figure 3 Extents of Habitats in the Upper Napa Valley (2012). *Courtesy of Napa Valley Historical Ecology Atlas*

The south/ southwest facing slopes that tend to be too hot, rocky, dry or steep to accommodate other habitats prove conducive to the chaparral plant community — the second most prominent habitat in the valley. Characterized by woody shrubs with little tree canopy, the most typical chaparral species in Napa County are chamise chaparral (*Adenostoma fasciculatum*), leather oak (*Quercus durata*), white leaf manzanita (*Arctostaphylos manzanita*), chamise shrub (*Adenostoma fasciculatum*), interior live oak (*Quercus wislizeni*) and scrub oak (*Quercus berberidifolia*).<sup>12</sup>

In contrast to the dry and dusty landscape that today typifies much of the upper Napa valley, the fresh water marsh, defined by wetlands that are consistently saturated and often flooded, is a rather unique phenomenon in Calistoga. Fresh water marshes exist in and around Calistoga, east of Dunaweal Lane just south of Calistoga, and scattered throughout the city of Calistoga near the natural springs.<sup>13</sup>

The presence of wet meadows, or landscapes defined by poorly drained, clay rich soil that flood regularly have been recorded in Calistoga ; they were often denoted by the presence of large flowered star tulip (*Calochortus uniflorus*).<sup>14</sup> Wet meadows are present just northwest of the intersection of Myrtle Dale and Tubbs Lanes.

Portions of Calistoga's valley floor are home to an increasingly rare plant community: the alkali meadow. While similar to wet meadows, alkali meadows have a high soluble salt content that allows for only a very specific variety of plant to thrive. Alkali meadows are often located in areas where the water table is high or (in Calistoga's case) areas that flooded regularly. Located primarily in the southern portion of Calistoga, just south of Lincoln Avenue and further north, near Tubbs Lane, alkali meadows are often synonymous with the presence of alluvial fans.

---

<sup>12</sup> Napa County Baseline Data Report, Biological Resources- Version 1, November 2005 "Chaparral and Scrub," [http://www.napawatersheds.org/files/managed/Document/2360/Ch04\\_BiologicalResources.pdf](http://www.napawatersheds.org/files/managed/Document/2360/Ch04_BiologicalResources.pdf), (accessed Aug 22, 2012).

<sup>13</sup> Grossinger, 70.

<sup>14</sup> Ibid, 72.

Saltgrass (*Distichlis Spicata*), sack clover (*Trifolium depauperatum*), alkali milkvetch (*Astragalus tener var. tener*) and san joaquin Spearscale (*Atriplex joaquiniana*) — while increasingly rare — still exist in areas of Calistoga defined by alkaline soils.<sup>15</sup>

Vernal pools (essentially seasonal wetlands composed of depressions in the landscape), were historically a characteristic feature of the valley floor and characterized by a unique array of plant species. “These short lived seasonal wetlands are famous for their dramatic rings of color created by the sequential flowering of different species as pools dry from the edge inward.”<sup>16</sup> A postcard from c.1900 exclaims, “The orchards at Calistoga are veritable flower gardens in April” in reference to the ground covered in lupines.<sup>17</sup> The presence of Calistoga popcorn flower (*Plagiobothrys strictus*), goldfield (*Lasenthia spp.*) and lupines (lupines) were perhaps the most common signifiers of the location of vernal pools.

The various habitats and native vegetation were iconic features of Calistoga’s landscape and played a major role in the later development of the city. So important were they, that “many of California’s most illustrious botanists went to Calistoga to see firsthand the unique and diverse flora.”<sup>18</sup> The native vegetation gave Calistoga’s landscape its unique texture and color that came to be revered by visitors and inhabitants alike. Functional for the shade they provided, the trees also became a defining feature of Calistoga and the rest of the valley.

### Hydrology

Before others knew Calistoga as “Calistoga”, they referred to it as “*aguas calientes*” or “hot waters.” The name denoted the area for hundreds of years. The hot springs and geysers became a defining landscape characteristic, heavily influencing land use practices and helping to form the cultural identity that characterizes Calistoga today. The escape of geothermally heated

---

<sup>15</sup> Ibid,76.

<sup>16</sup> Ibid,74.

<sup>17</sup> Ibid,38.

<sup>18</sup> Ibid,74.

groundwater from the earth's crust produces a "hot spring." The heated water retains more dissolved solids than cool water and because of this, has a very high mineral content. Several hot springs dot the Calistoga landscape; however, property owners and the city subsequently capped many of them.

Calistoga is home to one geyser, considered by some not to be a *true* geyser but an "erupting geothermal well." Semantics aside, it is a result of the same geothermal phenomenon. All geysers are a product of a unique hydrological situation and generally occur in direct proximity to active volcanic areas with magma. Surface water in various forms becomes exposed to hot rocks located below the earth's surface at a depth of about 6600 feet. The contact between the water and rocks boils the water and creates a pressurized explosion that sprays hot water and steam out of a surface vent. "Old Faithful" is, in most senses of the word, a geyser, except for the fact that its surface vent is artificial. It is a product of the same hydrothermal systems as "real" geysers, but because the geyser empties from a casing of a well drilled in the nineteenth century, most consider it "an erupting geothermal well."

The water features, like the hot springs, in many ways defined how the inhabitants used and valued the landscape. With their supposed medicinal and healing properties, Calistoga's hot springs embedded in the landscape a certain reverence for its natural elements because it contained something unique and restorative. This appreciation of the "waters" imbued the entire landscape in both a tangible and intangible sense that continues to be apparent even today.

The fact that Calistoga is part of the major Napa River Watershed also played a significant role in encouraging settlement and influencing land use. The Napa River acted as a source of survival for many providing necessities and adding to the unique character by influencing the nearby wetland habitats and as a unique resource its own right.

The combination of Calistoga's unique geology, topography, soils, hydrology and habitats played an instrumental role in influencing, if not determining, settlement patterns, agricultural practices and cultural practices. It is, most notably, the amalgamation of natural and

cultural elements that gives Calistoga a multi-faceted and unique sense of place that has endured, while simultaneously continuing to blossom and evolve throughout its history.

#### The Native American Period: Pre-1820's

The Napa Valley supported one of the largest concentrations of Native Americans in the bay area.<sup>19</sup> At the time of European contact, roughly 3,000-5,000 Native Americans inhabited the greater Napa Valley. The Mayacama tribe, a subgroup of the Wappo occupied the land composing Calistoga for upwards of 4000 years. A strong stewardship approach characterized the Native American land ethic and benefited the landscape and its components. Most scholarship credits the Wappo as the first cultivators of the valley. Although very little remains from these earliest inhabitants beyond that of various sized middens and lithic and obsidian scatter,<sup>20</sup> they did leave behind one very significant physical feature.

Elsewhere in California, records show that native populations utilized low intensity burning techniques to maintain and control the landscape, which very likely extended to the Napa Valley. It is believed that, "Napa Valley tribes used fire to promote edible native grasses and wildflowers, improve soil fertility, catch insects and small game, keep the valley open for hunting and movement and reduce the risk of catastrophic fire."<sup>21</sup> The burning practices instituted by the native population created a fertile and sprawling valley characterized by short grasses and grand oak trees strewn with Spanish moss; estimates speculate that before 1910 the landscape had 100 oaks per acre.<sup>22</sup>

The resulting landscape played a definitive role in determining the development of the valley. The oak savannas, proliferated by Native American cultural practices, engendered a

---

<sup>19</sup> City of Calistoga, "Calistoga General Plan: Community Identity Element", (Prepared by, Design, Community and Environment. Berkeley, CA, 2003) <http://www.ci.calistoga.ca.us/Index.aspx?page=519>, (accessed Aug 14, 2012), CI-14.

<sup>20</sup> Ibid

<sup>21</sup> Grossinger, 34.

<sup>22</sup> C.M. Shortridge, *Santa Clara County and Its Resources: Historical, Descriptive, Statistical, a Souvenir of San Jose Mercury*, 1896, (Reprinted San Jose, CA: Historical Museum Association, 1986), 186, 192.

landscape conducive to ranching and, later to agriculture. However, the value of the oaks goes far beyond their utilitarian value; they remain an iconic and treasured aspect of the valley, most appreciated for their majesty and beauty.

#### The Spanish Period: 1823-1830's

Spanish colonization of California began in the 1770's and continued through the 1830's. However, the Spanish influence over the Napa Valley was brief. The first recorded exploration of Napa County was in 1823 by Francis Castro and Padre José Altimira; only a decade later in the 1830s, the Spanish lost control of the area when Mexico obtained independence.

When, in the 1820's the land briefly came under the jurisdiction of the Mission San Francisco Solano grazing came to typify the Napa Valley landscape, especially the upper portions in and around Calistoga. Because the landscape, as shaped by the Native American population, was already conducive to grazing, the Spanish made few lasting alterations. The few enduring elements dating from the Spanish period relate to vegetation. Two of the most iconic forms of vegetation, the mission grape (a variety of *vitis vinifera*) and the brightly colored mustard flowers (*Guillenia lasiophylla*) that now almost define springtime are widely assumed products of the Spanish exploration.

Often grown on mission grounds to provide wine for sacramental purposes, mission grapes adapted to the Calistoga soil. The closest mission was San Francisco Solano located in Sonoma, California. However, wild mission grape vines continue to show up along the edge of the Napa River and its smaller tributaries, likely an accidental remnant of the early Spanish exploration through the valley.

The mustard flowers are arguably the most significant vegetative feature that remains from the Spanish period. This ubiquitous element of springtime is likely a product of early

Spanish exploration. Records indicate that early Spanish explorers planted mustard seed in the fall in order to recognize and retrace their steps come springtime.<sup>23</sup>



Figure 4 Mustard flowers in Napa Valley. *Photo Courtesy of Worldnewsinn.com*

#### The Mexican Period: 1834-1846

In the 1830's Mexico's revolt from Spain produced a desire on the part of the Mexican government to reassert itself in areas posing a threat to their sovereignty. Because the Mexican government viewed the Native American population as a threat to Mexico's rule, they partitioned the Napa Valley floor into ranchos and deeded them to those whom they believed posed the least threat—effectively redistributing the land ownership out of the hands of the natives.

The process of land granting that began in the 1830's divided the present-day Napa Valley into thirteen ranchos. What is today the Northern part of the Napa Valley, from Rutherford extending to Tubbs Lane (a northern boundary of Calistoga's planning area) fell within the *Rancho Carne Humana*. While the *Rancho Carne Humana* initially encompassed Rutherford and the town of St. Helena, both towns later separated to form their own municipalities in the 1850s. The land divisions implemented in the 1830s are no longer visible in the valley. The names of the

---

<sup>23</sup> Kay Archuleta, *The Brannan Saga*, (San Jose, CA: Archuleta, 1977), 2.

ranchos are still sometimes used to refer to a specific area, but beyond that, no lasting physical elements denote the rancho divisions.

An expansive, permeable landscape characterized the upper Napa Valley during what is commonly known as the “Mexican pastoral period,” as Mexicans were primarily stock raisers, not farmers.<sup>24</sup> A thriving tanning industry in the city of Napa further encouraged cattle production for their hides and tallow. At this time, the raising of cattle remained the most lucrative agricultural pursuit and encouraged Mexicans to maintain the valley floor in wide unfenced grasslands, allowing the cattle to roam and graze freely.

While less ubiquitous than cattle, there was also a marked presence of crops, the most prominent being wheat followed by barley, oats, corn and onions present at that time.<sup>25</sup> Wheat and barley in particular, endured as important crops until the turn of the twentieth century when orchards and vineyards supplanted grain crops.

#### The Early American Period: 1840–1857

Although transitioning into a more densely populated locale, in the 1840’s Calistoga residents still perceived it as, “a gorgeous, wild place, densely timbered with live oak and crisscrossed with the trails of wild animals and cattle.”<sup>26</sup> Other accounts dating from this period depict the landscape in a more tame fashion, describing it as one, “...so lovely and livable, like a great unfenced park, its rich fields waist high with wild oats and clover and golden with mustard, dotted with oaks and madrones, and peopled only by a few peaceable Indians and herds of elk and deer.”<sup>27</sup>

---

<sup>24</sup> Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*, (Reporter Publishing House, 1879), 46.

<sup>25</sup> Ketteringham, 82.

<sup>26</sup> Edwin Bryant, *What I saw in California*, (Palo Alto: Lewis Osborne, 1967), 349.

<sup>27</sup> Kay Archuleta, *The Brannan Saga*. (San Jose, CA: Archuleta, 1977), 16.

During the early American period, the valley floor remained open and permeable. Accounts describe the clear delineation between hillside and valley floor, where the densely timbered hillside existed in stark contrast to the open and sparsely vegetated valley floor. “The scenery in the vicinity of Calistoga is the most picturesque and grand of any in Napa Valley. Here the mountains on either hand, timbered with groves of oak and pine, or green with chaparral, become more bold and broken; those on the north being faced with long, rocky terraces and crowned with cliffs and crags. Making up their sides are many wild glens, dark with vines and shrubbery.”<sup>28</sup> Wild grape vines, likely progeny of the mission grapes brought over during the Spanish period, continued to abound along stream and river edges.<sup>29</sup>

The mid-1840s saw the beginnings of permanent settlement as more and more Americans drove their wagon trains west. In 1841, the Mexican government granted the *Carne Humana Rancho* (consisting of 18,000+ acres) to Edward Turner Bale, an English doctor who served under General Vallejo as surgeon-general of California forces. Bale established the first mills in the upper Napa Valley where he milled much of the lumber used to construct the houses of early settlers.

Bale parceled out the land in Calistoga and granted much of it to those who assisted him in establishing the mills.<sup>30</sup> However, it does not appear that in those early days any logical or strategic method played a role in the partitioning of parcels. In addition, the earliest structures were not high style but utilitarian and small. The first to settle in Calistoga constructed cabin-like enclosures, later incorporated into larger structures.

---

<sup>28</sup> Smith & Elliot, *Illustrations of Napa County, California, with Historical Sketch*, (Oakland: Smith & Elliot, 1878), 14.

<sup>29</sup> Menefee, 34.

<sup>30</sup> Waters, 19.

In 1846 the Bear Flag Revolt, a revolt incited over land-use control, successfully freed the area of Alta California<sup>31</sup> from Mexican jurisdiction. The newfound freedom further encouraged settlement and opened up the landscape to new ventures. In Menefee Campbell's descriptive sketchbook he describes how in 1847, "there was not a house in the county except a few adobe buildings occupied by Mexicans...there was neither roads, bridges nor fences excepting a few small enclosures."<sup>32</sup> While no longer under Mexican influence, the landscape in 1847 had yet to depart substantially from its appearance during the Spanish and Mexican periods.

However, not long after the account, the population density of the valley changed rapidly. In 1849 the State of California officially designated Napa as a county with the townships of Napa, Yount and Hot Springs— present day Calistoga fell within the boundaries of Hot Springs. Hot Springs included a disproportionate amount of land relative to the rest of the valley; it encompassed what are now Calistoga, Clearlake, Pope Valley and Coyote Valley. The gold rush in 1849 spurred development in Napa County as a whole, so much so that by 1849 Elizabeth Wright, an early Calistoga resident, said that Calistoga (then referred to as Hot Springs Township) was "... a lineup of permanent homes along the age old trails beside the western hills."<sup>33</sup> The growth that occurred in the Hot Springs Township during this period paralleled the growth occurring in the City and County of Napa. Accounts dating from this period observed how, "Most of the valley lands were taken up by American immigrants, fenced and put under cultivation, yet large tracts remained untouched."<sup>34</sup> The "American immigrants" referred to were largely composed of prospectors, pioneers and entrepreneurs.

---

<sup>31</sup> Alta California (Upper California) was a territory of New Spain, created in 1769 and later passed on to Mexico once they won independence. The territory consisted of the upper portions of Northern California, Nevada, Arizona, Utah, Western Colorado and Southwestern Wyoming. Once California gained independence in 1850 the Alta California territory was divided by the respective states.

<sup>32</sup> Menefee, 45.

<sup>33</sup> John R Waters with the Sharpsteen Museum, *Images of America: Calistoga*, (Charleston: Arcadia Publishing, 2008), 19.

<sup>34</sup> Menefee, 53.

While the European and American population of Calistoga continued to climb, the Native American population continued to diminish. In the 1850s estimates place the number of Wappo inhabitants located in Calistoga between 188 and 800.<sup>35</sup> However, encroachment by settlers and a recurring smallpox epidemic from 1837-1839 served to greatly diminish the indigenous population.<sup>36</sup>

The encroachment by American settlers onto existing Mexican land grants besides changing the demographics of the area, also set into motion the transition from a pastoral landscape to one increasingly defined by agriculture.<sup>37</sup> The paucity of rainfall in the years 1836-1865 further catalyzed the disintegration of the Mexican rancho system. Furthermore, because the ranchos relied so heavily on the production of grain, the absence of both water and grain required the Mexicans to sell off their cattle and ultimately to dispose of their holdings, lands and all. In the end, the intensive agriculture replaced pastoral endeavors and wheat replaced hides as the predominant crop in the region.<sup>38</sup>

#### Calistoga: The Saratoga of California: 1857-1900

In 1857 a San Francisco entrepreneur, Sam Brannan, bought the land composing the Hot Springs Township. A clever, perceptive entrepreneur, Brannan saw the potential of Calistoga to become a resort destination. Having taken inspiration from Saratoga Springs in New York, he believed that Calistoga was the perfect locale to open up a West Coast version of the successful resort. Brannan's Hot Springs opened its doors in 1862. The resort spanned roughly 100 acres and included a large hotel, bathhouses, twenty-five guest cottages, an oval racetrack, stables, and

---

<sup>35</sup> John R Waters with the Sharpsteen Museum, *Images of America: Calistoga*, (Charleston: Arcadia Publishing, 2008), 8.

<sup>36</sup> Kent Domogalla, *Looking for the Past in Calistoga: A Historical Timeline and a Street and Pictorial Guide to Selected Historic Properties and Locations*, (Calistoga: The Sharpsteen Museum Association, 1998), 1.

<sup>37</sup> William James Ketteringham, *The Settlement Geography of the Napa Valley*, (Master's Thesis, Stanford University, 1967), 95.

<sup>38</sup> Napa Register, Feb 27, 1864. 3.

large open areas of designed landscape for leisure activities. The guest cottages varied in style, many exhibited strong Moorish detailing, others vernacular with Folk Victorian elements, and some of the Second Empire and Italianate styles. Adjacent to each of the guest cottages, excepting one, was a palm. The guest cottages lined with palm trees led to the front lawn of the resort and the avenue became known ever since as Palm Row.



Figure 5 1865 Photo of Calistoga Hot Springs Resort. *Courtesy of Images of America: Calistoga*



Figure 6 Early Photo of Hot Springs Resort Cottage. *Courtesy of the Weekly Calistogan*



Figure 7 Postcard of Palm Row. *Courtesy of allposters.com*

In the 1860s Brannan subdivided the remaining acreage lying west of his resort. Lincoln Avenue, the predominant connector between the main road and the resort, developed into the commercial district of the town beginning in 1866 when the first store was erected. Washington Avenue, a street that runs perpendicular to Lincoln, developed as a residential district, as did the remaining twenty blocks to the west of the river.<sup>39</sup>

In 1866, what people referred to as “Hot Springs” township became known as Calistoga. It is widely rumored that in an intoxicated state Sam Brannan exclaimed to a group of onlookers not that the little town was to be the Saratoga of California (as he intended) but, some rendition of “it will be the Calistoga of Sarafornia” and out of that mistake came the name Calistoga.

To bring patrons to his resort, Sam Brannan encouraged and helped fund the extension of the railroad north to Calistoga. In the spring of 1867 the railroad was extended north up the valley to Calistoga, where it terminated. The extension of the railroad to Calistoga catalyzed growth and encouraged settlement. This newly formed connectivity provided an impetus for investors and wealthy city dwellers to take part in the growth and anticipated development of the town. One person made an observation of the apparent effects the railroad had, saying, “The upper portions of the valley have been specially benefitted. St. Helena and Calistoga have risen into thriving

---

<sup>39</sup> City of Calistoga, *Calistoga General Plan: About Calistoga*, (Prepared by, Design, Community and Environment Berkeley, CA, 2003), AC-5.

towns and lands in their vicinity are dotted over with vineyards and villas where nothing of the kind before existed.”<sup>40</sup>

Other landscape alterations occurred in order to support the railroad. The clearing of the hillsides to provide fuel for the steam engines was perhaps the most noticeable. Many hillsides, once heavily forested, became sparsely vegetated because of the felling. In 1860 Cinnabar, also known as mercury ore or quicksilver, was discovered northwest of Calistoga. The Oat Hill Mine in particular proved extremely lucrative. The establishment of the mine in 1872 necessitated the building of a road. The construction of the Oat Hill Mine road began in 1873 and was completed twenty years later.<sup>41</sup> The road connected Calistoga with various mines and continued on to Aetna Springs Resort in Pope Valley located about twenty miles northeast of Calistoga. Not only did the discovery of quicksilver provide an impetus for the expansion of roadways and call for increased connectivity, but also for labor. It was during this era that many immigrants were introduced to the valley. The mines and shantytowns associated with the mines were a product of Chinese labor, predominantly from the Canton region. The rise in population and the influx of funds and business ventures allowed Calistoga to incorporate as a town in 1876.

In the 1880s, the open and sprawling landscape, previously characterized by grasslands of wheat and grain, began to be displaced by more profitable ventures of prune orchards, English walnut orchards and vineyards.<sup>42</sup> Between the years 1880 and 1930 wheat cultivation decreased from 33,000 to 3,000 acres.<sup>43</sup> The cultivation of prune orchards more than compensated for the

---

<sup>40</sup> Menefee, 57.

<sup>41</sup> Napa County Regional Park and Open Space District, “Oat Hill Mine Trail: And Selected trails in Robert Louis Stevenson State Park”, <http://napaoutdoors.org/parks-trails/oat-hill-mine-trail/ohmt-trail-brochure.pdf>, (accessed Sept 3, 2012).

<sup>42</sup> A.L. Olmstead and P.W. Rhode, “The Evolution of California Agriculture, 1815-2000” In California Agriculture Dimensions and Issues, ed. J. Siebert, Berkeley, CA, Giannini Foundation of Agricultural Economics, <http://giannini.ucop.edu/CalAgBook/Chap1.pdf>.(accessed Oct 3,2012).

<sup>43</sup>EJ Carpenter and SW Cosby, Soil Survey of the Napa Area, California Series 1933, No.13 (US Dept. of Agriculture Bureau of Chemistry and Soils, 1938), 8.

decrease in wheat production. In the 1880s roughly 6000 prune orchards dotted the landscape of the Napa Valley and by 1930 there were more than 1 million in the valley.<sup>44</sup> However, not the entire valley floor proved conducive to such crops. Deep-rooted plants typical of orchards and vineyards are not partial to wet meadows and because of this the portions of land characterized by the wet meadow remained pastureland or in grain production much longer than the surrounding landscape.<sup>45</sup>

From the 1870s until the early 1880s a phylloxera epidemic (a lice disease that attacks the rootstock of grapevines) destroyed a number of vineyards in the valley. Prior to the introduction of resistant rootstock, many vintners resolved the problem by removing their nascent vineyards and replacing them with tried and true fruit trees and grain fields. Not until the discovery of the phylloxera-resistant rootstock, St. George, in 1900 did viticulture regain a prominent place in the valley.



Figure 8 1880 Stereographic Image of Calistoga. *Courtesy of Napa Historical Ecology Atlas*

---

<sup>44</sup> Ibid, 8.

<sup>45</sup> Grossinger, 72.

In addition to the ubiquitous prune and walnut orchards, other agricultural pursuits characterized the early Calistoga landscape. Some of Calistoga's earlier settlers planted peaches, oranges, pears and olives, some of which are still producing today.<sup>46</sup> However, nothing endured quite like the prune orchards, walnut orchards and grape vines.

In 1886 Calistoga re-incorporated — this time as a city. The city retained the tight cluster arrangement, bordered by agricultural land and open space with a patchwork pattern defined by orchards and vineyards. In the 1880's Robert Louis Stevenson remarked that, "all the life and most of the houses of Calistoga are concentrated upon the street between the railway station and the road..."<sup>47</sup> He commented further saying, "it is difficult for a European to imagine Calistoga, the whole place is so new and of such an accidental pattern."<sup>48</sup> The happenstance pattern was likely a continuance from the early settlement pattern established following Edwards Bale's purchase of the area.

The city's re-incorporation coincided with a building boom. During this time, a number of residents built homes, several of which still exist in Calistoga. One of the many notable buildings is the Francis House, subsequently known as the Calistoga Hospital. James Francis constructed the house in 1886 in the French Mansard style out of stone quarried just south of Calistoga. The Francis family used the house as a residence until 1917 and from 1918 until 1964 it served as the city's hospital.

Although, Calistoga was by now a full-fledged city, it did not have a formal, public cemetery until 1894. An early map dating to 1863 shows a cemetery located at the east end of Mora Avenue. However, the extent of use is not clear and it appears that many families created family plots on their ranches. A "Smallpox Cemetery" located on the property of one of the

---

<sup>46</sup> Kay Archuleta, *the Brannan Saga*, (San Jose, CA: Archuleta, 1977), 26.

<sup>47</sup> Robert Louis Stevenson, *The Silverado squatters*, (London: Chatto and Windus, 1883), 3.

<sup>48</sup> Ibid

earliest settlers, John Cyrus, is still visible today from Petrified Forest Road.<sup>49</sup> While there were likely a number of family plots in Calistoga and the surrounding vicinity, none are sufficiently documented and many have failed to endure.

In 1894 the Pioneer Cemetery became the official burial place for the city when residents relocated their family plots and burials from the cemetery at the end of Mora Avenue to Pioneer Cemetery. The Pioneer Cemetery is located to the west of what is now Foothill Boulevard, known as “Main Street” until 1948. The cemetery became the resting place of many survivors of the ill-fated Donner Party, Civil War soldiers, as well as some of Calistoga’s earliest settlers. Set on a hillside and watched over by large oaks strung with Spanish moss, the location near the main road was efficient and guarded by the shade of the trees.

The pre-twentieth century landscape retained its characteristic oak savannas and sprawling grasslands. A record from 1879 observed that: pines (*Pinus*), redwoods (*Sequoia sempervirens*) and manzanitas (*Arctostaphylos*) forested the hillsides flanking the valley.<sup>50</sup> The native vegetation recorded at that time largely consisted of “laurel (*Umbellularia*), live oaks, buckeyes (*Aesculus California*), manzanitas, alders (*Alnus rhombifolia*), willows (*Salix*) and ash (*Fraxinus Americana*), California lilac (*Ceanothus spp.*), elder (*Acer nugundo*), bay (*Umbellularia*) and hazelnut (*Corylus cornuta var. californica*).<sup>51</sup>

In the nineteenth century farmers altered the connection of streams and rivers by re-routing the streams to create a direct route with many of the stream beds reflecting a more rectilinear course rather than the attenuated, spreading character they displayed previously.<sup>52</sup> An early Calistoga historian recalled, “Before the Napa Creek (River) channel was formed, realizing

---

<sup>49</sup> Archuleta, 19.

<sup>50</sup> Menefee, 34.

<sup>51</sup> Ibid

<sup>52</sup> Grossinger, 56.

that there should be a main one, John McFarling and John Cyrus, together with some other men plowed large furrows where the channel now is. The heavy rains caused the furrows to deepen with the ultimate result that we now have quite a creek running through our little city.”<sup>53</sup> In Calistoga and the Greater Napa Valley, farmers also drained large portions of wetlands to make the land more viable for agricultural crops. The drainage efforts effectively rid the valley of most of its wetlands and many of the plant species associated with wetland environments.<sup>54</sup>

#### The Middle American Period: 1900-1960

In 1901 a fire started behind the train depot on the southern side of Lincoln burning all of the wood frame buildings downtown with only the brick and mortar buildings remaining. Subsequent fires in 1907 and 1918 did their share of damage but were not nearly as destructive as the 1901 fire. Hence, few of the historic buildings existing today date to earlier than the twentieth century.

Destruction also came to Calistoga and the greater Napa Valley in other guises. The passage of the Volstead Act in 1920 and the ensuing prohibition resulted in the closing of wineries and abandonment of vineyards. While some remained in business producing wine for sacramental purposes, the vast majority of wineries and vineyards shut down production. However, because former vintners still needed to produce an income, they often removed vineyards and replaced them with other crops, typically orchards.

The repeal of prohibition in 1933 encouraged the re-instatement of vineyards and allowed the industry to reestablish itself, but only to an extent. The removal of vineyards that took place in the intermediate years and the fact that many former vintners were forced to find a new livelihood resulted in a much less robust wine industry immediately following repeal.

---

<sup>53</sup> I. Adams, *Memoirs and Anecdotes of early days in Calistoga*, (Calistoga, CA : Privately Printed, 1946), 48.

<sup>54</sup> Grossinger, 68.

By the turn of the twentieth century, agriculture and development replaced the majority of oaks. There remained pockets of oak savanna recalling an earlier landscape, but by 1939 the majority had disappeared.<sup>55</sup> Intensive, mixed agriculture consisting of prune orchards, vineyards with a small presence of pear orchards, walnut orchards, and the occasional dairy came to typify the valley. In Calistoga, prune and English walnut orchards were the most common.

Up until the 1930's the spatial organization strayed little from Brannan's vision. Calistoga remained divided into two areas, the 12 square block residential section between the Napa River and Main Street with the Hot Springs Resort on the other end; Lincoln Avenue continued to act as the connector between the two developed areas. In 1935, after acquiring a plot in the historic neighborhood along Grant Street, the city developed Pioneer Park.

The 1930's saw the end of the electric railroad, as the San Francisco and Carquinez bridges provided easier automobile accessibility. Wealthy tourists day tripping from San Francisco previously had to travel by ferry and then board the train to the Napa Valley. By 1938, buses became the common medium for public transport and replaced the train. The city's built fabric also adapted to the changing times in the 1930s and 40s. Several business owners covered several iconic masonry buildings in stucco, effectively hiding the brick and stonework that had defined them.

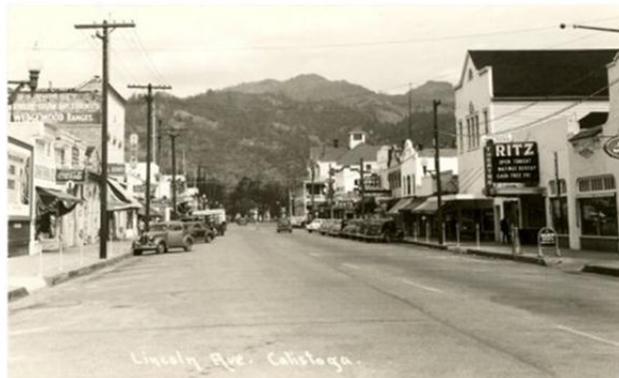


Figure 9 Undated Photo of Lincoln Avenue in Calistoga. *Courtesy of Allposters.com*

---

<sup>55</sup>Grossinger, 178.

In the 1940s and 1950s Calistoga was less a “destination” than it is today. In 1944 Calistoga was still surrounded by prune orchards, walnut orchards and dairies and had only four wineries.<sup>56</sup> Large tracts of land remained open. By five or six in the evening residents had deserted Lincoln Avenue and the commercial district. Rather than being *the* destination, Calistoga acted more as a pass-through for people heading from the southern end of the valley to Clearlake. Friday night rows of headlights lit up the road, and Sunday night the red glow of taillights lit up the streets.

In 1945, Dave Compton developed the Calistoga airport along the southern end of Lincoln near the Hot Springs resort, which had, by this time evolved into the Pacheteau resort. The airport eventually became a glider port and a defining feature of the landscape, embraced by many of the residents until its closure in 1998.

The town had relatively few fences and the landscape remained relatively permeable and easily traversed. While the city had grown, even by the 1950’s and 1960’s development had yet to extend west on Grant Street past the fairgrounds.

#### The Current American Period 1960- 2012

During the latter half of the twentieth century, the touristic foundations from which Calistoga grew had a revival. In 1966, roughly 20 wineries dotted the entire landscape of Napa Valley; today there are upwards of 400 with more than 50 of those located in Calistoga.

As land became increasingly valued for its cultivation opportunities, people also began to covet it for its developmental value. Like the rest of California, competition for land increased dramatically during this time. California farmers and legislators reacted to rapid loss of agricultural lands in California with the California Land Conservation Act of 1965, more commonly referred to as the Williamson Act.

---

<sup>56</sup> Jack Rannels, *Calistoga 1944: A Small Town During a Big War*, (Calistoga, CA: Jackson Rannels, 2012), 3.

The Williamson Act allowed landowners and local governments to enter into a contractual agreement for the sake of preserving farmland and open space. The property owners benefited because the county assessed their land based on its use as farmland or open space, not at its full market value. This act set the groundwork from which the agricultural preserve concept would develop.

The Agricultural Preserve, created in 1968 is an umbrella term referring to the creation of Agricultural Preserve (AP) and Agricultural Watershed (AW) zoning categories. AP and AW zoning categories set a minimum lot size of 160 acres for lands designated as such. The Agricultural Preserve ensured that the Napa Valley floor would not bear the same fate as places like Santa Clara and other formerly agricultural areas turned suburban.

Not until after the 1960s did Napa Valley truly recover from Prohibition. The 1976 blind wine tasting in Paris — a competition that pitted the most renowned French wines against the new world California wines — led to a renewed interest in Napa Valley and its oenological endeavors. An English wine merchant, Steven Spurrier, arranged the tasting as a marketing ploy. Two Napa Valley wines won: the Stag’s Leap Wine Cellars 1973 Cabernet Sauvignon won “best of reds” and Calistoga’s own Chateau Montelena won “best of the whites.” This event set into motion a new appreciation and recognition not only for Napa Valley wines themselves, but also for the land that produced those wines. The 1973 “Judgment of Paris” solidified Napa Valley and Calistoga as a worthy wine growing region.

The event inevitably spurred interest in the valley and exacerbated pressures that were perhaps not readily apparent in earlier years. The popularity of Napa Valley and Calistoga as a tourist destination increased dramatically from the 1970’s onwards. Not only did the tourist population begin to inch upwards, but Calistoga’s population began to increase at the same time. Prior to the 1970’s Calistoga’s population still had yet to exceed 2000 residents.<sup>57</sup>

---

<sup>57</sup> City of Calistoga, *Calistoga General Plan*, (Prepared by, Design, Community and Environment. Berkeley, CA, 2003), AC-5.

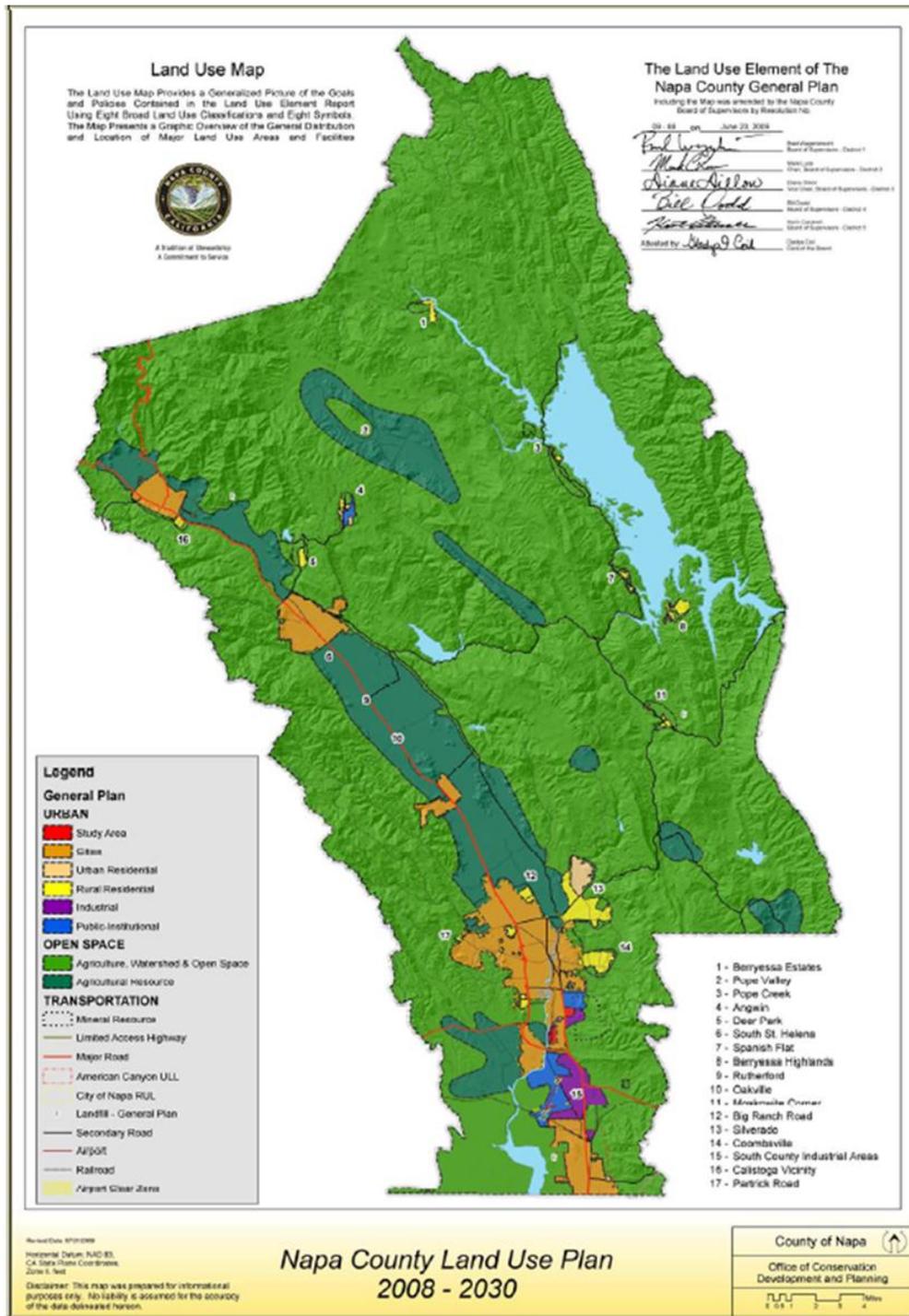


Figure 10 Map of Designated Land Uses in Napa Valley. *Courtesy of Napa County General Plan: Land Use Element*

As the wine grape gained in popularity along with the lifestyle associated with it, the agricultural diversity that was once so present in Napa Valley gave way to vineyard development. The family orchards and pastures that spared the fate of becoming a subdivision still could not endure against the much more lucrative vineyard. Kay Archuleta , a Calistoga native, recalls with an air of nostalgia an earlier Calistoga landscape:

...who will ever forget the lush green pastures with their black-and-white and red-and-white and fawn colored cows? For years before the vines took over the vast fields along the Silverado Trail, the loveliest site in the valley was the Tamagni pasture with its lavish show of poppies and lupines every spring. And the beautiful billows of prune blossoms above the golden mustard and lupines once rivaled the spring glory of California's fabled desert flowers as a tourist attraction.<sup>58</sup>

By the 1970s, the influx of new residents necessitated formal planning staff and a formal vision. Calistoga got its first city manager in the early 1970s, and in 1976 the city hired a professional city planner. Unfortunately, a combination of factors, one of those likely being low wages, resulted in a rapid turnover of planning staff. Few planners stayed for longer than two to three years. The rapid turnover made it difficult for planning to embrace historic preservation. The continuity and commitment required to coordinate and establish historic protective mechanisms just did not exist.

The 1978 general plan, Calistoga's first, only briefly touched on historic preservation. The land-use element identified Calistoga as "a turn of the century spa town" and outlined the goal to preserve the feel of the nineteenth and early twentieth century in the historic downtown character. However, it did not identify specific physical elements to conserve. In addition, the city did not update the general plan every five years as recommended by the customary comprehensive planning process. Hence, that cursory nod to historic preservation was all that existed until the 2003 revision of the general plan.

Thankfully, in the absence of a substantial cultural element in the general plan, other forces inadvertently encouraged preservation. The lack of sufficient water and sewer

---

<sup>58</sup> Archuleta, 27.

infrastructure heavily limited growth and expansion of the city for several decades. The absence of sufficient infrastructure coupled with the agricultural preserve likely played a large role in maintaining the spatial organization and cluster arrangement of the city at a time when the historic edges of cities were becoming harder and harder to define.

In the 1980's manufactured home parks began to replace former agriculture areas. Rancho Calistoga, one of the four manufactured home parks now in Calistoga, replaced orchards and historic oak groves. Interestingly enough, the first manufactured home park developed in Calistoga arose because of a community referendum voting for its allowance. Suburban expansion and planned developments constructed in the late 1980's and 1990, like that of the Centennial Development, also replaced orchards and Vineyards.

By the 1980's most of the vernal pools had all but disappeared, as did the plant communities associated with them. The size of the alkali meadows shrunk considerably. However "salt tolerant plants such as salt grass are still found in fields and yards in the Calistoga area."<sup>59</sup> Over the last seventy years the presence of oak trees in the valley continued a slow but steady decline, not only altering the historic landscape's character, but also the culture so influenced by the natural features.<sup>60</sup>

During the latter part of the twentieth century when formula businesses encroached upon the historic character of cities and encouraged a rather bland and standardized sense of place, Calistoga, with the encouragement of the city planner Jo Noble, saved Calistoga from such a fate. In 1994 when formula hotels and restaurants developed proposals to go into Calistoga the city council hurriedly drafted an ordinance preventing formula businesses from becoming part of their

---

<sup>59</sup> Grossinger, 77.

<sup>60</sup> Ibid, 42.

small town. The introduction of such an ordinance has played a very substantial role in ensuring the character of place endures.<sup>61</sup>

In May of 2000 the city of Calistoga undertook a cultural resources survey that later informed the “Cultural Identity” element of their general plan. The survey rated properties based on their eligibility for listing in the National Register of Historic Places as well as the California Register of Historic Places. One should consider the survey a windshield survey, more so than an archival survey as it relied heavily on visual assessment. The city recorded 150 properties as significant.<sup>62</sup> The historic properties, most of which are located in the original platted section of the city, hold great potential for the creation of historic districts.

The City of Calistoga identified four potential local historic districts, but has yet to officially designate any based on a fear of political implications that may arise. The “Community Identity” portion of the general plan, which elaborates on the potential historic districts, separated them based on the unique character of each area. The section divides the four potential districts into two residential districts, a resort/spa district, and a commercial district.

Preservation efforts since then have remained stagnant. A few innovative groups, such as the San Francisco Estuary Institute (SFEI), have put forth commendable efforts. The SFEI has done extensive research relating to the extent of oak woodlands in Napa Valley and has been instrumental in informing oak preservation and restoration projects. Beyond that though, few meaningful preservation related activities have taken place in Calistoga in recent years.

#### Existing Conditions 2012-2013

In many ways, Calistoga has been passively preserved— not because it does not want to “modernize” or because it is too far off the beaten path that it evaded the passing of time — but because Calistoga’s place and product are so widely appreciated and economically lucrative. The

---

<sup>61</sup> Stephen Svete AICP, *Combating ‘Sameness’ With a Formula Business Ordinance*, (Zoning News American Planning Association, March 2003), 2-3.

<sup>62</sup> See Appendix B for list of Identified Historic Resources

landscape associated with Calistoga remains intact because the economic and cultural foundations that the city grew from have changed very little. Of course, the agricultural preserve played a large role in encouraging preservation of the adjacent natural landscape. However, the preeminence of growth and development pressures increasingly threatens Calistoga's historic and cultural resources. The city's dependence on the transient occupancy tax continues to encourage expansion and the accommodation of development that may not have been allowed if that reliance were not so great.



Figure 11 Lincoln Avenue Looking Northeast. *Photo by Author*



Figure 12 1232 Washington Avenue. *Photo by Author*



Figure 13 1403 Lincoln Avenue. *Photo by Author*



Figure 14 1457 Lincoln Avenue. *Photo by Author*



Figure 15 1311 Cedar Street (Brannan Cottage). *Photo by Author*



Figure 16 Barn and Walnut Orchard on Foothill Boulevard. *Photo by Author*



Figure 17 1215 Washington Avenue. *Photo by Author*



Figure 18 1343 Lincoln Avenue. *Photo by Author*



Figure 19 1417 2nd Street. *Photo by Author*



Figure 20 1401 Washington Street. *Photo by Author*



Figure 21 Relict Oak Grove Off Foothill Boulevard. *Photo by Author*



Figure 22 Portion of Napa River Viewed From Greenwood Avenue. *Photo by Author*



Figure 23 Pioneer Cemetery From Foothill Boulevard. *Photo by Author*



Figure 24 View Looking North From Bale Lane (Calistoga Planning Area's Southern Boundary).  
*Photo by Author*

Despite the implementation of innovative land protection and some sporadic preservation efforts, Calistoga's cultural landscape did not exit the twentieth century unscathed. Today, while land surrounding Calistoga remains in agriculture, viticulture dominates the landscape once historically defined by variety and diversity. Moreover, tourism and the draw of the wine country "lifestyle" proved to be a double-edged sword. Many of the habitats that defined Calistoga: wetlands, alkali meadows and vernal pools and areas that do not support agriculture, fell prey to

expansion or development. Now, these habitats and their associated vegetation exist but only on a minimal level compared to what they used to be.

The primary threat that holds potential to forever alter the character of Calistoga is insensitive and incompatible development. A singular reliance on growth-centered economic plans can and will very easily rid Calistoga of all of those things that make it special.

In summary, the following is an exemplary list of existing physical resources remaining from the various development periods one should consider:

- Expansive, open landscape
- Skyline/ viewshed
- Diverse habitats: oak groves, wet meadow, alkali meadows, vernal pools
- Diverse land uses
- Historically significant trees
- Wild Mission Grapes
- Mustard flowers
- Spatial organization- centered around Lincoln
- Landscape patterns
- Clear delineation between city and rural
- Open spaces, vacant spaces, e.g. glider port
- Historic circulation networks e.g. Garnett Creek Bridge
- Cultural and agricultural traditions associated with farming
- Historic buildings and structures with close attention paid to the vulnerable ones: masonry buildings, Old Calistoga Hospital, Garnett Creek Bridge
- Mount Lincoln
- Mount Washington
- Creeks, rivers and accessibility to those features
- Recent historic resources, e.g. mid-century modern buildings and minimal traditional

## CHAPTER 3

### EVOLUTION OF CULTURAL LANDSCAPE THEORY, PRESERVATION THEORY & TECHNIQUES, AND THEIR APPLICATION TO CALISTOGA

*“...The building is comparable to the single tree upon which all eyes focus while the forest is not seen”*  
-Richard Longstreth

The approach to historic preservation— what, why and how to preserve — has changed dramatically over time. What began as a movement to protect significant landmark structures has evolved into a much broader movement seeking not only to protect significant landmarks but also surrounding contextual elements in their tangible and intangible forms.

The development of preservation theory and approach did not develop in a linear fashion. Many concepts materialized relatively early in the preservation timeline yet have only become widely acknowledged and applied recently. One attributes the phenomenon to the fact that preservation of historic and cultural resources involves so many different spheres and disciplines, which inevitably results in a sporadic and continually evolving approach and “preservation ideal.”

The justification for historic preservation developed in not one, but several, overlapping lines.<sup>63</sup> The comprehensive and inclusive way we approach preservation today is the culmination of work and ideas developed by several disciplines. Recent scholarship often divides the contributors to the evolution of preservation theory and techniques very generally into those in the public sector and private sector. Many scholars attribute the private sector with providing the impetus for designation and acknowledgment of historic buildings and structures fabric that

---

<sup>63</sup> Norman, Tyler, *Historic Preservation : An Introduction To Its History, Principles, And Practice*, (New York : W.W. Norton, 2000) 27.

represented people or events etc., whereas they attribute the public sector with encouraging retention of America's natural features.<sup>64</sup>

While the aforementioned theory generally holds true, the development of preservation theory was not simplistic and straightforward. Often great overlap existed between the various disciplines with what and how they preserved. Eventually, when the various entities began practicing a greater amount of collaboration across disciplines, theory and techniques became more sufficiently developed and effective.

The contributors run the gamut from the concerned citizen, to the professional landscape architect, to the US President. Historians, geographers, geologists, anthropologists, landscape architects, preservation professionals, city planners, professors, horticulturalists, and the independently wealthy have all assisted in the evolution and development of preservation theory and techniques. The variety of disciplines involved set the stage for what later became a comprehensive preservation ideal.

#### Early Preservation Precedent

The earliest preservation efforts put forth by the private and public sector fail to acknowledge that historical significance and history does not reside solely in the built environment or solely the natural environment, but in the combination of the two. For a long time the various sectors approached built resources and natural resources, but approached them as self-contained entities with little consideration for the relationship between the two.

The first formal and nationally organized attempt to protect cultural heritage in the United States took place in 1853 when Ann Pamela Cunningham mobilized the first national preservation group in the United States: The Mount Vernon Ladies Association. The group formed out of a desire to save Mount Vernon, a treasured national landmark. The organization

---

<sup>64</sup> Ibid

served as the prototype for subsequent preservation organizations, fueled by patriotic aspirations and private monies.<sup>65</sup>

The Federal Government and later the National Park Service carried out the earliest efforts at preserving the “natural landscape.” Land trusts too, served as effective preservation tools as early as 1891 when private and public entities utilized them to preserve open space and natural landscapes.

The early precedent guiding preservation of the designed landscape often relied on early gardening literature. *The history of Gardening in England (1895)*, *Old Tyme Gardens (1901)*, *American Estates and Gardens (1904)*, *Medieval Gardens (1924)* and, most importantly the 1931 publication, *Gardens of Colony and State* all acted as early forms of inspiration.<sup>66</sup> The Garden Club of America (GCA), founded in 1913, was one of the first non- profits concerned with documentation and preservation of historic designed landscapes. The GCA set out to document gardens and gardeners of the American colonies and the republic before 1840.

#### Articulating the Cultural Landscape

A landscape geographer first acknowledged the relationship between the built heritage and the larger landscape. In the 1920’s geographer, Carl Sauer developed the concept of “cultural landscape.” In his seminal essay, the “Morphology of Landscape,” he articulates the concept of “cultural landscape” defining it as “an area made up of a distinct association of forms, both physical and cultural.” The cultural landscape is “fashioned from a natural landscape by a cultural group” where “culture is the agent the natural area is the medium, the cultural landscape the

---

<sup>65</sup> Norman Tyler, *Historic Preservation : An Introduction To Its History, Principles, And Practice*, (New York : W.W. Norton, 2000), 41.

<sup>66</sup> Cari Goetcheus, *Landscape Preservation Education: Status in 2007*, (*Preservation Education & Research* Volume One, 2008), 15.

result.”<sup>67</sup> While Saur’s idea of cultural landscape became common knowledge in the landscape and human geography fields by the 1940s it failed to infiltrate the preservation movement until the 1970s.

While the concept of cultural landscape still had yet to be formally acknowledged, the public sector had already begun efforts aimed at its’ preservation. The earliest National Park Service efforts aimed at restoration of the cultural landscape took place at Cades Cove, Tennessee in the 1920’s and 1930’s.<sup>68</sup> Located in the Great Smokies National Park and comprising roughly 2500 acres, Cades Cove had a long history of American pioneer settlement. Historically, as a working landscape the pioneer settlers of Cades Cove utilized the valley floor and hillsides as grazing land for cattle. The settlers partitioned the landscape and constructed fences.

The NPS believed Cades Cove to be one of the foremost intact exhibits of American pioneer buildings. After acquiring the property by way of eminent domain, the NPS began “restoration efforts.” In order to maintain the feeling and association with the pioneer settlement the NPS proceeded to demolish all frame buildings while retaining only log buildings and structures. They did this in the belief that the log structures were the only landscape elements that adequately and honestly reflected the pioneer era.<sup>69</sup>

Moreover, the NPS restoration methods paid little heed to the historic land use and spatial organization. The NPS went about removing the historic fence lines, terminating hillside grazing, and encouraged expansion of meadowland, eliminated row crops and increased the number of cattle.<sup>70</sup> The actions undertaken effectively removed all remnants of the landscape as it existed

---

<sup>67</sup>Carl O Sauer , “ The Morphology of Landscape: University of California Publication in Geography 2, no.2, Berkeley, 1925; reprinted in *Land and Life: A Selection from the writing of Carl Ortwin Sauer*, ed. John Leighley ( Berkeley: University of California Press, 1963) 321, 343.

<sup>68</sup>Arnold R Alanen, *Considering The Ordinary Vernacular Landscapes in Small Towns and Rural Areas*, In *Preserving Cultural Landscapes in America*, ed. Arnold R Alanen and Robert Z Melnick, (Baltimore, MD: The John Hopkins University Press, 2000), 128.

<sup>69</sup> Ibid

<sup>70</sup> Ibid

during the period of significance, the pioneer days. The early “restoration efforts,” while not all were as unfortunate as Cade’s Cove, still display the difficulty that preservationists and professionals faced in identifying the features and integral elements that imbued a landscape with its significance.

At about the same time, in 1926, John D. Rockefeller began to fund the reconstruction of Colonial Williamsburg. The reconstruction of Colonial Williamsburg is an apt example of the early preservation “ideal.” The reconstruction of the site exemplified the patriotic underpinnings that fueled preservation efforts at that time.<sup>71</sup> While the reconstruction efforts at Colonial Williamsburg remained narrow and failed to account for the dynamism of landscapes, they still encouraged dialogue about how to approach landscapes. The reconstruction of Colonial Williamsburg illuminated the need to accurately depict a landscape’s history, even those elements considered “negative” or “uncomfortable.” In hindsight, preservationists have come to understand this, but only after much trial and error.

The preservation ideal began to take a more positive direction in 1931 when Charleston, South Carolina became the first city to establish a local mechanism for historic district preservation. The “Charleston principles” acted as the prototype for later district designation, reflecting an expansion of our definition of “historic resource”.<sup>72</sup> Theory continued to broaden to encompass more than the occasional and disparate buildings and structures — we were beginning to move towards the protection of “place.”

In the 1930s the federal government began practicing greater intervention in regards to historic and cultural resources. In 1933 the Federal Government established the Historic American Buildings Survey (HABS), the first program with the mission of documenting historic sites. While HABS reflects a greater recognition and understanding of historic sites on the part of

---

<sup>71</sup> Arnold R Alanen and Robert Z Melnick eds, *Preserving Cultural Landscapes in America*. ( Baltimore, Maryland: John Hopkins University Press, 2000), 7.

<sup>72</sup> Norman Tyler, 39.

the national government, it did not arise out of a desire on behalf of the government to preserve. Rather, it shows an attitude that our historic resources importance lies in their ability to yield valuable information— a more utilitarian attitude towards preservation.

The role of the Federal government continued to expand in 1935 with the establishment of the Civil Works Administration and the Historic Sites Act of 1935. The Historic Sites Act of 1935 established a policy to “preserve for public use historic sites, buildings and objects of national significance for the *inspiration and benefit* of the people of the United States” (emphasis added).<sup>73</sup> By this time, the theory underlying preservation began recognizing the importance of built heritage in more sociological terms. However, it remained clear that patriotic aspirations still acted as the driving forces as the focus remained on resources of “national significance.” The brief Historic American Landscape and Garden Project (1934-1939) developed standards for the research and documentation of cultural landscapes.

#### Taking the Cultural Landscape Seriously

“The organized twentieth-century project of taking the ordinary American cultural environment seriously can reasonably be said to have begun in 1951.”<sup>74</sup> Many consider John Brinkerhoff Jackson the most influential person in determining how we approach and understand the vernacular landscape. The year 1951 marked the year he self-published “Landscape Magazine,” the first interdisciplinary publication exploring the concept of cultural landscapes. “Landscape Magazine” created an avenue through which to encourage dialogue and scholarship concerned with the cultural landscape. Prior to “Landscape Magazine”, scholars and professionals found it difficult to publish their work. However, the new outlet allowed interested parties to openly discuss and debate the concepts of cultural landscapes and most importantly, that of the vernacular landscape that up until then had not received its due recognition.

---

<sup>73</sup> 16 United States Code 461 to 467.

<sup>74</sup> Paul Groth and Todd W Bressi eds., *Understanding Ordinary Landscapes*, (New Haven, Connecticut: Yale University Press, 1997), 2.

It is interesting to note that JB Jackson did not necessarily fancy himself a preservationist. In fact, on occasion he spoke out he spoke against the preservation movement, saying that preservationists' efforts attempted to freeze a place in time when, in reality, its importance lay in how things evolve.<sup>75</sup> However, it is likely that this derogation actually brought to light some of the fundamental issues with how preservation efforts were being performed during that time.

The Housing Act of 1954 set into motion "urban renewal" efforts around the United States. The destruction that ensued proved to be a very large step backwards for the still nascent preservation movement. The actions that characterized urban renewal, the blatant disregard for built heritage and ignorance of how humans relate to the built environment, showed how ambivalent the "preservation ideal" was at that time. On one hand, the federal government aspired to preserve important national heritage, but it is clear that they had yet to figure out what that consisted of. Although a dark era for the preservation movement, the backlash that arose out of the widespread destruction contributed significantly to the development of preservation theory and a revised "preservation ideal."

In 1960 we began seeing some of the first formal actions championing the preservation of cultural landscapes. Several scholars consider the 1960s the beginning of urban landscape preservation, starting with the designation of New York City's Central Park.<sup>76</sup> While an obvious maturation of the preservation ideal, the sentiments remained narrow and exclusive in their understanding and acceptance of what qualified as a cultural landscape. New York's Central Park is a cultural landscape in its most typical form, a designed landscape (one designed by a master or trained amateur). Central Park is just one of the examples of the many parks and designed

---

<sup>75</sup> JB Jackson, *Everyday America: Cultural Landscape Studies*, Eds., Chris Wilson and Paul Groth, (Berkeley: University of California Press, 2003), 14.

<sup>76</sup> David Schuyler and Patricia O'Donnell, *The History and Preservation of Urban Parks and Cemeteries*, in *Preserving Cultural Landscapes in America*, edited by Arnold L Alanen and Robert Z Melnick, (Baltimore, MD: John Hopkins University Press, 2000), 71.

landscapes that fell into disrepair and needed restoration. Several Olmsteadian and other designed landscapes necessitated formal processes with which to document, analyze, and treat such unique resources.<sup>77</sup>

*The Life and Death of Great American Cities* by Jane Jacobs, published in 1961, further encouraged a revised preservation ideal. The publication shed light on the need to preserve historic fabric and its accompanying landscape, rather than simply notable landmark structures. Jane Jacobs's plea illuminated and helped push policy in the direction of more inclusive and broad consideration of what constituted historic and cultural resources. More than anything, Jane Jacob's outcry against urban renewal created a climate where we, as people and as professionals, began thinking more about the reasons *why* we preserve. The increasing dialogue resulting from the turmoil helped the preservation movement to mature and expand and catalyzed the interest in (amongst other things) the "urban landscape."

The environmental movement that had been developing since the 1800s gained momentum in the 1960s and 1970s. The movement further encouraged recognition of the cultural landscape.<sup>78</sup> The environmental movement articulated the necessity of preserving the natural environment because it is important in its own right. Yet, in doing so, it also further illuminated how humans relate to the "natural" world and how important the seemingly average landscapes are on a sociological and cultural level. Many of the early environmental activists, in their efforts to change the majority's approach to the natural environment, attempted to strike a personal chord with the public by articulating how intimately tied each person is to the landscape and environment surrounding him or her through childhood memories, sights, smells, sounds. Marketing environmental consciousness in this manner had the side effect of encouraging a way

---

<sup>77</sup> Goetcheus, 15.

<sup>78</sup> Schuyler, 71.

of thinking about the landscape that made people consider not only how we effect it, but in turn, how it effects and fashions us.

As a response to the questionable policy that destroyed many valuable historic resources in the preceding decades, the publication *With Heritage so Rich* provided an impetus to create national policy guiding and promoting preservation efforts. The publication arose as a reaction to the urban renewal efforts that overlooked or simply ignored the implications resulting from the demolition of such large expanses of historic fabric and landscapes. Out of this publication came the National Historic Preservation Act (NHPA) of 1966. In the years leading up to the creation of the NHPA, Federal designation dealt almost completely with individual properties and landmarks. The NHPA altered the status quo and allowed for the designation of buildings *and* their surrounding context. The newly formalized and federally supported policy encouraged the designation of local historic districts. Preservationists no longer considered the landscape associated with historic sites and buildings merely as a backdrop, but as an integral element contributing to the larger whole. People began to recognize the landscape as a historic and cultural resource in its own right.

During the 1970s the concept of cultural landscape continued to evolve.<sup>79</sup> While the definition did not depart significantly from Carl Sauer's rendition in the 1920's the interdisciplinary dialogue allowed for the definition to grow and expand. Perhaps the most pronounced difference that arose was that rather than focusing on the morphology of the landscape as emphasized by Carl Sauer, the emphasis began to be placed on the experience of the landscape and the intangible elements that characterize a place.<sup>80</sup>

---

<sup>79</sup> Alanen *Preserving Cultural Landscapes in America*, 7.

<sup>80</sup> T Creswell, *Landscape and the Obliteration of Practice in Handbook of Cultural Geography*, edited by Kay Anderson, Mona Damosh, Steve Pile and Nigel Thrift, ( London and Thousand Oaks, CA: Sage,2003), 271.

### Standardization of Theory and Techniques

Up until the mid-1970s the concept of cultural landscape proliferated within the preservation field, but remained generally confined to academic circles. However, by the late 1970's and 1980s the concept became more sufficiently integrated into the government framework. The private sector also tackled theory and techniques related to cultural landscape preservation. In the early 1970's The American Society of Landscape Architects (ASLA) formed a historic preservation committee, continuing to integrate and encourage the multi-disciplinary environment needed to address cultural landscapes.<sup>81</sup> The organization encouraged the recognition of cultural landscapes with the publication of several articles related to their preservation and restoration in the United States.<sup>82</sup> At about the same time, the Association for Preservation Technology (APT) began the task of reconciling cultural landscapes as cultural and historical elements. In 1978 a select few APT members formed the Alliance for Historic Landscape Preservation. They concerned themselves with not only designed landscapes, but also the vernacular.<sup>83</sup>

In 1981, the NPS officially recognized cultural landscapes as valuable historic resources, defining them as “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.”<sup>84</sup> They identified four general types of cultural landscapes, not mutually exclusive: *historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.*”<sup>85</sup>

---

<sup>81</sup> Alanen, *Preserving Cultural Landscapes in America*, 7.

<sup>82</sup> Ibid

<sup>83</sup> Ibid

<sup>84</sup> Ibid

<sup>85</sup> Birnbaum, Charles A, *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*, (Washington, 1994).

The official recognition of cultural landscapes by the United States federal government necessitated methodological and technical tools. Hence, the publication and circulation of white papers considering the cultural landscape became increasingly common in the 1980s. The most influential of those white papers was Robert Melnick's 1984 publication entitled, *Rural Historic Districts in the National Park System*. Melnick's paper pushed the NPS to develop a more formal and standardized document to guide preservation of the cultural landscape, which the NPS did soon. In 1991, the NPS's *Preservation Brief 36* outlined criteria for the identification and evaluation of cultural landscapes. *Preservation Brief 36* was the first NPS publication to develop formalized criteria by which to identify, evaluate and treat cultural landscapes. Innovative preservation ideas began to proliferate. Ian Firth's, *Biotic Cultural Resources: Management Considerations for Historic Districts in the National Park System* published in 1985 sought to further expand the approach to National Register (NR) integrity to encompass "living" or biotic resources. Ian Firth's proposals, while they appear to have come long before anyone was ready for them, illuminated and helped create a dialogue about weaknesses of the current NR methods of evaluation and treatment of cultural landscapes.

People also began to understand the role of preservation in relation to economics and development. In the 1980s as many cities continued to empty out and downtowns and historic main streets became virtual ghost towns preservationists searched for a way to reverse the trend. The Main Street Program, instituted in the 1980s, recognized the larger relationship historic preservation has with economics and development.

In 1984, the Federal government established the first National Heritage Corridor for the Illinois and Michigan Canal. The concept of National Heritage Areas (NHA) is the culmination of the growing understanding and recognition of the cultural landscape. The creation of a National Heritage Area program acknowledges the importance of vernacular landscapes and most importantly, recognizes the areas as dynamic and multi-faceted resources.

---

The NHA program did not arise as a reaction about just *what* we were preserving, but about *how* we were preserving. There had been a strong undercurrent of dissatisfaction with the apparent paucity of stakeholders involved in the preservation of historic and cultural resources. The typical frameworks only allowed professionals to assess and glean importance from the site, giving the inhabitants or users associated with the landscape little opportunity to contribute. In contrast, the contemporary management framework in charge of maintaining and preserving NHAs relies heavily on private entities and citizens. The framework constructed around public private partnerships emphasizes, unlike many other preservation efforts, the need for community and user input.

The large-scale of most NHA's warrants a different approach than do smaller, self-contained historic and cultural landscapes. Thus, the NHA program concerns itself with not simply preservation in the physical sense, but also incorporates economic development, heritage tourism, conservation and education. The approach to such areas is much more comprehensive and flexible and for that, perhaps more effective.

“By 1987 federal, state and local agencies were actively applying cultural landscape methodology to cultural landscapes.”<sup>86</sup> The active application of the methodology allowed preservationists to further refine and update existing publications as well as create more apposite guidelines relevant to the current time. *How to Evaluate and Nominate Designed Historic Landscapes* by Timothy Keller and Genevieve P. Keller (1987), *The 1989 (revised 1999) Guidelines for Evaluating and Documenting Rural Historic Landscapes* by Linda Flint McClelland, National Park Service and J. Timothy Keller, Genevieve P. Keller, Robert Z. Melnick, ASLA, Land, and Community Associates further expanded the scholarship and resources with which to approach cultural landscapes. In 1994 *Preservation Brief 36* was further refined. In 1996, Charles A Birnbaum revised the 1992 version of *The Secretary of the Interior's Standards Guidelines for the Treatment of Cultural Landscapes* by Lauren Meier.

---

<sup>86</sup> Goetcheus, 15.

In 1990 the NPS created the Cultural Landscapes Program to address cultural landscapes under the jurisdiction of the NPS. While the framework had been in the development stage as early as the 1960s, not until the 1990s did a solid framework actually emerge. The Cultural Landscape Inventory (CLI) and Cultural Landscape Report (CLR) became, and continue to be the standard for documenting and evaluating cultural landscapes. The CLR and CLI set forth methodology and standards to develop a historic context, document existing conditions, analyze, evaluate and recommend treatment. Landscape characteristics, the physical elements that compose a cultural landscape, guide and organize the evaluation.

However, the criteria by which one assesses landscapes have gone through many renditions over the years. The initial classification system, developed in 1984, has gone through several variations; the most recent version was developed in 1997. The evolution of the classification systems reflects the larger preservation movement because it too is fluid, changes, and reacts as preservationists learn and re-assess.

The creation of The Historic American Landscape Survey (HALS) in 2000 allowed the mainstream preservation field to give recognition to the concept of cultural landscape. This is partly because prior to the creation of HALS nothing existed to aid in defining or “breaking-down” if you will, the very large and often daunting idea of cultural landscapes; HALS was created with this in mind. A desire for greater accessibility characterized the HALS formula, recognizing that non- professionals need to be able to conceptualize cultural landscapes so that they too can aid in the recognition and documentation. In 2010 the NPS, Library of Congress and American Society of Landscape Architects signed a second tripartite agreement formally establishing HALS as a federal program.

#### Where We Stand Now

While much better understood, the concept of cultural landscape remains a troublesome one for people to reconcile. National approaches and policy often attempt to simplify, quantify and make accessible the ideas within historic preservation. However, cultural landscapes by their

very nature are ethereal, evolving entities not easily categorized or quantified. While increasingly understood and valued, the nature of the cultural landscape, in many ways evades the normal preservation mechanisms and approaches.

The scholar Susan Calafate-Boyle points out, “scholarship as it relates to cultural landscapes tends to be descriptive and lacks necessary analytical tools to facilitate landscape evaluation and protection.”<sup>87</sup> The current methodology used to protect cultural landscapes, at least in the United States, relies almost entirely upon the National Register of Historic Places. “The reliance on codification as exemplified in the *Secretary of the Interior’s Standards for the treatment of historic properties with guidelines for the treatment of cultural landscapes* holds the potential to negate the very idiosyncratic landscape qualities that set one place apart from another.”<sup>88</sup> Many preservationists feel that by supporting the concept of a “golden age” and narrowing a cultural landscape’s significance to one period, or even periods of significance inevitably ignores many of the very important elements contributing to the significance. Defaulting to the use of National Register criteria to evaluate cultural landscapes leaves much to desire. The issue is most apparent in terms of the “continuing landscape” where there is not one precise period of significance. That “cultural landscapes can be characterized by patterns and interactions as much as by physical features” requires more innovative methods beyond that of our normal fallbacks.

UNESCO defines a Continuing Landscape as “one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence

---

<sup>87</sup> Susan Calafate Boyle, *Natural and Cultural Resources: The Protection of Vernacular Landscapes*, in “Cultural Landscapes: Balancing Nature and Heritage in Preservation Practice” edited by Richard Longstreth, (Minneapolis: University of Minnesota Press, 2008), 151.

<sup>88</sup> Alanen, *Preserving Cultural Landscapes in America*, 47.

of its evolution over time.”<sup>89</sup> While the United States Framework has yet to incorporate UNESCO’s version of continuing landscapes, the United States is beginning to move in a similar direction. Today we are seeing more and more integration between various disciplines as the understanding of historic resources has become much broader and less rudimentary. With a wider breadth of resource types beginning to be addressed, preservationists are essentially forced to move in a direction that is more flexible and discretionary. In addition, the recognition of vernacular landscapes as valuable historic and cultural assets is much more prevalent. David Lowenthal thoughtfully describes these important landscapes as, “treasured not as elite masterworks, but as familiar loci of daily life, precious for the personal and tribal memories they contain.”<sup>90</sup> As people acknowledge these everyday landscapes as valuable resources, the opportunities for their preservation increase.

#### Application to Calistoga

While short, the preservation timeline has evolved rather quickly as preservationists learn from past mistakes and recalibrate. Preservation efforts began as very narrow and often disjointed efforts seeking to protect various resources without accounting for the “bigger picture.” Time showed the faults of our ways and while far from perfected, today the contemporary preservation approach displays a much better grasp of what, why, and for whom the discipline preserves.

Contemporary preservation theory that understands historic and cultural resources to be more than landmark structures and realizes that the relationships between resources is often just as important as resources themselves can greatly benefit Calistoga in their preservation endeavors. The designation of a local historic district(s) holds potential to benefit Calistoga by retaining the ability to protect the resources as individual entities but also protecting the larger context and relationship that exists. On an even larger scale, the NHA process holds potential to protect Calistoga along with its larger context as exhibited by the greater Napa Valley.

---

<sup>89</sup> UNESCO, “Cultural Landscape”, <http://whc.unesco.org/en/culturallandscape/#1>,(accessed Sept 2,2012)

<sup>90</sup> Groth, 180.

The consideration of cultural landscapes as both a product and a process is very relevant for Calistoga, a place largely defined by the rituals associated with land-use. In addition, because Calistoga derives its significance from both its immovable resources, and evolving, intangible processes, it is in every sense a “living landscape”, it necessitates a creative and multi-faceted approach. Calistoga’s sense of place largely defined by activities and “local knowledge” relies on getting community input and participation.

Equally important is the understanding of how preservation, economics and development can work together, not against each other. Approaching preservation from a macro-scale and addressing not just the brick and mortar, but the activities contributing to the significance and continued relevance of a place proved a very viable tool. Calistoga has had difficulty reconciling how to promote economic viability while at the same time encouraging the retention of its heritage and historic sense of place. However, this is not an uncommon situation and many examples demonstrate the feasibility of these two elements working together.

Last, while a number of frameworks are available to help guide preservation, they are not the apex. As seen, preservation theory and practice is not static; it evolves and matures as the field gains a better understanding of what to preserve. Thus, Calistoga should not hesitate to be creative and elaborate upon established frameworks, understanding that they have a unique historic and cultural resource that may call for atypical methods.

## CHAPTER 4

### CALISTOGA'S REGULATORY FRAMEWORK

A regulatory framework establishes policy and laws that give a city like Calistoga the ability to carry out historic preservation. The regulatory mechanisms are what give “teeth” to preservation efforts— without such mechanisms it would be difficult to enforce or even begin to try or implement any lasting preservation protections. In the most general sense, Calistoga’s preservation framework operates under the auspices of federal, state, and local laws and regulations. Enabling legislation in its various forms transmits the power to regulate properties and enact legislation through the hierarchy of government. The regulatory framework at its very core relies on article 1, section 8 of the U.S. Constitution which grants Congress power to enact legislation to maintain “general welfare”; amendments 9 and 10 of the U.S Constitution grant states “police power,” and within that, the ability to regulate properties.

The regulatory framework is organized into two arenas: “controls” and “incentives.” The controls are typically mandatory and require adherence. Incentive based regulations, on the other hand, are optional and while they do regulate they provide an added benefits, often in the form of fiscal relief. While generally easy to differentiate, the division between the two variants can become slightly amorphous. While regulations are not the only preservation mechanisms, they are often the most lasting and robust forms of protection. They are able to stand up to threats and the inevitable changes incurred with the passing of time more effectively than a reliance on good-faith efforts.

For the purposes of this thesis, the regulatory framework is confined to four general categories: planning and development, natural resources and open space, cultural resources, and transportation. While differentiated, the elements addressed under the various frameworks are often overlapping, and regulations under one category inevitably affect the regulation and

approach to other categories. The frameworks work in conjunction to guide preservation and conservation efforts. The broad and often overlapping nature of the regulatory framework can be very effective in addressing the multifarious elements composing our cultural heritage.

Where appropriate the controls and incentives organized within the four categories are considered in descending order beginning with the federal level, state and then local. The table below provides an outline of the order in which each topic is addressed.

Table 1: Organization of Controls and Incentives

| <b>CONTROLS</b>                      | <b>INCENTIVES</b>                                 |
|--------------------------------------|---|
| Planning and Development             | Planning and Development                          |
| California Subdivision Map Act       | Sustainable Community Planning Grant              |
| LAFCO                                | Certified Local Government Program                |
| Calistoga General Plan               |   |
| 2001 Viewshed Ordinance              |   |
| Calistoga Formula Business Ordinance |   |
| Natural Resources and Open Space     | Natural Resources and Open Space                  |
| NEPA                                 | CA Land Conservation Act 1965                     |
| Ag Preserve                          | CA Farmland Conservancy Program                   |
| Calistoga Tree Ordinance             | Natural Heritage Preservation Tax Credit Act 2000 |
|                                      | Napa City Voluntary Oak Woodland Management Plan  |
|                                      | Wildlife Conservation Commission Grant            |
| Cultural Resources                   | Cultural Resources                                |
| Section 106 of the NHPA              | Federal Historic Preservation Tax Incentive       |
| NRHP                                 | National Heritage Area                            |
| CEQA                                 | Community Stories Grant Program                   |
|                                      | Seismic Bond Act                                  |
|                                      | Mills Act   |
| Circulation and Transportation       | Circulation and Transportation                    |
| Section 4F                           | California Scenic Highways Program                |

Included in this chapter are a number of county laws that regulate the unincorporated portions of Napa County. While such regulations do not directly affect the city of Calistoga, they do inadvertently play a role in the protection and regulation of Calistoga’s broad historic and cultural resources. It is difficult, if not impossible to separate Calistoga from the rest of Napa Valley. Although Calistoga is distinct in character, the strong cultural and agricultural ties undeniably intertwine it with the larger Napa Valley. The views and vistas, land use, cultural practices, and circulation, all very important character-defining elements, belong to the greater

Napa Valley— it is for that reason that regulations that fall outside of the jurisdiction of Calistoga are included.

### Controls

Controls are one of the valuable methods to encourage long-term preservation. Several of the controls considered influence preservation efforts without explicitly saying so. At first glance, one might not assume such regulatory mechanisms affect historic and cultural resources, but in fact they do and often very profoundly. Controls relating to planning and development are particularly numerous and often very influential.

#### Controls: Planning and Development

Planning and subdivision of land is perhaps the most basic and universal of controls. It plays a large role in determining how successful a community can be at preserving their historic and cultural resources. This is because general planning practices largely determine, or at least set the stage for, how spatial organization, cluster arrangement, view, vistas, and natural resources will be retained or, instead, redefined. Five different controls guide planning and development in Calistoga as it relates to conservation and preservation.

#### The California Subdivision Map Act

The California Subdivision Map Act enables municipalities to enact subdivision regulations with the intent of encouraging orderly and sensitive subdivision of land. Calistoga has enacted subdivision regulations, located under their municipal code section 16.16.110. By outlining requirements and guidelines for the sensitive subdivision of land the city limits and controls if and how the city will grow. In 2005 the City of Calistoga established an allocation system governing residential growth —“The Growth Management System” Ordinance — restricting development projects in order to keep the annual population growth at or below 1.35%. This action sought to avoid a need to expand or annex adjacent lands.<sup>91</sup>

---

<sup>91</sup> Local Agency Formation Commission of Napa County, “Final Report August 2008: City of Calistoga Sphere of Influence Review”, Prepared by LAFCO, 6.

## Local Agency Formation Commission of Napa County

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that the Local Agency Formation Commission of Napa County (LAFCO) review and consider an update to a city's sphere of influence every five years. "LAFCOs are delegated regulatory and planning authorities responsible to coordinate the orderly formation and development of local governmental agencies and services, preserve agricultural and open-space resources, and discourage urban sprawl."<sup>92</sup> LAFCO review provides an opportunity for the city to acknowledge and consider any changes to its sphere of influence warranting an update to better accommodate population growth, expansion of infrastructure or other social and economic needs.

However, Calistoga does not function exactly according to LAFCO guidelines because of the opposition arising from property owners in the unincorporated areas abutting the city limits. When Calistoga came up for a Sphere of Influence review in 2008, the city hesitated redefining the sphere of influence because property owners feared encroachment by the city onto agricultural/rural lands, potentially resulting in the development and destruction of the rural character typifying the area. The argument against LAFCOs presented by the residents is interesting because the basis of the LAFCO framework is prevention of the very phenomenon they fear. However, after looking further into the LAFCO framework, that fear does not seem especially unfounded. There has continued to be uneasiness surrounding LAFCO's ability to counteract Agricultural Preserve regulations, in that Agricultural Preserve (AP) and Agriculture, Watershed and Open Space (AW) zoning does not apply to unincorporated areas.

Thus, if a city were to annex portions of surrounding unincorporated lands they retain the ability to re-zone the land as something else. While such an action has yet to occur, the potential is enough for proponents of the Ag Preserve to speak out against the ease by which a city can annex unincorporated lands according to the LAFCO framework. The Napa County Farm Bureau

---

<sup>92</sup> Ibid, 4.

points out that this possibility is especially troublesome for the upper Napa Valley where predominantly agricultural lands border the cities.<sup>93</sup>

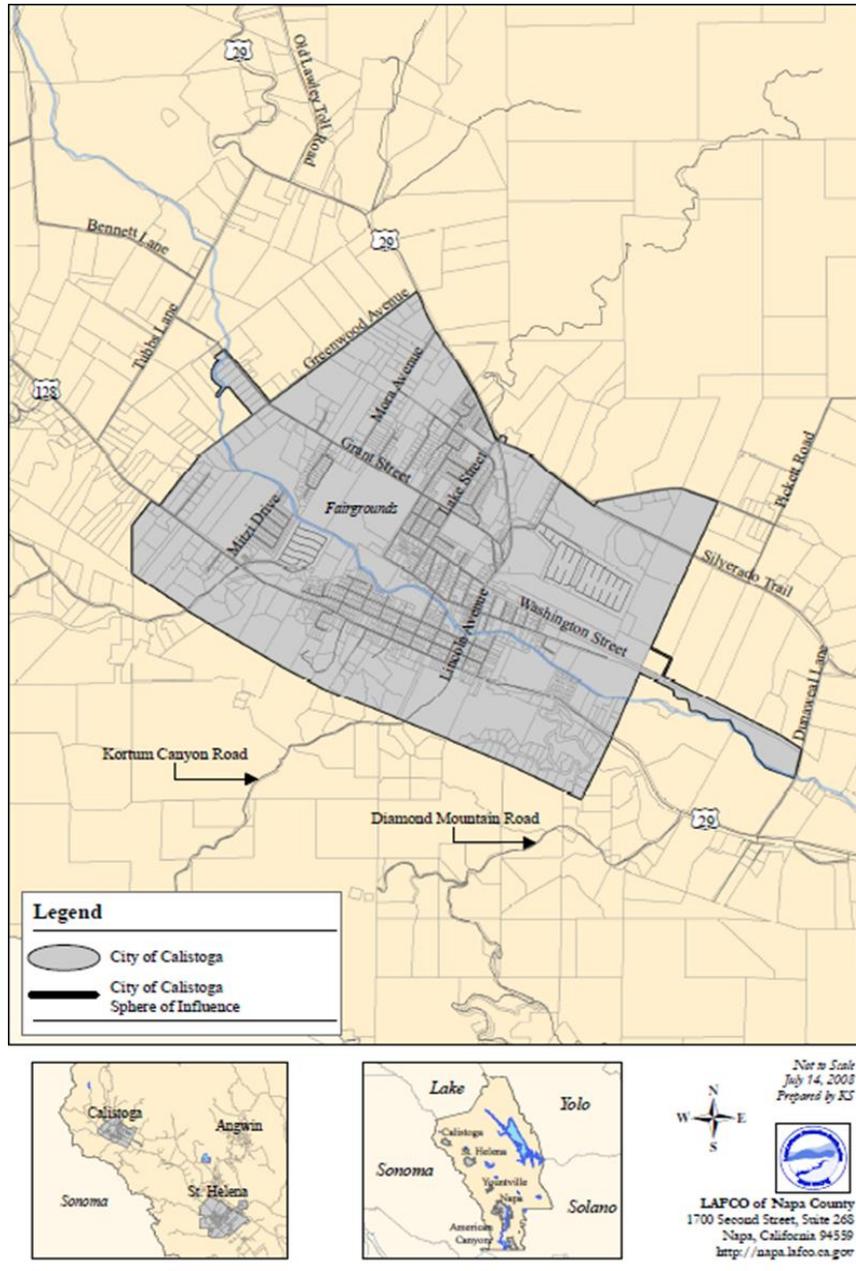


Figure 25 Map of Calistoga Sphere of Influence and City Limits \*note how little the sphere of influence deviates from the city limits. *Courtesy of LAFCO of Napa County Final Report, City of Calistoga Sphere of Influence Review, August 2008*

<sup>93</sup> Local Agency Formation Commission of Napa County, “Final Report Aug 2008 : City of Calistoga Sphere of Influence Review,” Prepared by LAFCO, 9.

## The Napa County General Plan: Character Element

The actions and thinking of the Calistoga’s city government largely follow that of the Farm Bureau in their hesitancy to annex unincorporated areas or expand their sphere of influence. Ultimately, instead of the LAFCO determining the sphere of influence, the Calistoga General Plan designated the sphere of influence to correspond to the city limits (exhibited in Figure 25). The sphere of influence deviates from the city limits *very* minimally in the southeast portion of the city; otherwise, the two are generally congruent. The city planning office does consider how their actions will affect the larger planning area; however, their jurisdiction does not legally extend to the land outside of the 2.5 square miles in the city limits. While the city’s influence does not extend into the unincorporated portions, they do provide services such as water and sewer, but do not allow new connections. The city explains the contradictory situation in the “LAFCO sphere of influence review” when they say,

Because the affected lands are designated and primarily used for agricultural purposes, adding the outside water service area to the sphere would conflict with LAFCO’s principal mandate to protect agricultural and open-space resources from premature annexation and development. Accordingly, expanding the sphere to include the outside water service area is not further considered as part of this review.<sup>94</sup>

The Character Element of the Napa County General Plan addresses the historic resources located in the unincorporated portions of the Napa Valley. The resources, considered some of the most qualified to tell the story of Calistoga and the rest of the Napa Valley, are in a state of limbo. Neither the city nor the county has adequately addressed the resources. This Napa County General Plan illuminates the issue when it states that:

Outside of its urban centers, Napa County’s built environment contains historic remnants of its agricultural past such as farmsteads, barns, wineries, grange halls, water tanks, and walls. In addition, there are historic spas and resorts, mines and mine roads, and picturesque stone bridges and landscapes (including historic vineyards)... there is no

---

<sup>94</sup> Ibid, 7.

comprehensive inventory of historic resources in unincorporated Napa County. A 1978 visual survey only skimmed the surface and is long out of date. State and federal registers contain incomplete listings, and as of 2007, there are only three formally designated Napa County Landmarks.<sup>95</sup>

The most recent inventory of Calistoga's cultural and historic resources includes 14 resources, there are likely more, located in the unincorporated portions of the county.<sup>96</sup> Twelve of the 14 resources are residences dating from 1870 up to the 1940s. The two other recognized resources are a stone bridge, Garnett Creek, and a resort/spa; all considered primary historic resources based on a preliminary visual survey. The question then becomes: what of regulatory frameworks that fail to regulate? Neither the City of Calistoga nor the County of Napa has taken the initiative to address the threatened properties as they become increasingly vulnerable.

#### Calistoga General Plan

Predicated on retaining Calistoga's small town character, the Calistoga General Plan outlines policies emphasizing sensitive growth, discouraging annexation of unincorporated lands and encouraging the retention of Calistoga's unique sense of place through discouraging formula businesses, protecting views and vistas and the agricultural character. While all of the general plan chapters touch on historic and cultural resources, the Cultural Identity element is the section dealing most specifically with them.

The Cultural Identity element of the general plan recognizes the importance of Calistoga's small town character, walkable streets, historic main street and community events. With these key features in mind, the city of Calistoga developed a number of goals, objectives and policies to help ensure the preservation of the important qualities;

**Goal CI-1:** Maintain and enhance Calistoga's Small town character.

**Objective C1.1:** Reinforce locally distinctive patterns of development, landscape and culture, such as small buildings, mixed use, walkability, and architectural

---

<sup>95</sup> Napa County California Dept. of Conservation, Development and Planning, 'Napa County General plan: Character Element,' (Napa, CA: County of Napa Dept. of Conservation, Development and Planning, 2008), CC-5.

<sup>96</sup> See Appendix B for list of identified historic resources in unincorporated portion of Planning Area.

diversity, neighborhoods of single-family homes on small lots, vineyards and agricultural lands.

**Objective CI-1.2** Maintain and enhance the urban design quality of the downtown and other commercial areas.

**Objective CI-1.3:** Maintain the urban design quality of existing residential neighborhoods, and replicate this quality in new residential development.

**Goal CI-1.2:** Preserve and enhance all the entry corridors to Calistoga.

**Objective CI-1.2:** Protect Calistoga's entrance points as important components of local community identity.

**Goal CI-3.1:** Conserve Calistoga's historic, architectural; and cultural resources

**Objective CI-3.1** Protect historic properties as representative of Calistoga's rich and varied heritage.

**Objective CI-3.2:** Encourage historic preservation through pro-active techniques

**Objective CI-3.3:** Promote research regarding potentially significant historical properties.

**Objective CI-3.4:** Preserve and Protect cultural resources other than historic buildings, including Native American sacred places, burial sites, archaeological resources, fossils and other paleontological resources, historic landscapes, and other culturally significant sites and objects.

**Objective CI-3.5:** Support and enhance local cultural institutions that reinforce Calistoga's community identity and cultural heritage.

While the goals and objectives outlined in the General Plan reflect good intentions, it is by itself an ineffective avenue through which to preserve. The General Plan is prescriptive in nature and reflects an ideal rather than a realistic picture. Largely because of this inherent aspect, the General Plan can be, and has been, amended to accommodate development not necessarily in agreement with its outlined goals and objectives.

Calistoga relies on the Transient Occupancy Tax (TOT) as a primary source of revenue. The remaining discretionary revenue comes from sales and property taxes. The heavy reliance on the TOT tax creates a climate encouraging the proliferation of tourist-oriented infrastructure — often in the form of resorts. As mentioned earlier, recent amendments have been made to the General Plan in order to accommodate a resort project that is, arguably, not in agreement with the overarching intent of the General Plan on several levels.

Like many cities across the United States, Calistoga's city government emphasizes development as the economic engine. The financial well-being of the city is not as vigorous as it could be and thus, the city attempts to create financial growth wherever possible. The General Plan, as one of the few frameworks guiding preservation efforts in the city, has resulted in

preservation efforts inevitably reacting to the whim of economic development. As an alternative to comprehensive, countywide regulation, Calistoga chooses to address historic resources on a case-by-case basis. When a property owner applies for a building or demolition permit, the city provides him/her with a form inquiring as to the age of the building and any current historic designation. If the property is 50 years or older the property owner is required to fill out a supplemental questionnaire, providing further information. The questionnaire only becomes available if a property owner applies for a building or demolition permit. Because the city presents the questionnaire after plans and expectations have already had time to establish themselves, this may not be the most effective method of identification or protection. The current method of identification leaves room for error. For example, the permit does not deal with the replacement of windows. The permit application requesting replacement of historic windows may never go beyond the front desk of the planning office. This holds potential to result in a property owner replacing an integral part of their historic home, unbeknownst to the city planners and perhaps unbeknownst to the property owner if they did not understand the value in repairing or replacing in-kind.

For building additions or alterations the Napa County historic preservation non-profit organization, Napa County Landmarks, acts as the impromptu design review board, as Calistoga does not currently have one of their own. NCL provides review and recommendations, but because NCL has no regulatory authority, the property owner may or may not adhere to the recommendations. If NCL is not available to perform design review, that job falls to a third party or outside consultant. NCL maintains one part-time preservation position, which makes it difficult to thoroughly consider all design issues.

## 2001 Viewshed Protection Ordinance

The 2001 Viewshed Protection Ordinance,<sup>97</sup> amended in 2003, sets forth provisions to ensure the sensitive and responsible development of hillsides with the intent to preserve the scenic beauty of Napa Valley's hillsides and viewsheds. The primary tenets of the ordinance are:

- a. Provide hillside development guidelines to minimize the impact of man-made structures and grading on views of existing landforms, unique geologic features, existing landscape features and open space as seen from designated public roads within the County;
- b. Protect and preserve views of major and minor ridgelines from designated public roads: scenic highways and such other county roads as may be designated by resolution of the board of supervisors.”

In Napa Valley, there are 280 miles of *county designated* scenic roadways; the County designated all of SR 29 within Napa County. Bale Lane (the southern boundary of the Calistoga Planning Area), Larkmead Lane, Dunaweal Lane, and Tubbs Lanes, are county designated scenic roadways. They all traverse the valley floor in an east -west direction, connecting SR 29 to Silverado Trail.

In Calistoga, the views and vistas associated with the roadways act as windows into the broader cultural landscape. Prominent landscape features such as the Calistoga Palisades are perhaps the most noticeable as viewed from Hwy 29; the Viewshed ordinance recognizes them as a “unique geologic feature.” The less prominent views and vistas are no less important as these areas display the interplay between the managed and natural landscape.

Portions of SR 29 are eligible for official designation by California Department of Transportation (Caltrans). Official designation requires a local jurisdiction to adopt a scenic corridor protection program, then apply to Caltrans for scenic highway approval, and subsequently receive verification that the designation has been approved. Local governments, including Calistoga, have been hesitant to apply for official designation because of the cost associated with maintenance and upkeep.

---

<sup>97</sup> Napa County Code 18.106

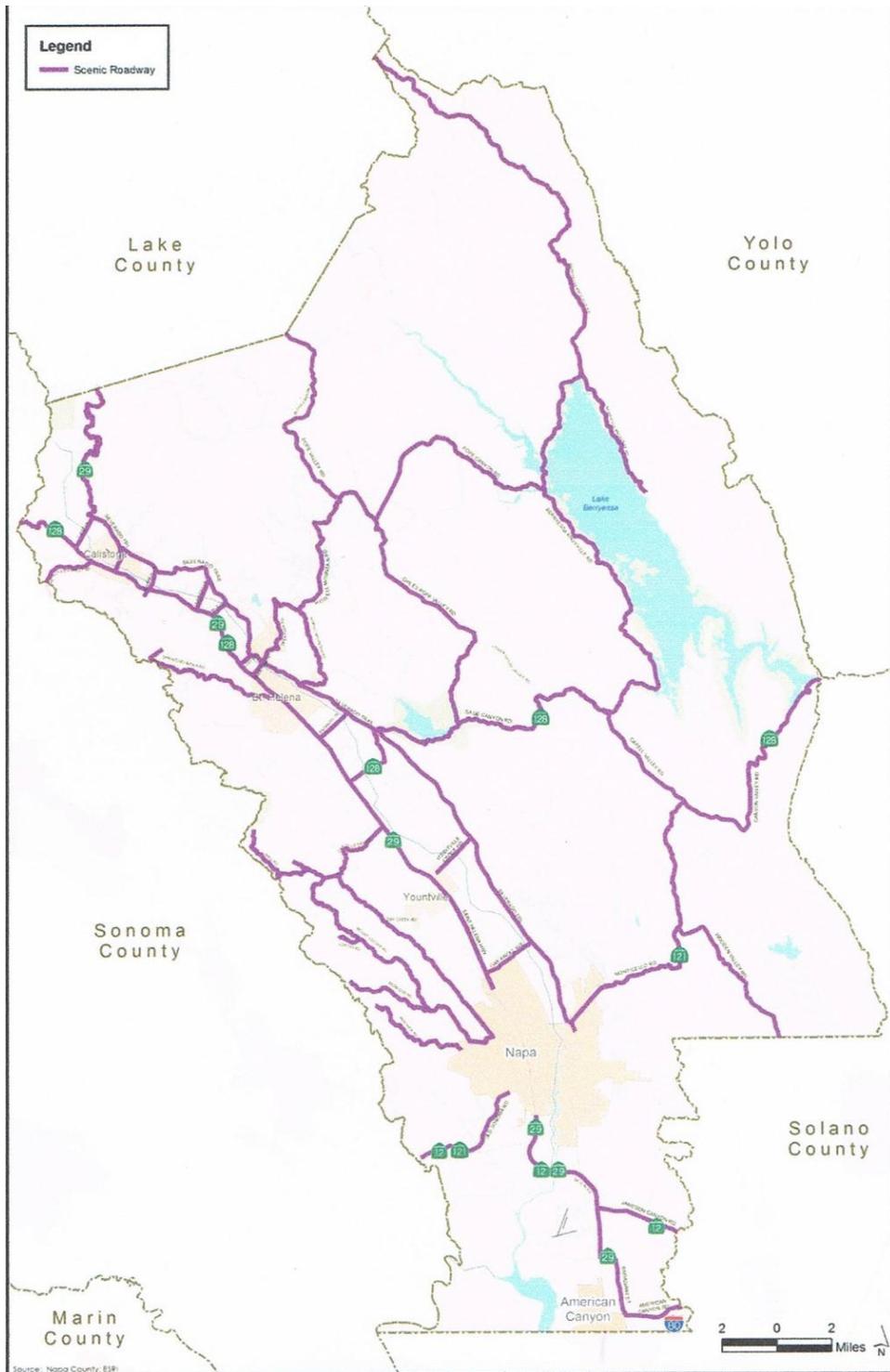


Figure 26 Napa County Designated Scenic Roadways. *Map courtesy of Napa County General Plan*

On a local scale, Calistoga has identified scenic roadways as “Entry Corridors” and outlined criteria to guide their management. While it does not refer to the areas as Scenic Roadways, the Calistoga General Plan has identified and set forth provisions to protect “Entry Corridors,” which are very similar. Calistoga has identified three “Entry Corridors,” located on Foothill Boulevard upon entering the city limits, along Foothill when departing Calistoga city limits, and a third running the length of Silverado trail located within the city limits.

Identified specifically for their distinctive and important character, these areas present locals and visitors alike with their first impression of Calistoga’s sense of place. However, developers are proposing a resort project, known as the Enchanted Resorts, for the hillside abutting the Entry Corridor located upon the southern entrance into Calistoga on Foothill Boulevard. Not only will this require the clearing of hundreds of trees for the 80+ room resort, but it holds potential to significantly alter the character that has been singled out for its distinctiveness. While portrayed as having minimal effect on the overall, rural character, it would be surprising if no effect took place. Most troublesome is the precedent this project will set if approved. To amend zoning and allow for the development of a luxury resort in one of the most character defining areas of the city says a lot about the malleability and shortfalls of the general plan and its ability to suffice as a protective document— at least on its own.

#### Calistoga Formula Business Ordinance

The Calistoga Formula Business Ordinance arose as a response to a pending application by a fast food chain in the mid -1990’s. Calistoga, valuing its local merchants and unique commercial character drafted an ordinance prohibiting formula visitor accommodations and formula restaurants. This was one of the times where the city amended the general plan to further its outlined goals and it has been extremely successful in helping Calistoga retain a very unique character lost in so many other small towns.

### Controls: Natural Resources and Open Space

Calistoga is a locale revered not only for its agricultural product, but for its natural beauty as well. In reaction to the proliferation of suburbia in the second half of the twentieth century, the city and county established a number of laws aimed at protecting the multitude of treasured resources. Today, the maturation in understanding historic and cultural resources, coupled with development threats, continues to encourage new and innovative legislation dealing especially with open space. Three primary controls influence if and how Calistoga performs preservation of natural resources and open space. Calistoga does not employ all listed frameworks and a lot of potential exists to further integrate such controls into their management activities. The following regulations influencing the natural landscape begin with the most general and end with the most specific and locally relevant ones applicable to Calistoga.

#### National Environmental Policy Act

The overarching regulatory mechanism guiding preservation of natural and cultural resources at the federal level is the National Environmental Policy Act (NEPA) of 1969. NEPA established a broad national framework to protect the nation's natural resources. Any federal action holding the potential to affect the environment is subject to NEPA review. Depending on the extent of the project, the federal agency is required to file an environmental assessment for low impact projects, or an environmental impact statement for projects with a greater impact. The NEPA process requires federal agencies to account for not only what are typically thought of as natural resources, but resources that considered cultural or historic. When assessing impact the agency will review:

Unique characteristics of the geographic area such as proximity to historic or cultural resources (40 CFR 1508.27(b)(3))

And

The degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the National Register of Historic Places (40 CFR 1508.27(b)(8)).

## The Agricultural Preserve

The Agricultural Preserve is one of the primary mechanisms protecting agricultural land in Calistoga and Napa County as a whole. In 1968 a small group of concerned citizens (the majority initially opposed the legislation), championed an amendment to Napa County Code creating new zoning ordinances concerned with open space. The *Agricultural Preserve* (AP) zoning applies along the valley floor and foothills, and the *Agriculture, Watershed and Open space* (AW) zoning applies around watersheds and in the mountains surrounding the valley floor. The minimum lot size for AP and AW designated lands is 160 acres.

In 1990 Napa County voters approved Measure J which required a 2/3 vote by residents to rezone any previously designated agricultural land. Then, in 2008, county voters restated their support for the agricultural preserve and extended the terms of Measure J until the year 2058—now called Measure P. Today there exist upwards of 482,000 acres (90% of Napa County’s total acreage) protected by the AP and AW zoning and no city has ever retroactively rezoned any of the land designated as such.

The existence of the Agricultural Preserve played a large role in preserving Calistoga’s and the greater Napa Valleys’ context by encouraging an environment that can continue to accommodate the practices and cultural traditions that have for so long been associated with the landscape. If, for instance, California Transportation (Caltrans) had succeeded in building a large highway through the Napa Valley in the 1960s as they planned, and the county had not implemented AP/AW zoning, the landscape would likely look much like Santa Clara, no longer able to support agricultural or the traditions associated with it.

However, it is important to restate that the AP and AW zoning does not apply to areas located within city limits. The Napa County Farm Bureau points out that, “The one potential weak spot...is that the measure only applies to unincorporated areas of the county. Although all

the cities and towns of the county supported Measure J, legally speaking, they could still move to annex bits and pieces of nearby agricultural land, which could then be rezoned for other uses.”<sup>98</sup>

### Calistoga Tree Ordinance

The *Calistoga Tree Ordinance* recognizes and seeks to protect Calistoga’s trees both as cultural resources and as contributors to social welfare. The ordinance protects:

1. Any tree with a DBH<sup>99</sup> greater than 12 inches.
2. Any native oak with a DBH greater than 6 inches.
3. Any Valley Oak, seedling, sapling or older.
4. Any tree bearing an active nest of a fully protected bird.<sup>100</sup>

The restrictions outlined in the ordinance address any action holding potential to adversely affect a protected tree, ranging from attaching a sign to complete removal of a tree. In the event someone harms a tree without authorization, the penalty often falls under the category of mitigation — consisting of replacement/restoration, monetary reimbursement equal to the cost of repair or replacement, suspension or revocation of permits, and/or criminal penalties.<sup>101</sup>

While the concept of “Heritage Tree” is articulated under the definitions section of the Act as: “any tree or grove of trees so designated by the council for reasons of historical significance or for reasons of age, size, visibility, beauty, rarity, or for an ecological or other special/ unusual attribute,”<sup>102</sup> there are currently no designated “Heritage Trees.” It is not that Calistoga does not have any qualifying trees; rather they do not know which ones qualify. No comprehensive inventory has yet been performed sufficiently identifying trees that fall in the “heritage” category. In the absence of a comprehensive inventory, the City recognizes the historic

---

<sup>98</sup> Scully, Sean, “Farm Bureau Pushes Plan to Limit Annexations”, in the Napa Valley Register, Jan 19,2012, [http://napavalleyregister.com/calistogan/news/local/farm-bureau-pushes-plan-to-limit-annexations/article\\_1190cdfc-4228-11e1-9ff2-001871e3ce6c.html](http://napavalleyregister.com/calistogan/news/local/farm-bureau-pushes-plan-to-limit-annexations/article_1190cdfc-4228-11e1-9ff2-001871e3ce6c.html), (accessed Jan 18, 2012).

<sup>99</sup> DBH refers to Diameter at Breast Height. The most common dendometric measurement, the DBH expresses the diameter of a tree trunk.

<sup>100</sup> Calistoga Tree Ordinance 19.01.

<sup>101</sup> Calistoga Tree Ordinance, under 19.01.0505 Violations and Penalties.

<sup>102</sup> Calistoga Tree Ordinance under 19.01.020 Definitions.

value of the trees on a case-by-case basis as part of mitigation requirements set forth by the California Environmental Quality Act (CEQA).

The proposed expansion of the Indian Springs Resort, an outgrowth of the original Hot Springs Resort, still plays host to palms that historically lined the Hot Springs Cottages. To adhere to CEQA regulations, the developers hired a historic preservation consultant to assess the effect development may have on the historic and cultural resources. The consultant deemed the palms not historically significant based on the view that the removal and relocation of the Hot Springs Cottages that used to sit next to the palms severed the relationship that imbued them with their significance. After reviewing the technical reports, it is interesting to note that the consultant made no mention of the historic palms in the report titled “Cultural Resources Report;” the “Arbor” report did mention the palms, but did not reference them as having cultural or historic significance. One could also argue that the palms retain significance as some of the last physical connections to an earlier landscape. Fortunately, at least at the writing of this, many of the palms will remain standing as a part of the landscape they have towered over for the past 150 years. The sporadic and sometimes cursory assessment of landscape features by a consultant who may or may not carry a bias is not necessarily the most effective way to protect Calistoga’s historic landscape elements. A thorough inventory and documentation separate from development projects may be an alternative option to ensure thoroughness and objectivity.

#### Controls: Cultural and Historic Resources:

While cultural resources come in many forms, this section is concerned with the most rudimentary definition, “building, site, structure, object and districts.” Two primary frameworks specifically address cultural resources. Again, the various frameworks are organized with the most general and broad reaching listed first and the most specific and local ones at the end.

#### Section 106 of the National Historic Preservation Act

The National Historic Preservation Act (NHPA) enacted in 1966 established, amongst other things, Section 106 review. An undertaking, defined as “a project, activity or program

funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with federal assistance: and those requiring a federal permit, license or approval,<sup>103</sup> triggers Section 106 review. Historic properties are those listed on the National Register of Historic Places or which are eligible for listing. The Section 106 process requires the entity receiving federal funding to follow a four step process in order to acknowledge and, if necessary, mitigate potential harm to historic resources. The four-step process requires the entity to: 1. Initiate the process; 2. Identify historic properties; 3. Assess adverse effects; and 4. Resolve adverse effects. The process may vary depending on the particular situation. Section 106, like 4F, is not written in the language of obstruction and does not necessitate protection, although it does require thoughtful recognition of the resources.

#### The National Register of Historic Places

In addition to Section 106, the NHPA established a program through which to designate historically significant assets to a national register: The National Register of Historic Places. Eligibility for listing on the National Register requires meeting at least one of the four criteria: A. association with significant events, B. people, C. architectural significance, and D. ability to yield information. Calistoga currently has six properties listed in the National Register of Historic Places, all of which are buildings. The “Calistoga Hospital” is in the National Register, but because it is in an extremely vulnerable and deteriorated state it may not retain listing for much longer. As of the writing of this thesis, there are no designated districts or sites within Calistoga’s vicinity.

Cultural landscapes are eligible for nomination to the National Register of Historic Places under district or site. Because cultural landscapes are more apt to evolve and change over time their integrity assessment depends on the level of retention of landscape characteristics contributing to the overall significance. However, the presence of reversible elements does not

---

<sup>103</sup> 36 CFR Part 800.16 of Section 106.

necessarily preclude a cultural landscape from having integrity. Often, the nomination of cultural landscapes centers on the association the landscape has with larger themes. For instance, orchards are eligible for National Register listing. *The historic context, Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places* encourages such designation. However, listing in the National Register is more valuable in terms of recognition than it is in terms of protection.

#### California Environmental Policy Act

*The California Environmental Policy Act* (CEQA) mandates that an agency carry out an environmental assessment preceding any state funded undertakings. The act requires an agency evaluate potential impacts on historic resources (considered as part of the environment), this includes properties “listed in, or determined eligible for listing in the California Register of Historic Resources (CRHR) [or] included in a local register of historical resources.” The California Register Criteria considers an eligible resource as one that:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

*\*Historic properties listed or formally determined eligible for listing in the NRHP are automatically listed in the CRHR (PRC Section 5024.1).O).*

However, California code specifically states that:

The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.<sup>104</sup>

---

<sup>104</sup> California Public resources Code, Sect. 21084.1. Historical Resources Guidelines <http://www.ohp.parks.ca.gov/pages/1054/files/public%20resources%20code.pdf>, (Accessed Nov 20,2012).

A landmark case dating from 1997 —The League for Protection of Oakland's Architectural and Historic Resources, v. City of Oakland et al; Montgomery Ward & Co., Inc., et al — set precedent which allowed for, amongst other things, historic resources listed within a general plan that are rated “A” or “B” to be subject to CEQA regulations. Seventy properties in Calistoga are rated “A” which denotes them as primary historic resources. This ensures that the respective properties are subject to an environmental impact report and mitigation strategies in the event that city or state funded projects could affect them. This is important for Calistoga because, at the current time, they have no formal register of historic properties or resources. In the event that a project may affect such resources, CEQA mitigation would be the default protective mechanism determining the outcome.

#### Controls: Circulation and Transportation

The frameworks governing circulation and transportation are quite important. As history has demonstrated, alterations to historic circulation networks can incite drastic changes to the sense of place. Other regulatory mechanism, like the countywide Viewshed Ordinance also relate to circulation and transportation. However, only one deals specifically with circulation and transportation and that is Section 4F of the Department of Transportation Act.

#### Section 4F

Section 4F of the Department of Transportation Act (1966) stipulates that in the event that a Federal Highway Administration Project will impact publicly owned lands, wildlife and waterfowl refuges, historic resources or recreational areas, they may only proceed if:

1. There is no feasible and prudent alternative to the use of land.
2. The action includes all possible planning to minimize harm to the property resulting from use.

The Section 4F process is similar to the Section 106 process and begins with identifying relevant historic and natural resources within the study area. Once identified, the historic resources are reviewed according to the Section 106 process and a determination of potential effect it made. If

there is likely to be an effect, then a number of alternatives are developed and evaluated. Following the evaluation of alternatives, the agency distributes the proposal to stakeholders who then make comments. Once the agency addresses the comments, they then decide which alternative is the most appropriate and may proceed with the project.

### Incentives

Unlike the aforementioned controls, incentives are voluntary; they are nonetheless very valuable frameworks through which to carry out preservation efforts. The various incentives are organized in a similar manner as the controls. This section begins with a discussion of Planning & Development, Natural Resources & Open Space, followed by Cultural Resources and lastly, Circulation and Transportation. Similar to the controls, there is a lot of overlap in roles; I have simply attempted to categorize them under the most relevant role.

#### Incentives: Planning and Development

A number of incentives are available to encourage the very basic, yet integral process of planning and development that is at the very heart of preservation and conservation. Two planning and development incentives hold a lot of potential to assist Calistoga in their preservation endeavors.

#### Sustainable Community Planning Grants

The California Department of Conservation administers “Sustainable Community Planning Grants” on behalf of the California Strategic Growth Council. The intention of the grants is to encourage sustainable community planning and natural resource conservation. The California Department of Conservation utilizes a collaborative approach and considers grant requests amounting between \$100,000 and \$1 million.

Several cities and counties in California utilized grants for projects ranging from the development of a “Climate Action Plan” to developing a “Downtown Specific Plan” — often cities use the money to fund a combination of activities. For example, Ventura County used the grant money to (amongst other things) develop design guidelines for a “Neighborhood Specific

Plan.” The City of Live Oak developed a “Downtown Re-Investment Plan” that included the rehabilitation of a historic railroad depot, and Tulare County used the grant funds to prepare a “Sustainable Highway Corridor Plan” that will encourage sustainable growth principles along Highway 99.

The grant program holds a lot of potential to assist in addressing Calistoga’s resources and, on a more comprehensive scale, the county’s resources. The grant is even more appealing because it does not require matching funds; the program encourages leveraging funds, however it does not require it.

#### Certified Local Government (CLG) Program

The CLG program seeks to establish a partnership between federal, state and participating local governments. The program provides technical preservation assistance to local government and provides support to municipalities trying to perform preservation efforts. The National Park Service administers the program in partnership with state SHPOs. California SHPO sub grants a minimum of 10% of California’s annual allocation of preservation federal funds dispersed through the Historic Preservation Fund Grants Program. Each year the SHPO awards funds on a competitive basis to municipalities wishing to undertake preservation-related efforts. In order for a local government body to obtain CLG status it must do the following:

- Enforce state and local laws and regulations related to historic preservation;
- Establish a historic review commission by local ordinance;
- Develop and maintain a system for the survey and inventory of historic properties;
- Provide avenues for public participation;
- Perform duties as delegated by state laws and regulations.<sup>105</sup>

The reasons to become a CLG are many, and for Calistoga in particular, the access to technical support and grants could be extremely beneficial. CLGs can use grant monies to fund training programs, develop National Register nominations, enact preservation ordinance revisions and

---

<sup>105</sup> California State Parks Office of Historic Preservation, “ Certified Local Government Program(CLG) : What are the requirement to be a CLG ”,California State Parks Office of Historic Preservation, [http://ohp.parks.ca.gov/?page\\_id=21239](http://ohp.parks.ca.gov/?page_id=21239), (accessed Oct 5,2012).

historic structure reports amongst other things. CLG status also provides greater autonomy and credibility to local governments by providing support and promoting involvement by a greater number of parties.

Calistoga has not taken advantage of the CLG program based on the belief that they are ineligible to participate in the program. It has been assumed first, that planning staff was to fill the positions of the requisite historic preservation commission, and second, that the commission needed professionals trained specifically in architecture or historic preservation. However, the program's stipulations are not as rigid as the city seems to believe. The California SHPO specifies that:

A local government may be certified without the minimum number or types of disciplines established in state procedures if it can be demonstrated to the satisfaction of the state that it has made a reasonable effort to fill those positions, or that some alternative composition of the commission best meets the needs of the protection of historic properties in the local community.<sup>106</sup>

While the idea of having a commission of minimally qualified nonprofessionals making commission decisions is not ideal, it is better than no review at all. Creativity is key and some thoughtful examination of the possibilities would very likely result in a favorable option to move forward with the CLG program.

#### Incentives: Natural Resources and Open Space

Five relevant incentives exist which directly apply to open space and natural resources. The incentives provide great opportunities to further landscape preservation efforts related to planning and actual restoration and preservation activities. The incentives hold the most potential if used in concert with one another.

#### California Land Conservation Act of 1965

In 1966, California Assembly Bill #80 (Proposition 13) required that properties be assessed at 25% of their market value; they set the benchmark for this as the sale price of nearby

---

<sup>106</sup> Excerpt from Appendix G, "Certified Local Government Application and Procedures", August 1999, 41-47.

properties. This bill proved detrimental for California's farmers who found it difficult to keep up with the increase in taxes resulting from increased property assessments. Fortunately, the California legislature foresaw the potential implications Assembly Bill 80 could have on California's farmland and enacted the California Land Conservation Act of 1965, more commonly known as The Williamson Act. This act set the groundwork from which the Agricultural Preserve would develop. The Williamson Act allowed landowners and local governments to enter into a contractual agreement for the sake of preserving farmland and open space. The property owners benefited because the state no longer assesses their land at full-market value but as farmland or open space.

The Williamson Act provides an avenue by which an owner of agricultural lands can enter into a contract with the state agreeing to maintain the lands in commercial agriculture for a period of no less than ten years. In return, the state taxes the property owner on the capitalized income the property produces, not on its assessed value according to Proposition 13. In August of 1998, California amended The Williamson Act to allow for what are known as Farm Security Zones (FSZ). The establishment of a FSZ provides a 35% reduction in property taxes if the landowner agrees to continue their lands in commercial agriculture for a period of no less than 20 years.<sup>107</sup> The FSZ is robust relative to the Agricultural Preserve and Williamson Act properties because a city cannot annex land designated as an FSZ and retroactively rezone it as they could to the latter two. In order to qualify as a FSZ a property must first be under a Williamson Act Contract, have owner consent, and is one or more of the following: prime farmland, farmland of statewide significance, unique farmland or farmland of local importance. Last, no property currently within the city's sphere of influence may be included.

---

<sup>107</sup> California Farm Bureau Federation, "The FSZ: Preserving California's Prime Agricultural Farmland. California Farmland Federation: III. Overview of the farmland security zone legislation", <http://us.mg3.mail.yahoo.com/neo/launch?.rand=5r33v1abvbkfj> (accessed Jan 3,2013).

Napa County and Calistoga have taken advantage of the Williamson Act but have not adopted the Farm Security Zone amendment. However, the FSZ program provides a very promising avenue by which to ameliorate the fears currently fueling the residents' profound opposition toward LAFCO and annexation of open lands.

In addition to the Williamson Act and the FSZ program, Napa County also offers contracts for smaller agricultural properties between 5 and 10 acres. The County offers contracts “(provided) the agricultural use demonstrates a unique commitment to sustainable farming practices and contributes to the diversity of crops raised in the Napa County.”<sup>108</sup> The opportunity arose out of a desire to encourage sustainable farming, but also to discourage the singular dominance of vineyards in the valley that has been occurring at the expense of other crops. These contracts hold potential to further encourage retention of orchards and other agricultural endeavors that have historical significance.

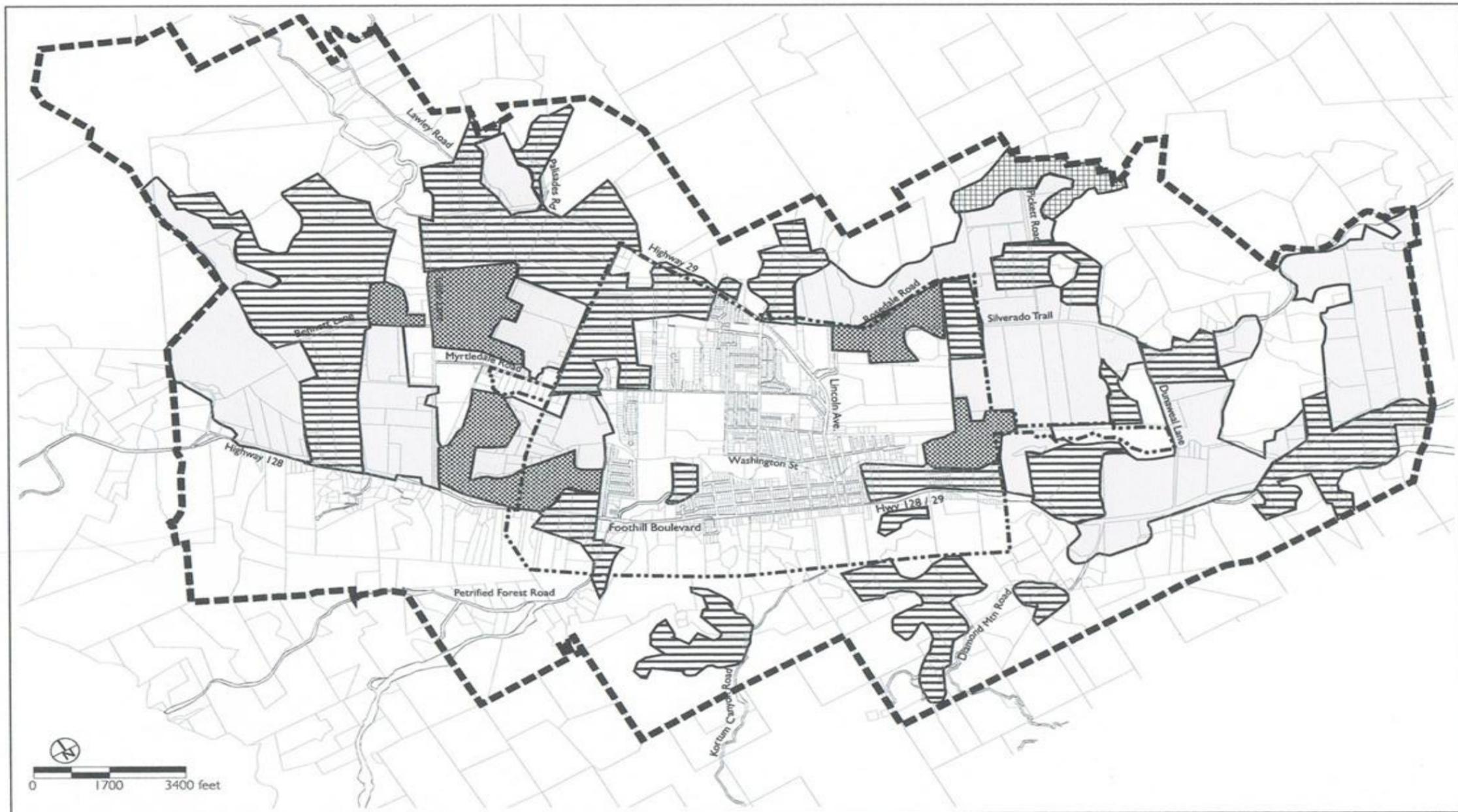
#### California Farmland and Conservancy Program

The California Farmland and Conservancy Program “encourages long term, private stewardship of agricultural lands through the voluntary use of agricultural conservation easements and planning projects.”<sup>109</sup> The program offers a variety of easements and grants to cities, counties, resource conservation districts and non-profits. The state offers grants for the following activities: voluntary acquisition of conservation easements, temporary purchase of threatened agricultural resources, agricultural land conservation and policy planning and restoration of/ improvements to agricultural land already under an easement.

---

<sup>108</sup> Napa County, CA, “Williamson Act and Agricultural Preserve Contracts” [CountyofNapa.org/Williamson\\_act/](http://CountyofNapa.org/Williamson_act/), (accessed Jan 3, 2013).

<sup>109</sup> California Department of Conservation, “Overview of CFCP & Agricultural Conservation Easements”, <http://www.conservation.ca.gov/dlrp/cfcp/overview/Pages/index.aspx>, (accessed Jan 3, 2013).



Source: California Department of Conservation, Farmland Mapping and Monitoring Program, 1998  
 Farmland areas shown are based on more coarsely-scaled topographic maps, not parcel maps, and are therefore approximate

- |  |  |
|--|--|
|  Prime Farmland                   |  Urban/Built-Up Land and Other Land |
|  Farmland of Statewide Importance |  Planning Area Boundary             |
|  Unique Farmland                  |  City Limit Line                    |
|  Farmland of Local Importance     |  |

**FIGURE OSC-2**  
**IMPORTANT FARMLAND WITHIN THE**  
**CALISTOGA CITY LIMITS AND PLANNING AREA**  
**CITY OF CALISTOGA**  
**2003 GENERAL PLAN**

Figure 27 Map of farmland within Calistoga Planning Area. *Courtesy of Calistoga General Plan: Open Space and Conservation Element.*

### Natural Heritage Preservation Tax Credit Act of 2000

*Natural Heritage Preservation Tax Credit Act of 2000 (as amended Ab94 2009)* is a tax credit tool which promotes the conservation and responsible stewardship of California's open space, wildlife habitat, watersheds, agricultural lands, and parks. The tax credit is available to property owners who donate lands to a government entity or non-profit organization fee simple or in the form of an easement. This tax credit will be available to property owners who donate lands on or before June 30, 2015. The State amended the program in 2010 to enable local governments to apply directly to the board for approval of donations- streamlining the process. The donor will receive a 55% decrease in the assessed fair market value of the donated lands.

### Napa County Voluntary Oak Woodland Management Plan

The *Napa County Voluntary Oak Woodland Management Plan*, adopted 2010, is a voluntary management framework assisting in the identification of oak woodlands and outlines best practices for encouraging their preservation and restoration. The management plan identifies the location of the extant woodlands, identifies threats, and outlines conservation and mitigation strategies to promote the conservation of the iconic oak woodlands of Napa County. Moreover, adoption of the voluntary plan makes agencies, county landowners and non-profits eligible for funding with which to carry out projects intending to conserve or restore the valley's oak woodlands, perform education and outreach projects related to the oak woodlands, and property owner assistance.

### The Wildlife Conservation Commission of Napa County

The Wildlife Conservation Commission of Napa County provides annual grants to support preservation, propagation and protection of fish and wildlife in Napa County. "Past project proposals have included wildlife rehabilitation, native habitat enhancement,

environmental education programs and species monitoring studies.”<sup>110</sup> The California Fish and Game code outlines the activities eligible for funding; the relevant activities are as follows:

- (a) Public education relating to the scientific principles of fish and wildlife conservation, consisting of supervised formal instruction carried out pursuant to a planned curriculum and aids to education such as literature, audio and video recordings, training models, and nature study facilities.
- (e) Improvement of fish and wildlife habitat, including, but not limited to, construction of fish screens, weirs, and ladders; drainage or other watershed improvements; gravel and rock removal or placement; construction of irrigation and water distribution systems; earthwork and grading; fencing; planting trees and other vegetation management; and removal of barriers to the migration of fish and wildlife;
- (m) Other expenditures, approved by the department, for the purpose of protecting, conserving, propagating, and preserving fish and wildlife.<sup>111</sup>

This grant program could be a very valuable incentive for Calistoga. Calistoga is unique in that, while its historic habitats are degraded, enough remains to institute restoration activities. The grant could potentially help with restoration of wetland habitats, oak woodlands, or the salmon population that previously inhabited the Napa River.

#### Incentives: Cultural and Historic Resources

Several incentives exist to promote the retention of cultural and historic resources in their traditionally accepted forms. While Calistoga has utilized some of the available incentives, they have done so on a minimal level. In addition, I one incentive, the National Heritage Area Program may seem infeasible at the current time, but it does hold great long-term potential.

#### Federal Historic Preservation Tax Incentive

The Federal Historic Preservation Tax Incentive Program provides fiscal relief to private owners of historic, income-producing properties who undertake restoration efforts. Eligibility requires that the property be a “certified historic structure” by the Secretary of the Interior, meaning one that is listed on the National Register of Historic Places, is located in a National

---

<sup>110</sup>Watershed Information Center and Conservancy of Napa County, “Site News Wildlife Conservation Commission Grant Funds Available” [http://www.napawatersheds.org/news\\_items/view/4845](http://www.napawatersheds.org/news_items/view/4845),(accessed Dec 19,2012).

<sup>111</sup> California Fish and Game Code Section 13100-13104, <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fgc&group=13001-14000&file=13100-13104>, ( accessed Dec 12,2013).

Register District or is part of a local historic district. Currently, Calistoga has only a handful of properties that are eligible for this incentive. However, the introduction of historic districts would make several more properties eligible for the 20% rehabilitation tax credit. The opportunity holds potential to spur investment in vulnerable properties.

#### National Heritage Area

National Heritage Areas (NHAs) are a relatively new phenomenon accounting for new perceptions of what is historically significant. National Heritage Areas are cohesive landscapes composed of natural and cultural resources displaying the nation's diverse and significant heritage. Congress designates NHAs and manages them collaboratively through partnerships with local citizens and the National Park Service. While Calistoga does not qualify as an NHA by itself, it may be applicable as part of the larger "Napa (or California) Wine Country landscape." If such a designation succeeded, a collaboration of stakeholders could work together to develop a management framework. The federal money received could help fund relevant projects or activities furthering the goals of the NHA.

The Inclusion of Calistoga as part of an NHA would result in consideration of Calistoga as a cultural landscape encouraging a more thorough understanding, and effective management based on its larger story. Moreover, the inclusive nature of an NHA requires that relationships between places are adequately addressed and considered— meaning that the management would be comprehensive and not approach resources as disparate, disconnected entities. Lastly, the NHA program provides funding. While that funding has decreased as more and more places seek designation, it can be very useful in assisting with the development of programs or starting management activities originally out of the question.

#### Community Stories Grant Program

The Community Stories Grant Program, administered by California Humanities is a grant that funds humanities-based projects that collect, protect and interpret California's communities. Grants are available for as much as \$10,000 and require a cash or in-kind match. Unlike many

other available incentives, the ethnographically oriented Community Stories Grant Program holds potential to complement preservation of more tangible resources.

Calistoga has performed some ethnographic projects. One in particular resulted in a publication of interviews of Calistoga “old timers” interviewed by elementary school students. While it is a great asset, the publication is rather rudimentary and unfortunately obscure as it is not easily obtained. Because the best landscape historians are often those who have lived in and experienced the landscape firsthand means that this incentive is one that deserves consideration as a way to reinforce and complement preservation of the physical resources.

#### Seismic Bond Act

The Seismic Bond Act provides for a fifteen year new construction exclusion for improvements made on an unreinforced masonry buildings. Calistoga does have several unreinforced masonry buildings on Lincoln Avenue that could benefit from this incentive. Additionally, the seriously threatened “Calistoga Hospital.” purported to be the only remaining unreinforced masonry Second Empire structure in California, is very unstable. Calistoga has not utilized the Seismic Bond Act, but should consider the potential benefits, especially if it is used in conjunction with other available incentives.

#### The Mills Act

The Mills Act is a more recent incentive encouraging the preservation of historic properties — specifically designated landmark properties. Napa County’s Board of supervisors formally adopted the Mills Act on October 18, 2011. The act operates in a similar fashion as the Williamson Act where a property owner enters into a contractual agreement with the state promising to maintain their property and in return receives reduced property taxes. The contractual agreement extends for a period of ten years, after which the property owner renews it on an annual basis. The agreement runs with the property and, if sold, the agreement still stands.

The Mills Act results in a net loss to the city coffers due to the decrease in tax money. For this reason, the city limits the number of properties per year that can take advantage of this act to

a maximum of three properties. However, what the three-contract limit fails to recognize is the potential for the Mills Act to improve property values and tax revenue over the long run. While it may be difficult in the short run, encouraging a greater number of Mills Act properties could increase the economic viability of the city over the long-term. This is true especially because property taxes are the second most lucrative form of city income. As of now, Calistoga has one Mills Act property. Several more remain eligible for the incentives.

#### Incentives: Transportation and Circulation

##### The California Scenic Highway Program 1963<sup>112</sup>

The California Scenic Highway Program, developed by Caltrans in 1963, provides an avenue for municipalities to effectively protect scenic highway corridors. In order to designate a scenic roadway or a portion of one, the city or county first applies to Caltrans and subsequently creates and implements a scenic highway protection ordinance seeking to ensure long term preservation and maintenance.

While there is no direct fiscal incentive to encourage designation, opportunities exist for additional funding through the Transportation Enhancement Activities Program (TEA). The primary incentive of the Scenic Highway Designation is that formal designation provides recognition and encourages tourism, and more than anything, acknowledgment by the users that the roadway is a historic and cultural resource worthy of protection and sensitive maintenance.

The City of Calistoga has not designated any scenic corridors, but this incentive may be especially important in light of the potential impact from the proposed development that abuts potential scenic corridors.

---

<sup>112</sup>California Department of Transportation, “The California Scenic Highway Program”, <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, (accessed Dec 18,2012).

Summary

As seen by the number of controls and incentives reviewed in this chapter, Calistoga has not taken full advantage of many available preservation and conservation mechanisms. The General Plan exists as the primary preservation mechanism, which in this case does not have the efficacy needed for long-term preservation. Often, those controls or incentives that Calistoga does employ are not being adequately enforced or, in some cases, not *sufficiently* reinforced. To succinctly depict the situation better a table summarizes the strengths and weaknesses of how preservation controls and incentives are currently being utilized.

Table 2: Controls

| CONTROLS                   | Advocated in:<br>Napa County General Plan | Advocated in:<br>Calistoga General Plan | Calistoga In Practice |
|----------------------------|---|---|-----------------------|
| CA Subdivision Map Act     | N/A                                       | YES                                     | YES                   |
| Growth Mgmt Ordinance      | N/A                                       | YES                                     | YES                   |
| LAFCO                      | N/A                                       | NO                                      | NO                    |
| Napa County General Plan   | *   | *                                       | *                     |
| Calistoga General Plan     | N/A                                       |   | PARTIAL               |
| Viewshed Protection Ord.   | YES                                       | YES                                     | NO                    |
| Calistoga Formula Biz Ord. | N/A                                       | YES                                     | YES                   |
| NEPA                       | YES                                       | N/A                                     | YES                   |
| Agricultural Preserve      | YES                                       | YES                                     | YES                   |
| Calistoga Tree Ordinance   | N/A                                       | YES                                     | NO                    |
| NHPA                       | YES                                       | YES                                     | NO                    |
| CEQA                       | YES                                       | YES                                     | YES                   |
| Section 4F of DOT Act      | YES                                       | N/A                                     | YES                   |

Table 3: Incentives

| INCENTIVES                                | Advocated in:<br>Napa County<br>General Plan | Advocated in:<br>Calistoga General<br>Plan | Calistoga In Practice |
|---|--|--|-----------------------|
| Sustain. Planning Grants                  | YES  | N/A  | NO                    |
| CLG Program/ Grants                       | YES  | N/A  | NO                    |
| California Land Conserv. Act 1965 and FSZ | YES  | YES  | PARTIAL               |
| CA Farmland & Conservancy Program         | N/A  | YES  | NO                    |
| Natural Heritage Tax Credit               | YES  | N/A  | NO                    |
| Napa County Voluntary Oak Wldnd Mgmt P    | YES  | YES  | NO                    |
| Wildlife Conservation Grant               | YES  | YES  | NO                    |
| Federal HP tax Incentive                  | YES  | YES  | NO                    |
| National Heritage Area                    | NO   | N/A  | NO                    |
| Seismic Bond Act                          | NO   | N/A  | NO                    |
| Mills Act                                 | YES  | YES  | PARTIAL               |
| CA Scenic Hwy Program                     | NO   | YES  | NO                    |

## CHAPTER 5

### ANALYSIS AND EVALUATION

The preceding chapters have elaborated upon the development of Calistoga, the maturation of cultural landscape preservation theory and practice and its application to Calistoga, as well as identified applicable controls and incentives related to Calistoga's regulatory framework. Chapter V covers two topics: identification and assessment of historic and continuing landscape characteristics, and policy. The first portion of the chapter builds upon the earlier narrative by analyzing the existing landscape characteristics that are integral to the greater Calistoga landscape. The second part of this chapter analyzes Calistoga from a policy standpoint to better understand how the town utilizes controls and incentives and identify opportunities for better integration. The chapter will conclude with a brief summation of how the existing landscape characteristics relate to Calistoga's current regulatory framework. The analysis and evaluation chapter acts as the basis from which management recommendations will develop.

#### Analysis of Physical Resources

As part of the larger Napa County, the landscape of Calistoga is largely defined by agriculture, especially viticulture, and the practices and physical features that accompany such land uses. Also well known for its geothermal resources, Calistoga is equally characterized by features and practices associated with hot springs, resorts and their features.

Calistoga's landscape is not one frozen in time; rather, it is a living and continuing landscape, closely tied to its historic roots and cultural traditions. As a living landscape, it evolved and changed to meet the demands presented over time; once predominantly defined by orchards, vineyards and dairies, it has evolved to one defined almost principally by viticulture and tourism related to the hot springs. Luckily, the changes were never so grand as to force Calistoga

to depart completely from its roots. Each era left its mark on Calistoga. While some of those physical marks are beginning to fade, most remain, although in a degraded state. However, the evolution of Calistoga's landscape is beginning to change at an ever-faster pace. The changes taking place increasingly threaten the once passively preserved resources.

### Methods of Analysis

The research analyzes the physical resources using the NPS *Cultural Landscapes Inventory Professional Procedures Guide* for cultural landscapes. For the purposes of this thesis the analysis will not be robust enough to result in a cultural landscape report; rather it provides baseline data to help inform future preservation efforts. The ideas underpinning the concept of *terroir* help formulate my evaluation. In certain contexts, *terroir* and cultural landscape are one in the same. Of course, *terroir* is revered not because it is important in and of itself, but rather for the quality of wine it produces. The value of the cultural landscape goes well beyond that — but as concepts they remain uniquely tied.

The cultural landscape process for evaluation generally requires a specific period of significance to inform evaluation of historic integrity as it follows the National Register framework. However, because Calistoga is what UNESCO terms a “continuing landscape” it does not make sense to designate one or two periods of significance. Hence, the evaluation of each of the thirteen landscape characteristics is done with the assumption that every period contributed to the significance of Calistoga— essentially prehistory until today.

Table 4 identifies extant landscape characteristics dating from the various periods of Calistoga's history. The table assists in clearly identifying the types of relevant resources and those that may require the most attention. However, it should be noted that landscape characteristics can be thought of at a number of different scales. For instance, one can consider vegetation as one single plant, however, it can also be considered more broadly in reference to a complete habitat. The existing conditions considered under the respective landscape characteristic categories will include resources as individual elements as well as by larger systems. A

landscape characteristic is important by itself, but also for its role in the larger collective of landscape characteristics. Several landscape characteristics are particularly important for Calistoga; land use, spatial organization, and vegetation are all integral to telling Calistoga’s story and ensuring adequate interpretation.

Table 4: Historic Periods of Development That Retain Essence by Landscape Characteristic

|                              | Native American | Spanish | Mexican | Early American | Calistoga | Middle-American | Current-American |
|------------------------------|-----------------|---------|---------|----------------|-----------|-----------------|------------------|
| Natural Systems and Features | x               | x       | x       | x              | x         |                 | x                |
| Spatial Organization         |                 |         |         | x              | x         | x               | x                |
| Land use                     | x               | x       | x       | x              | x         | x               | x                |
| Cultural Traditions          |                 |         |         | x              | x         | x               | x                |
| Cluster Arrangement          |                 |         |         | x              | x         | x               |                  |
| Circulation                  |                 |         |         | x              | x         | x               | x                |
| Topography                   | x               | x       | x       | x              | x         | x               | x                |
| Vegetation                   | x               | x       | x       | x              | x         | x               | x                |
| Buildings and Structures     |                 |         |         | x              | x         | x               | x                |
| Views and Vistas             | x               |         |         | x              | x         | x               | x                |
| Constructed Water Features   |                 |         |         | x              | x         | x               | x                |
| Small-Scale Features         |                 |         |         | x              | x         |                 | x                |
| Archeological Sites          | x               |         |         | x              | x         |                 |                  |
|                              |                 |         |         |                |           |                 |                  |

### Analysis of Landscape Characteristics

#### Natural Systems and Features

The natural systems and features determined the development of Calistoga’s cultural landscape on a number of different levels. The geothermal resources played an influential role in dictating later development patterns, spatial organization and land use. However, other natural systems and features: the topography and distinct microclimates, the unique habitats defined by oak woodlands or wetland types and vegetation associated with the habitats, and other hydrological resources (besides geothermal), also played an integral role influencing the development of Calistoga and its surrounds.

The unique topography provided for an enclave of sorts with a flat valley floor surrounded by towering mountains on three sides. The various microclimates provided growing conditions conducive to agriculture and a comfortable climate. Furthermore, the natural features initially encouraged settlement and land use, beginning with the Native Americans. Calistoga has two small hills, Mount Lincoln and Mount Washington, providing the only topographical variety on the Napa Valley floor. Mount Lincoln formerly housed a small lookout just above the Hot Springs Resort during the Brannan period. The lookout is now overgrown and will likely soon become developed as part of the Indian Springs Resort expansion that the city recently approved. As for Mount Washington, Calistoga acquired it in 2005 and has plans to place a water tank on it in order to meet standards for water infrastructure. It appears that both will retain their elevation and form, but what exists on and around them will alter their character. As the only two hills located on the Calistoga valley floor, they should be given due consideration as to what the impact of development would be on them.

The geothermal resources have played as influential a role in dictating Calistoga's development as have the topographical features, if not more so. The earliest settlements in Calistoga developed in very close proximity to these geothermal resources, as early inhabitants utilized and valued them as a restorative element as far back as records show. The use of the geothermal resources and exploitation of the hot springs has continued, uninterrupted, for thousands of years. Moreover, the informal settlements in Calistoga's earliest days encouraged by the geothermal settlements evolved into a more formal spatial arrangement that has remained much the same since its development in the latter part of the nineteenth century.

The geothermal resources not only influenced physical patterns and organization but also largely dictated the economic basis and cultural practices of Calistoga. Early businesses used the geothermal resources to attract tourists and exploited the resource to create and market "Calistoga Sparkling Water." In its early days, the economy of Calistoga revolved around the geothermal resources and associated elements and this hot springs-oriented economy has changed very little.

It should be noted though that while the hot springs still function as they did historically, scientists predict that the geothermal water supply will be gone within a hundred years.<sup>113</sup>

The natural systems and features of topography, habitats and vegetation remain generally intact, some more so than others. People have modified the landscape generously over the centuries, as early settlers and farmers sought to control and improve upon the natural landscape — specifically in relation to agriculture. As they exist today, the natural systems and features are largely (but not completely) a product of the late 1800's to the early 1900's. Early settlers of the upper Napa Valley rerouted streams and creeks and drained the wetlands for agricultural processes. In many other areas in the county put creeks and streams into a culvert system, and thus they no longer retain a prominent place in the landscape. Because the City of Calistoga never contained the river and streams in a culvert system, they are able to accommodate the restoration efforts aiming to re-establish the salmon population that was once so plentiful in Napa County's waterways. While the salmon that historically made their home in the Napa River have been absent for decades, there have been concerted efforts to restore that habitat and reinstate the salmon population. While they may not follow their natural historic routes exactly, many of the creeks and the Napa River continue to flow freely within Calistoga and continue to hold a prominent place in the landscape as a natural and cultural resource.

The various habitats dominating the Calistoga valley floor prior to the inception of intensive agriculture and drainage remain in small patches, yet the vigor of the historic natural systems and features is seriously threatened and their presence may not last. The presence of habitats such as, vernal pools, wetlands and alkali meadows intermingle with the altered natural systems and display the evolution of the landscape over time. However, the passive conservation that has taken place for so long is not adequate to deal with the quickly disappearing natural systems and features. Calistoga is in need of proactive and immediate action to ensure the long-

---

<sup>113</sup> City of Calistoga, "Calistoga General Plan, Geothermal Resources", (Prepared by, Design, Community and Environment Berkeley, CA, 2003), G-4.

term survival of the various habitats and natural systems and features characterizing Calistoga and its surroundings.

### Spatial Organization & Cluster Arrangement

Three primary factors shaped the spatial organization and cluster arrangement of Calistoga: first, the location of hot springs; major arteries (the Napa River and roads); and later by agriculture. As mentioned before, the geothermal waters were and continue to be one of Calistoga's most unique assets. The Native Americans established their settlements around the hot springs and once Sam Brannan acquired much of the land constituting present-day Calistoga he organized his resort around the geothermal resources. Since the construction of Sam Brannan's resort in 1862 the rest of Calistoga developed in a westerly fashion where the hillside to the west of Foothill Boulevard acted as a natural stopping point. Once development reached the hillside, it proceeded in a more northeasterly direction. This is also due in part to the Napa River and bordering hillsides, which encouraged that major roads be built in a north-south direction, and naturally development took place along the major corridors.

The highest concentration of residential development clustered around the main commercial area along Lincoln Avenue (a product of accessibility). The lot sizes as exhibited in early maps shows a hierarchy of lot sizes; smallest around Lincoln; slightly larger lots bordered the Hot Spring Resort; and along the western edge of Foothill and further north the lots are the largest. While most of the lots were subdivided and re-subdivided as time progressed the hierarchy still remains, although the contrast is not as readily obvious. Overall, the general spatial organization remains intact with the initial layout clearly visible and the historic road corridors continuing as the connective arteries.

The distinct microclimate in Calistoga and generally flat valley floor proved extremely conducive to a number of agricultural endeavors. As first a source of livelihood and then as a profitable venture, agriculture increasingly became an element deeply engrained in both the economy of the upper Napa valley and the culture.

It also had visual implications because early as settlers and later residents accommodated agriculture into the city and surroundings that inevitably created land patterns, divisions and views and vistas by discouraging obstructive elements in place of fields, orchards or vineyards. Agriculture engendered spatial organization accommodating large open tracts of land in a patchwork form in and throughout the city. More and more, such patterns are confined to the outer portions of the city, but originally the patchwork intermingled with residences and was considered just as valuable and necessary a part as houses and commercial buildings.

Today, the relationship between city and agricultural lands is one of division. Agriculture does not so intimately intermingle with the residential and commercial landscape of Calistoga but acts as more of a rural enclosure enveloping the city. The relationship is an important one that defines the character of place. “The significance of a town’s lights from a nearby field or glimpses of planted fields through a village street not only provide visual links between town and country but *also* reinforce the strong social, cultural and economic ties between a rural settlement and its outlying areas.”<sup>114</sup> This division is both unique and threatened for the same reason. Often cities (especially in California) stealthily seep into the surrounding rural, agricultural areas and before we know it, the agricultural landscape is but a memory.

---

<sup>114</sup> Stokes, Samuel N., A. Elizabeth Watson, and Shelley Smith Mastran, *Saving America’s Countryside: A Guide to Rural Conservation*, (Baltimore, MD: John University Press. 1997), 11.

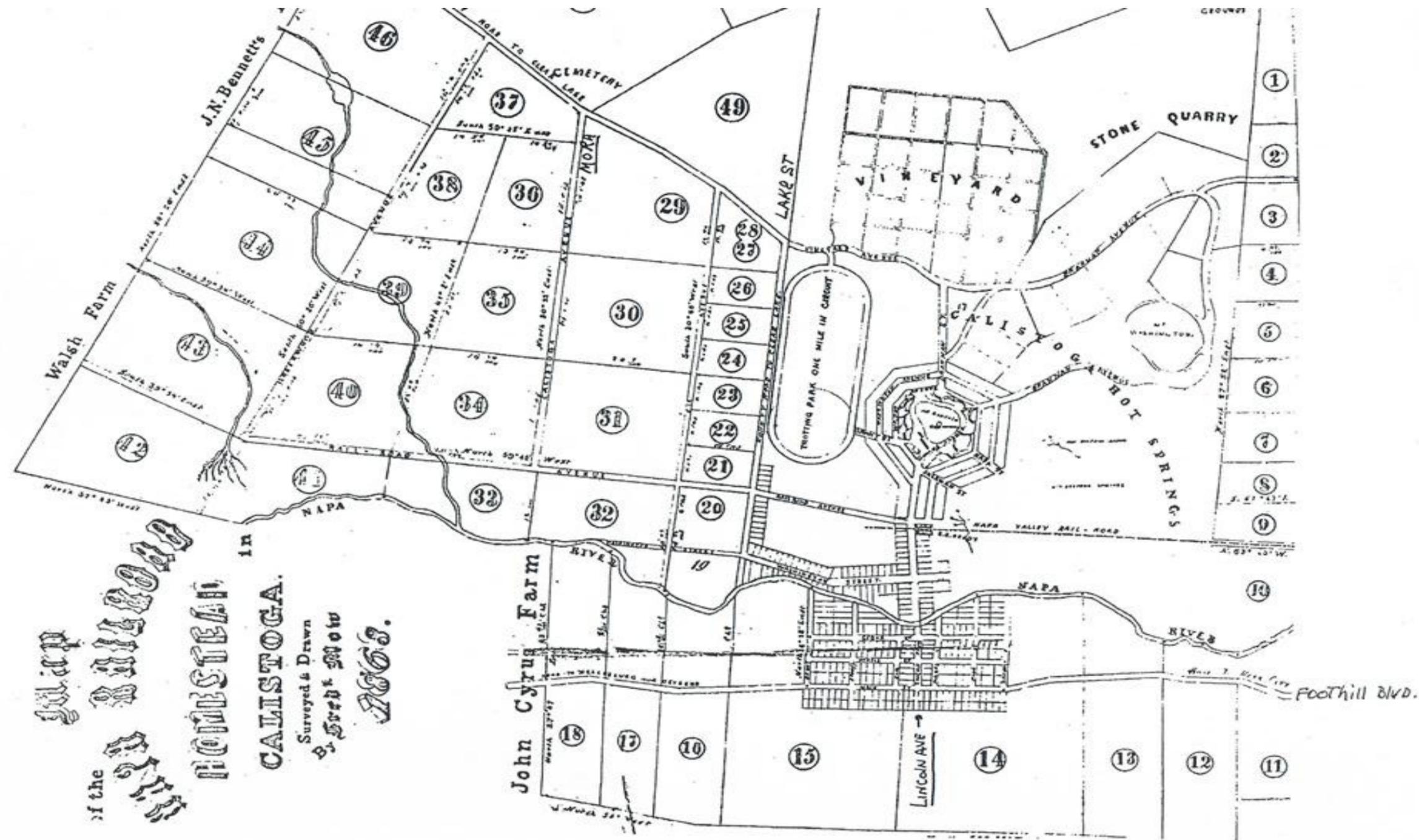


Figure 28 1863 Map of Calistoga. Courtesy of *Looking for the Past in Calistoga*

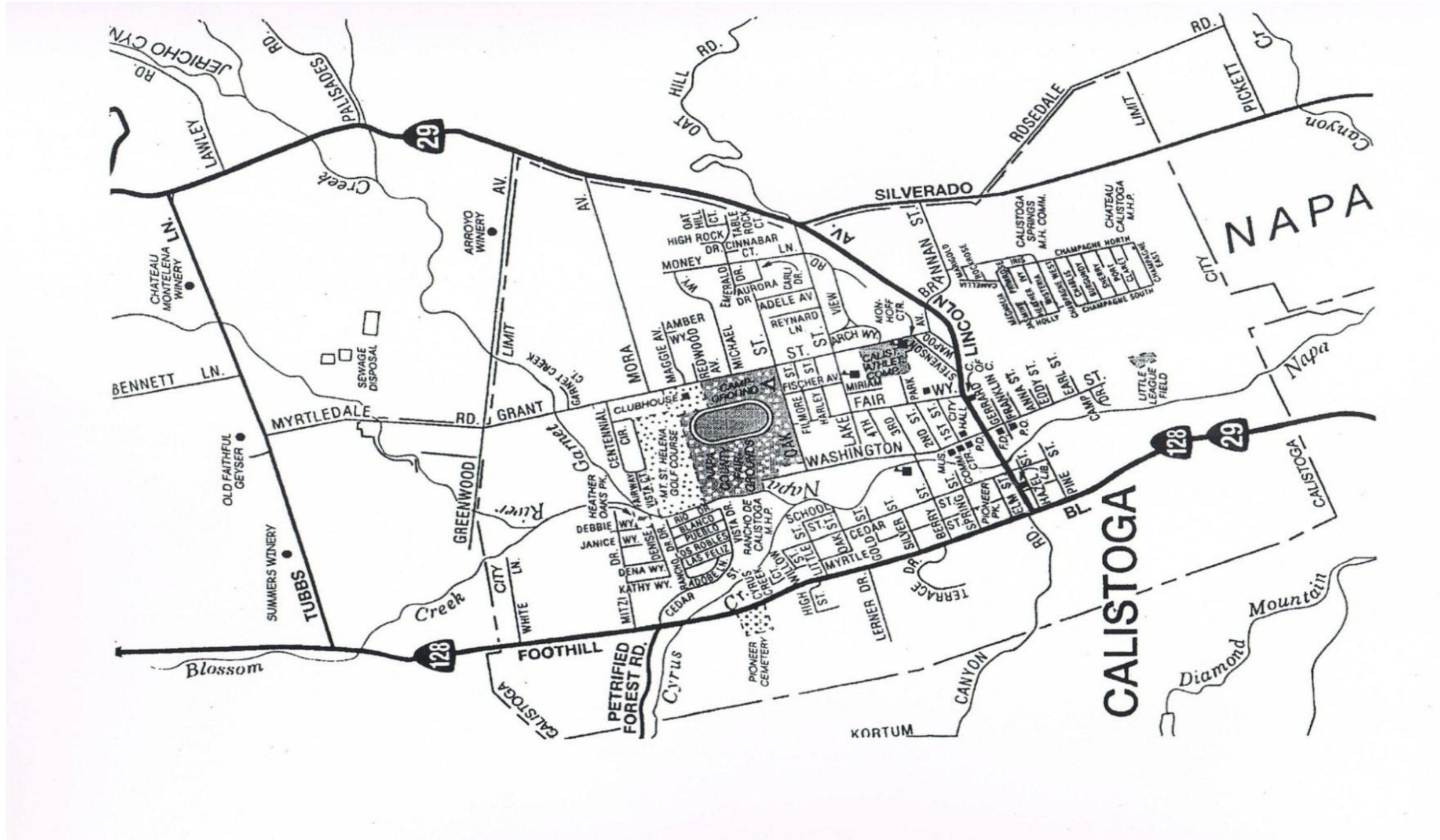


Figure 29 Recent Map of Calistoga. Courtesy of *Looking for the Past in Calistoga*

The development around the periphery of the city poses a threat to the historic pattern of the landscape and the delineation between city and rural. As Calistoga creeps out from its central areas and into areas historically defined by open space this relationship becomes increasingly cloudy. Proposed development ventures such as a multi-use development and five-star hotel proposed for the old glider port and vacant spaces in between buildings on Lincoln Avenue hold potential to alter the sense of place. Often when people think about historic preservation they visualize all the elements taking up space; however, they often undervalue the voids for their cultural and historic significance. The voids — open fields, alleyways, etc., — are important character defining features. As mentioned earlier in reference to agriculture, up until the mid-late twentieth century Calistoga’s landscape accommodated open fields and undeveloped spaces in and around the city limits; housing developments eventually filled most of the previously vacant areas. If Calistoga does indeed desire to preserve the “small town feel” and walkable character of the city, the value of the vacant areas also needs recognition. Most of all the the value of compatible and sensitive infill needs to reinforced while at the same time acknowledging that open spaces are valuable and almost a necessity in order to retain the sense of place defining the city since its inception. This is not to say that development always has a negative impact, rather that potential effects for development to alter such areas should be duly considered and perhaps mitigated.

While the spatial arrangement of Calistoga does not depart significantly from the Brannan era (as most of the buildings and structures remain clustered around Lincoln Avenue), the land uses are increasingly seeping into one another. The delineations between the residential, commercial and rural are becoming less defined and the relationships increasingly murky. Commercial development, specifically resort development, chips away at the cluster arrangement. In order to halt this phenomenon the city needs to address the reliance on the Transient Occupancy Tax and the ease with which it amends the General Plan.



Figure 30 Birds Eye View of Calistoga 1890. *Courtesy of Images of America: Calistoga*

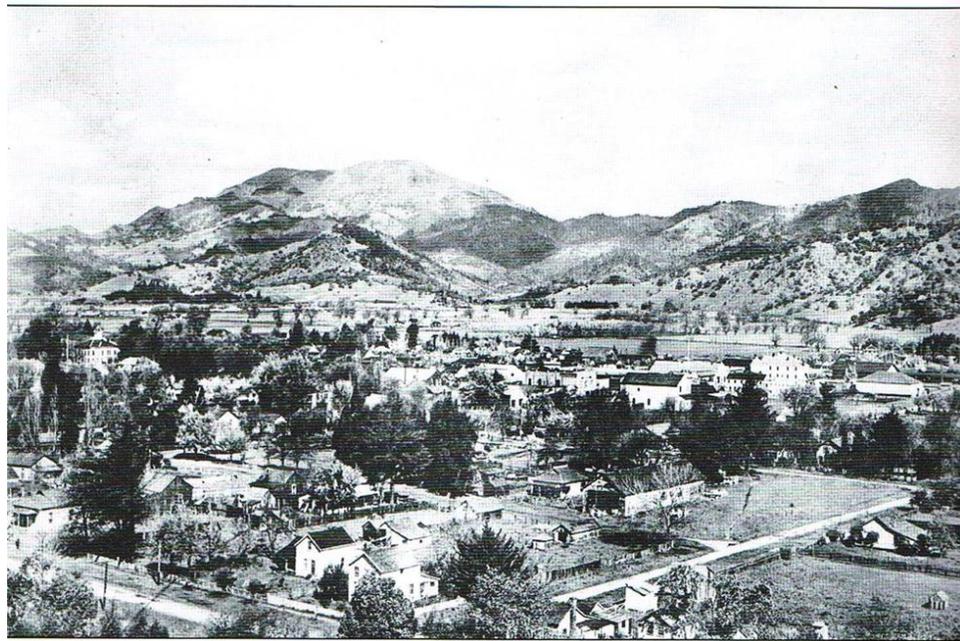


Figure 31 Birds Eye view of Calistoga 1902. *Courtesy of Images of America: Calistoga*

## Land Use

The land use characterizing Calistoga is divided into two primary categories: agriculture and tourism associated with the geothermal resources. Such functions influenced almost every other landscape characteristic by encouraging patterns and practices reinforcing such uses.

If understood from a macro-scale one sees that land use has not changed considerably. Agriculture and tourism associated with the hot springs still largely define Calistoga and its surrounding. However, while the historic land-use system remains rooted in agricultural endeavors it has become (since the 1970's) increasingly specialized to that of wine grapes. While the vineyards are now the predominant crop in the area, there are remnants of the old prune and English walnut orchards tucked in among the newer vineyards.

In many areas where vineyards have replaced the old orchards, prune or walnut trees continue to line the edge of the vineyards along the roadsides giving a nod to the historic character of the landscape. In addition, some of the walnut and prune orchards have persevered and several continue to dot the Calistoga landscape. They are most noticeable when heading north on Foothill Boulevard but are seen occasionally throughout the city. While the agriculturally based land use system continues, the cattle ranches that predated the present land use system were not able to compete and little tangible elements of that period remain. In addition, the dairies, once a common element of the Middle American period landscape, did not endure and gave way to other uses.

The overall patterns of land use remain intact as Calistoga's landscape retains a relatively strong tie to its historic land use systems. Vineyards, historically just another part of the landscape, have largely replaced other uses such as orchards. Still, the occasional presence of prune and walnut orchards and their presence along the vineyard edges help the landscape retain the ties to earlier periods and allow one to visualize and see the tangible evolution.

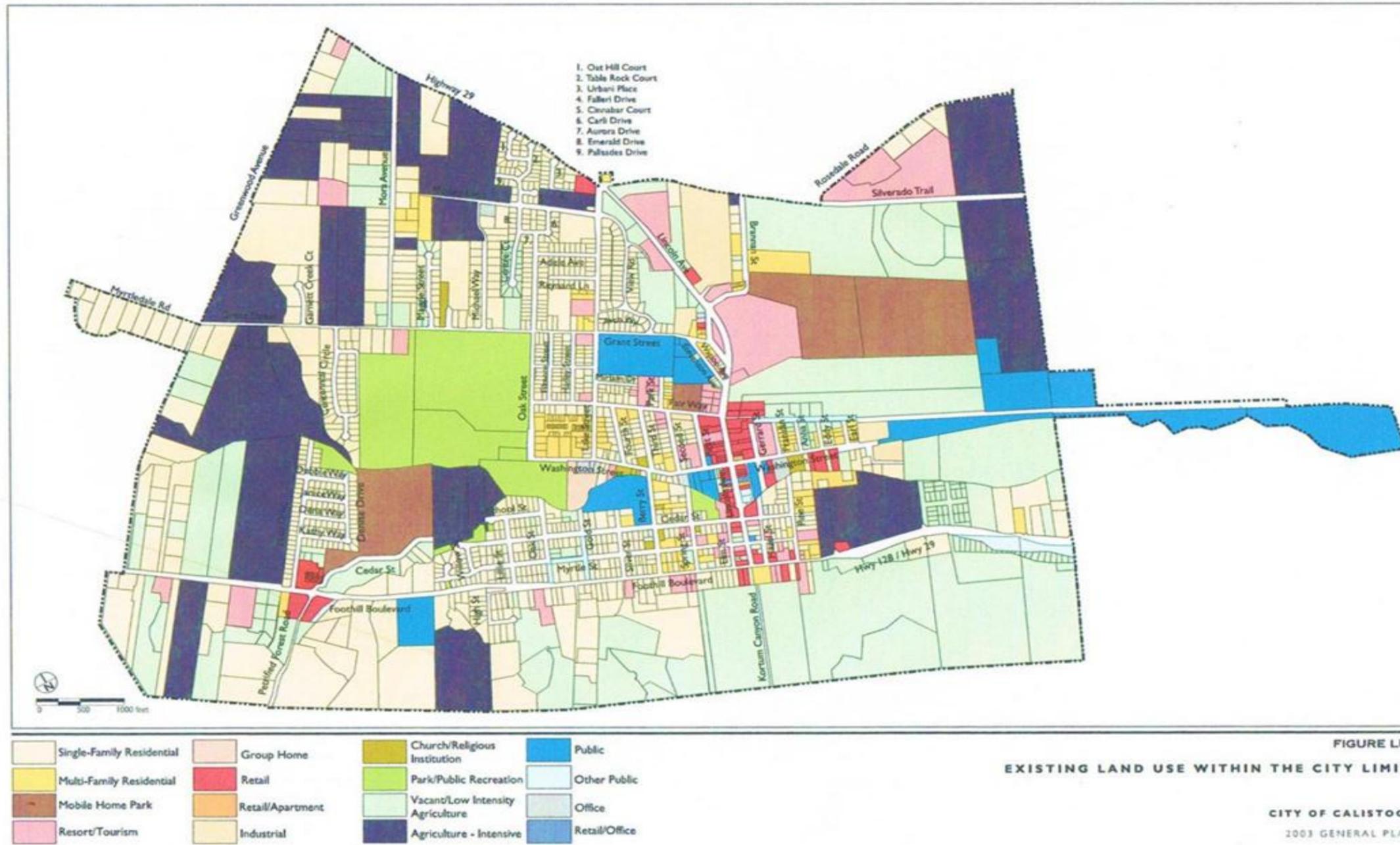


Figure 32 Map of Current Land Uses Within Calistoga. *Courtesy of Calistoga General Plan: Land Use Element*

The presence of the historic prune and walnut trees in areas that are now vineyards has a similar effect as does a book overlaying a historic landscape over a contemporary one, providing a more complete understanding of how past and current relate. The land uses characterizing Calistoga require preservation efforts and while they do not necessarily require rehabilitation, it is an option should the desire to revive the historic, diverse land uses present itself.



Figure 33 Walnut Orchard at UPICK Orchard on East Side of Foothill Boulevard. *Photo by Author.*

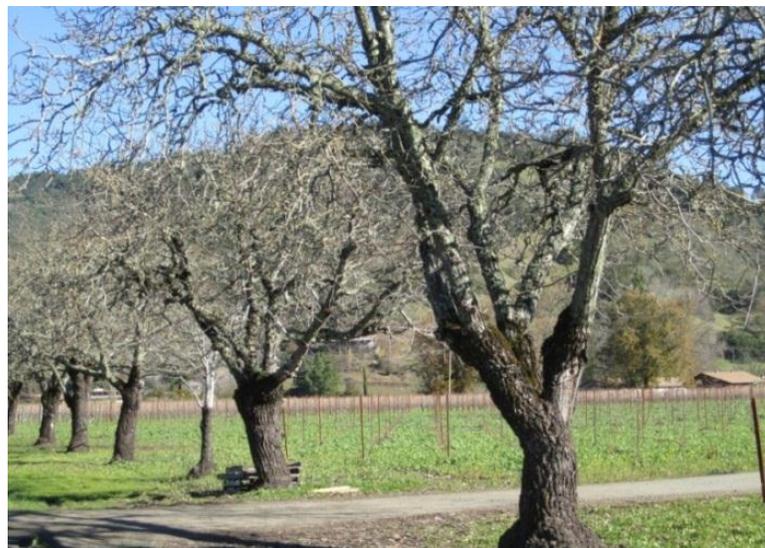


Figure 34 Walnut Trees Lining Vineyard. *Photo by Author.*



Figure 35 Prune Trees Lining Vineyard on Greenwood Avenue. *Photo by Author.*

A number of unique “character areas” also help define Calistoga. While such areas are part of the larger Calistoga landscape, they are also mini-cultural landscapes unto themselves. These areas are necessary to understand fully Calistoga’s unique character and sense of place. The Pioneer Cemetery is one of Calistoga’s valuable character areas. While locally significant, it is also the resting place for Eli “Bud” Philpot, a stagecoach driver whose death incited the famous gunfight at OK Corral in Tombstone, Arizona. It is also the resting place of many Civil War soldiers, survivors of the Donner Party and early settlers and locals. Located on a hillside abutting the west side of Foothill Blvd, it is not very accessible for interpretation and not easily accessed, although this location was likely strategic when first established. The City’s Public Works Department currently manages the cemetery as a “wild” cemetery. It is currently overgrown with Vinca vines (an invasive and rapidly growing species), and most of the graves stones and accompanying features are damaged or broken. The city does not perform basic maintenance, let alone restoration, (likely due to lack of funds); hence, that responsibility falls to the owners of the plots. The only serious clean-up efforts taking place occur around Memorial Day when the city “spruces up” the cemetery, specifically what is considered the “Veteran’s area.” The city no longer sells plots due to the fact the original documents that contained the plot layout were lost, hence several plots are unmarked. While archival research rectified the loss to some extent, no

acceptable means exist to identify what burials are located where. It is also important to note that a year ago the city of Calistoga — not the Public Works Department — attempted to nominate the Pioneer Cemetery to the Napa County Landmark’s annual Endangered List. While, NCL did not include it (likely to avoid political issues) this incident shows that there could and should be more done to restore and preserve the valuable cemetery.



Figure 36 Gravestones in Pioneer Cemetery. *Photo by Author*



Figure 37 Gravestones in Pioneer Cemetery. *Photo by Author*

Another important character area gradually turning into a relict landscape is the former glider port. Developed in 1945, it is no longer a working airport but retains remnants of the former landing strip and associated buildings. The owner of the abutting Indian Springs Resort

who also owns the former airport and has called for it to be developed as an extension of the current resort or as a separate resort. Other proposals called for an extension of the commercial buildings lining Lincoln Avenue. The space looks much like an open field, resembling a former airport by the auxiliary buildings still present. Located on the southeast portion of Lincoln dividing businesses, the space provides a distinct break in the rhythm defining Lincoln Avenue. However, this space is not a negative area, but rather one that provides variety and in a way is an ode to the former landscape once largely defined by open space and expansive fields.

The land uses in general terms and in the form of significant character areas, are for most purposes intact. Yet, not surprisingly, the land uses with the most economic benefit are encouraged often at the expense of other important land uses. Historically, a number of land uses took place all at once and generally worked out well in all cases. However, as competition increases it is difficult to prevent the most lucrative from taking over at the expense of others. This conflict requires creative and well-tailored approaches if historic and culturally significant land uses are to remain a prominent feature of the Calistoga landscape.

### Cultural Traditions

Calistoga's cultural traditions formed out of a particular combination of natural factors and human manipulation. The cultural traditions characterizing Calistoga revolve heavily around touristic pursuits of a resort town and agricultural traditions enduring since the city's inception. While agricultural traditions like the burning of prune cane in the winter and celebrating with large bonfires transformed into the more reserved and smaller-scale burning of vineyard cane in the late winter, it was a natural evolution and not a stark change that significantly departed from the historic practice. The smell of burning cane still evokes the same feelings and memories as it did when it was prune cane; it still signals the end of winter and early beginnings of spring and acts as a comforting, reliable action helping to orient one in time and place.

The agricultural areas existing within and around the city limits retain value as relicts of a former landscape. Such areas act as tangible reflections of the cultivation practices. The spacing

of the still intact prune and walnut orchards, the pruning methods, and the scale are in many cases reflective of not just typical land use but the deeply engrained agricultural traditions. Farmers and viticulturists tailor the viticultural practices, such as clone type, trellis form, farming techniques and harvest methods to the unique *terroir* and because of that, such practices are important tangible representations of the greater cultural landscape.

The traditions associated with Calistoga remain robust. However, one concern is the corporatization of the valley. Calistoga has done a relatively good job at avoiding the corporatization and absentee homeownership that now defines St. Helena, a Napa County town just 8 miles south. The local, small town traditions and mentality define the culture of Calistoga. It is welcoming and relatable in a way that much of the rest of Napa Valley is not. While no one has answered the question — how does one protect such an intangible and amorphous resource— it still demands consideration if Calistoga is to achieve its preservation goals.

#### Circulation

The historic circulation consisting of country roads, residential streets and the main commercial avenue retain historic integrity. The primary roads connecting Calistoga to the rest of the valley have not changed since their construction, and the hierarchy of roads continues as it has historically. SR 29 and the Silverado Trail are the two primary connectors to the rest of the valley. Within Calistoga, Lincoln Avenue still acts as the main street. Fortunately, in the 1950s and 1960s when Caltrans proposed a large four-lane highway to extend through the city of Calistoga it was not approved.

However, the intensity of land use and tourist traffic along these roads incited Caltrans to push for a road they consider more suitable to the current needs. Specifically, this refers to their desire to either re-route SR 29 to avoid traversing a historic stone bridge from 1902 or expanding and reinforcing the said bridge. Both options are not particularly favorable in terms of historic preservation and neither would bode well for retaining historic integrity. Currently, talks on how to proceed with the issue are at a standstill.

## Vegetation

Each era left a very distinct mark on the Calistoga landscape's vegetation. The Native Americans encouraged the growth of the oaks; the Spanish era left the wild mission grape vines and the mustard flowers; the Hot Springs and Brannan era left the Palms ; the Middle and Current American periods left behind orchards and vineyards; and the Current Period solidified viticulture's place in the upper Napa valley

The integrity of vegetation in Calistoga (native and imported) such as, blue oak, black oak, foothill pine, coast live oak, interior live oak, manzanita, toyon, fiddleneck, salt grass, large flowered star tulip, popcorn flower, lupine, clover, wild mission grapes, wine grape clones etc., remain generally intact. Development expansion and neglect threaten the majority of significant vegetation, aside from vineyards. The relict habitats like the wet meadow, the alkali meadow, and vernal pool are most identifiable by the plant species their unique habitat supports. The disappearance or serious minimization of such habitats will result in the extinction of associated plant life and unique species that will do away with a very important element of the landscape. The species associated with the various habitats are important as seasonal identifiers and provide variety and historic integrity to the unique cultural landscape of Calistoga.

While technology and growing methods have matured, wine grape varieties have stayed generally the same because of how certain varieties respond to the distinct *terroir*. Typically, one finds Zinfandel and other varietals like Cabernet Sauvignon, Syrah and Petite Syrah that are partial to hot and dry climates planted in and around Calistoga. Many of Calistoga's early immigrants also planted Italian varietals many of which are still in production. Several vineyards in Calistoga have historic significance in terms of both product and farming process; several vintners still utilize dry farming techniques even though the vast majority of vintners in the valley have long switched over to irrigated farming.

The native and unmanaged vegetation and vegetation in the form of managed agriculture is very important in retaining the integrity of Calistoga's landscape and unique sense of place.

However, it remains difficult to address the vegetation that is associated with the relict habitats because they are so confined to specific areas and land types that it requires more than simply replanting and reestablishing vegetation, it requires the re-establishment of habitat.



Figure 38 Oak Trees Located on Pioneer Cemetery Grounds. *Photo by Author*

### Buildings and Structures

The buildings and structures in Calistoga provide another avenue by which to understand and synthesize the Calistoga landscape. Calistoga retains buildings from the late 1800s, yet coupled with the slow but steady erection of new buildings and styles over time resulted in a varied and unique building stock providing a tangible sense of historic continuity. A significant number of historic buildings and structures within the city limits and greater planning area retain integrity. However, several especially significant ones are seriously threatened. Neglect especially threatens the “Calistoga Hospital” and the Craftsmen style residence that stands beside it, as well as Garnett Creek Bridge located on SR 29. Since the fiscal resources do not exist or because no one sufficiently pursued them, the already degraded “Calistoga Hospital” continues to fall into greater and greater disrepair. However, because of its unique style and its prominence it deserves consideration that is more serious. The Craftsmen residence next door suffers from a similar affliction because it too is abandoned and slowly falling apart. However, the absence of a

substantial historic resource inventory and historic designation leaves a lot more buildings and structures unnecessarily vulnerable.



Figure 39 “Calistoga Hospital”. *Photo by Author*

Located on SR 29 just north of the city of Calistoga, Garnett Creek Bridge is also seriously threatened. The bridge, built in 1914, is one of the last stone bridges constructed in Napa County, once known as “The County of Stone Bridges.” The bridge, constructed at a time that did not necessitate the use of eight-wheeler trucks (especially plentiful during harvest) only needed to support light use, but eventually became part of the highway system. The current level of use forces the bridge to support a use that its initial builders never intended and the city should address this issue.

At first glance, many buildings and structures appear to retain integrity. However, it is difficult to fully synthesize and understand all of the built resources without a comprehensive inventory. While Napa County and the city of Calistoga performed a rudimentary historic resource survey in 1978 and again in 2000 it lacked in thoroughness and is now outdated. Having performed a basic windshield survey over the summer 2012 as part of an internship, I identified upwards of twenty buildings that hold potential for historic designation that were not included on the earlier inventory.

## Views and Vistas



Figure 40 Lincoln Avenue Looking North. *Photo by Author*

The views and vistas in Calistoga and the upper Napa Valley as a whole continue to be a strong defining characteristic. The flat and narrow valley floor provides a very expansive view. One can experience the views and vistas from almost any position on the valley floor. They generally retain integrity and do not appear especially threatened except by potential development along scenic road corridors that holds potential to obstruct or degrade the iconic resource. The implementation of effective visual control and standards for open space and agricultural land abutting the scenic corridors, as well as formal designation of scenic corridors, would promote the retention of the very valuable and iconic views and vistas.

### Constructed Water Features

Hot Springs and erupting geo-thermal wells have played perhaps the largest role in influencing the development and character of Calistoga. The role of the Hot Springs and geothermal wells continued to play a dominant role from the time Native Americans inhabited the area up until now; the hot springs continue to act as one of the largest tourist draws, as do mud baths and resorts associated with the geothermal features. The water features' continued role as a prominent aspect of the landscape helps retain the integrity of the natural and constructed water

features. However, while not be of immediate concern, it is believed that the geothermal resources will be depleted within the next one hundred years. Until then, however, the resources will retain their integrity as functional resources.

Another constructed water feature is the Kimball Dam reservoir dating to 1939. Although it is a functional resource, it is also historic and deserves adequate consideration. While altered over the years and raised in 1948 to increase storage capacity, it remains intact as both a functional and historic resource. The constructed water features all retain integrity and remain an integral part of the Calistoga landscape.

### Summary

The landscape characteristics that imbue Calistoga with its historic and cultural significance remain intact, but for many, it is only on a minimal level. Future preservation endeavors need to account for the serious vulnerability of many landscape characteristics. Moreover, as exhibited in the analysis of landscape characteristics, there exists a lot of overlap between categories which illuminates just how intertwined and tightly knitted are the various landscape characteristics. Hence, the relationship between characteristics, while not addressed outright in the existing conditions analysis, requires consideration as a significant, intangible, resource in its own right.

### Analysis of Policy

On paper, Calistoga's policies that play a role in preservation appear rather innovative and forward thinking in instituting provisions that address natural and cultural resources and emphasizing the importance of walkable streets and the retention of the small town character. However, despite the ideals outlined in the general plan, the city has lacked consistency in the active implementation and enforcement of the policies. The actual policies, as seen through general plan amendments (proposed and finalized), rely too heavily on what are now considered outdated and discredited methods of planning. It appears that the city government, like many

others, has followed policy that equates growth with economic development. This sort of policy gives only a cursory acknowledgement of the historic and cultural resources affected by such actions. The city government has not given sufficient recognition of how preservation can work alongside development and economic vitality.

Fortunately, the maturation of preservation theory and practice has provided many resources and inspiration to address the increasingly threatened historic resources in such a way that concurrently addresses economic and social issues. A broader understanding of the role contextual elements play and the relationship between buildings, structures and the landscape encourages a more comprehensive approach. The available techniques for preservation have also become increasingly effective and inclusive.

After exploring the regulatory framework, it appears several potentially valuable controls and incentives to benefit preservation efforts in Calistoga are not being used to their full potential. Several controls are not adequately enforced and thus have little opportunity to benefit the city. Moreover, the city government only utilized incentives in the most minimal respect. The policy that has governed preservation efforts until now is disconnected and in many ways, those making decisions relating to preservation appear to have done so somewhat arbitrarily. There appears to be very little direct and formal guidance on how to proceed with preservation.

#### Analysis of Controls

For the sake of efficiency and to avoid being redundant, I analyze the policies that Calistoga's government either does not enforce or does not adequately reinforce as outlined in the tables 4 and 5 below. Calistoga's efforts, while many have proved fruitful, still could benefit from further consideration and integration that is more adequate. I will first briefly touch on the LAFCO control because, as mentioned earlier, it is somewhat of an anomaly. While useful for some cities as a method that actually works in the favor of conservation and preservation, Calistoga has deemed it unnecessary and has not fully instituted it into their framework. However, the LAFCO situation is the exception, not the rule, and several other controls not

adequately reinforced result in a negative impact on preservation. The controls needing to be looked at more closely are:

Table 5: Controls Deserving Further Consideration

| <b>CONTROLS</b>          | <b>Calistoga In Practice</b> |
|--------------------------|------------------------------|
| Napa County General Plan | Partial                      |
| Calistoga General Plan   | Partial                      |
| Viewshed Protection Ord. | Partial                      |
| Calistoga Tree Ordinance | Partial                      |
| NHPA                     | Partial                      |

This chapter will discuss the Napa County general plan and Calistoga general plan together. These two documents guide preservation in the confines of the Calistoga’s city limits and the larger planning area bordering the city itself. Both are rather exceptional in their ability to identify important resources spanning from typically understood landmark buildings, but also the auxiliary and contextual elements imbuing the landscape with meaning. However, as mentioned before, both of these documents are prescriptive, and as experience demonstrates neither retains the regulatory strength required to ensure long-term preservation and conservation. The documents essentially set the stage from which further efforts ought to be undertaken.

The Calistoga General Plan, in particular, outlines goals and then actions required to carry out the goals. For instance, under the “Cultural Identity” chapter, one of the actions calls for formal designation of potential historic districts and, on a smaller scale, encourages the individual nomination of buildings to the National Register of Historic Places. However, these actions require dedication of staff and volunteer time, money and action by the city; in the absence of such dedications, the value in outlining actions is not especially great. Ultimately, the city should understand the Calistoga general plan as a valuable source of inspiration, but should not rely upon it to achieve more than what it is realistically able. They should embrace the general plan as goals for action but not *the* action in itself.

Perhaps the most robust document addressing historic and cultural assets is the Calistoga Tree Ordinance, a forward-thinking and useful preservation mechanism. The ordinance's utility stems from its ability to encourage retention and re-establishment of Calistoga's iconic trees. However, there is room for improvement in that there are currently no designated "Heritage Trees." A thorough tree inventory identifying historically and culturally significant trees would reinforce the ordinance and allow it to be even more effective. Such an inventory would also help to identify widespread issues or threats to trees, allowing for preventative actions rather than requiring reactive efforts in the future. The oaks and other tree species in the valley are such integral and iconic parts of the valley that the city should make every effort to ensure their preservation. While the Tree Ordinance is an excellent start, other rather painless efforts exist to reinforce the ordinance's effectiveness.

The National Historic Preservation Act and its associated regulatory programs have a minimal presence in Calistoga. The National Register includes six of Calistoga's buildings and structures; however, the potential exists to list more. In addition, landscapes or collections of landscapes and buildings, under the category of "district" or "sites," are likely eligible for nomination— this could pertain to orchards, the "vineyard landscape," or "hot springs resort cultural landscape." In addition, while National Register nomination is valuable as a method of encouraging recognition and pride in Calistoga's historic and cultural resources, the city should consider it in concert with other more robust protective measures.

Through the research and attempts to gain a firmer understanding of Calistoga's regulatory framework it is apparent that what ultimately thwarts a more comprehensive integration of preservation controls in Calistoga are political fears and monetary constraint. Underlying these drawbacks is an absence of preservation-related awareness despite the invaluable early efforts of city planner, Jo Noble, on behalf of preservation. The inability of Calistoga to see beyond the political discomfort accompanying preservation, or the monies involved in carrying out preservation, point to an ignorance of preservation theory, methodology

and successes, which refute the oft-heard arguments against it. This lack of understanding is present both in terms of the city’s staff, but also in terms of the community and decision makers. Fortunately, with a little time this situation is easily rectified.

Analysis of Incentives

After evaluation under the “Regulatory Framework,” it is clear many opportunities exist to more effectively take advantage of preservation incentives. The incentives available are often flexible and can be useful for a number of preservation and conservation related activities. Moreover, implementation of incentives does not carry with it the political drama that often accompanies controls. Incentives can also be extremely effective and, in many cases, can act as a good start, leading to the acceptance and implementation of more advanced and long term preservation efforts. The available incentives that have opportunity for more sufficient integration are articulated in Table 6 below.

Table 6: Incentives Deserving Further Consideration

| <b>INCENTIVES</b>                              | <b>Calistoga In Practice</b> |
|--|------------------------------|
| Sustain. Planning Grants                       | No                           |
| CLG Program/ Grants                            | No                           |
| California Land Conserv. Act 1965 and FSZ Amen | Partial                      |
| CA Farmland & Conservancy Program              | No                           |
| Natural Heritage Tax Credit                    | No                           |
| Napa County Voluntary Oak Wdln Mgmt Plan       | No                           |
| Wildlife Conservation Grant                    | No                           |
| Federal HP tax Incentive                       | Partial                      |
| National Heritage Area                         | No                           |
| Seismic Bond Act                               | No                           |
| Mills Act                                      | Partial                      |
| CA Scenic Hwy Program                          | No                           |

The vast majority of incentives identified relate to planning activities. Such incentives may provide the means to develop a management plan, expand on mechanisms already in place, develop guidelines, and perform a historic resource inventory — a formal inventory with the credibility needed to be recognized by the California State Historic Preservation Office — or

other more comprehensive studies able to address the multi-faceted cultural landscape. The useful incentives encouraging research and planning efforts are the California Sustainable Planning Grants, CLG program and grant, and funding attached to the National Heritage Area Program.

The California Sustainable Planning Grant holds potential to benefit Calistoga in that the City can use monies for a number of planning-related activities. Because Calistoga is such a multifaceted place reflecting the interplay of so many different elements, the incentive could be useful in addressing a number of issues and resources, perhaps to create a preservation plan for the broad cultural landscape with specific guidelines for downtown re-invigoration. The grant program has few downsides and appears to be one of the best opportunities because it is so flexible in what types of projects it is willing to fund. Funded projects can be tailored to the unique cultural and historic resources as well address economic viability, a valuable method of encouraging recognition and pride in Calistoga's historic and cultural resources and an aspect that Calistoga is especially concerned with.

The CLG Program provides a local government such as Calistoga's with more credibility, technical support and preservation knowledge (which Calistoga has already communicated they need). In the absence of a preservation planner position, this is especially important. The requisite historic preservation commission is an added benefit to utilization of the incentive because it sets the stage for long-term efforts and encourages a greater acknowledgment of historic and cultural resources in daily planning activities. In addition to providing credibility and support, the grants that become available with CLG Status could help to fund a historic resource inventory or similar endeavor, which the city is in desperate need of.

In terms of the bordering agricultural landscape, expansion of the current Williamson Act provisions could be extremely valuable. While County residents widely use the Williamson Act, no opportunities exist for them to utilize the Farm Security Zone program since the County has not adopted the amendment. The Farm Security Amendment holds potential to ameliorate fears

related to LAFCO annexation and address general threats to agricultural lands in the unincorporated portions of the upper Napa Valley.

The City of Calistoga could utilize the California Farmland and Conservancy in a number of ways, but it would be most valuable if used to address the waning diversity of Calistoga and the upper Napa Valley. The historic orchards and relict agricultural landscapes in addition to the historic vineyards would benefit from greater consideration. Calistoga could use this incentive to acquire threatened property, but most importantly, it could fund restoration projects and improvements of threatened agricultural lands, which are especially important when thinking long term and acknowledging that preservation is an on-going effort. Often designation is not enough and maintenance is inevitably a huge part of preservation. Thus, this incentive would provide the most utility if used as an intermediate preservation effort.

The Natural Heritage Tax Credit Act of 2000, an easement program of sorts, allows a property owner to donate lands to a government entity and receive a 55% decrease in fair market value. As mentioned before, the open space and patterns of the landscape are integral to Calistoga's sense of place and this incentive, like other easement programs, provides an avenue through which to preserve such patterns. While the local government is merely a vessel for carrying out this program, they do have the ability to encourage property owners to take advantage of this.

The Napa County Voluntary Oak Woodland Management Plan, adopted in 2010, makes agencies, county landowners, and non-profit organizations eligible for funds to perform restoration and conservation efforts related to the oak Woodlands in Napa County. The plan encourages both retention of extant oaks and re-establishment. The oak population has declined precipitously in the twentieth century for a number of reasons and the waning population necessitates restoration and preservation activities to reverse the situation that is inevitably reshaping the valley both tangibly and intangibly.

The Wildlife Conservation Grant holds potential to assist in the re-establishment of the salmon population that lived in the Napa River. Additionally, the city can utilize it for “native habitat enhancement.” As discussed in Chapter II, Calistoga is home to a number of unique and quickly deteriorating habitats. The wetland habitats and alkali meadows deserve a lot more attention and could benefit considerably from rehabilitation activities that this grant money could help fund.

The Federal Historic Preservation Tax Incentive is a powerful resource that can make preservation of Calistoga’s commercial buildings feasible. While the commercial buildings that line Lincoln Avenue remain generally intact, most of them could benefit from maintenance or rehabilitation that is more intensive. This tax incentive would be most valuable when utilized in concert with the establishment of a historic district— encouraging short-term preservation as well as rehabilitation and long-term maintenance.

While a large undertaking, The National Heritage Area (NHA) Program also holds potential to further Calistoga’s preservation goals. As stated earlier, an organization could nominate Calistoga as part of a larger National Heritage Area under the umbrella of Napa or California Wine Country. While such an incentive necessitates the city put a lot of time and labor towards the nomination and management of the area, the potential benefits outweigh the effort. The comprehensive and broad nature of the NHA would help to preserve the interplay between cultural practices and land use. One of the most promising aspects of NHA designation is the flexible management and distribution of funds, which allow an area to specifically tailor efforts to address the resources or collection of resources that make the most sense for them. An organization can use this method of preservation detached from the typical National Register, Secretary of the Interior’s Standards, and other valuable, but sometimes uninspiring frameworks. Therefore, while this incentive may not hold potential for immediate gratification it should stay in the picture for the future.

The Seismic Bond Act is an incentive that has potential to benefit Calistoga's unreinforced masonry structures and may prove to be the most fruitful when used in concert with other federal incentives. Several of the buildings lining Lincoln Avenue are unreinforced masonry construction, as is the unique "old Calistoga Hospital." The absence of seismic reinforcement poses problems not only related to preservation, but also safety. The City of Calistoga should consider this incentive especially if preservation efforts are already happening in some capacity.

Finally, the recently developed Mills Act is a valuable incentive, but perhaps on a smaller scale. The allowance of only three Mills Act properties per year, while better than nothing, will not likely have the transformative effects that other incentives could. Calistoga should encourage and advertise the incentive more than they have, as the availability and visibility of information related to the program appears rather limited.

#### Summary

As mentioned throughout this thesis, the main problem for preservation in Calistoga lies in the fact that the community's resources remain so vulnerable. The current policies encouraging preservation are the Napa County and Calistoga general plans, Formula Business Ordinance and the greater national frameworks like the NHPA and NEPA. No frameworks have been especially destructive to the resources, but the underlying assumption that expansion is the only method to maintain economic viability does not help. It is very likely that this premise has encouraged the continued reliance on the transient occupancy tax and inevitably discouraged preservation efforts, so commonly thought to be the antithesis of economic growth.

Looking at Calistoga from a macro-oriented view one sees that the resources garnering attention are typically those that have a tie to tourism: Lincoln Avenue's commercial buildings and landmark structures, vineyards, wineries, and resorts. Because of this trend, the local, vernacular resources often do not receive the attention they need. The Pioneer Cemetery, the Glider Port, the orchards and other non-vineyard agricultural resources, open space, unique

habitats and the resources located in the unincorporated areas surrounding the city received little attention related to their preservation and conservation. These resources are no less valuable and no less important to telling Calistoga's unique story. It is clear that the conditions of the landscape characteristics and municipal policy require a more complimentary relationship.

## CHAPTER 6

### RECOMMENDATIONS

Underpinning the recommendations is the idea that one should not sacrifice what one wants for what one wants *now*. All too often cities sacrifice their unique character and cultural assets for immediate, albeit fleeting, monetary gains. In the long term, this methodology works against municipalities. In many ways, especially for a tourist-oriented town, the cultural and historic resources are of the greatest value. Moreover, a community does not need to emphasize one at the expense of the other.

Calistoga as a resort town and well-known wine growing region has a unique array of historic and cultural resources. The fact that the landscape is, in most respects, a continuing landscape presents us with both issues and opportunities. James Conaway, in his book, *Vanishing America*, discusses the Napa Valley's contemporary essence and ponders how, "farming and the life and landscape inherent in it can be preserved in a discrete place celebrated not just for its product but also for its aesthetic value ..." These recommendations attempt to answer that question. Calistoga, as a living landscape, requires broad preservation efforts that are creative and inter-disciplinary, that encourage the retention of the extant resources while encouraging the practices associated with the working landscape.

#### Resource Types Deserving of Protection

As summarized in the previous chapter, Calistoga has a rich amalgamation of tangible and intangible resources. A number of resources deserve further consideration, formal recognition and active protection. The agricultural diversity and historic habitats existing as part of the Calistoga landscape for centuries only hang on loosely and to prevent the loss of this part of Calistoga, the city needs to address them. In addition, while often taken for granted because Calistoga is a continuing landscape, the local knowledge associated with farming deserves better

documentation. Technological innovation and corporatization of the valley occur rather rapidly and the practices and ethnographic aspects associated with small-scale farming deserve more consideration.

The most widely recognized form of historic resources, built heritage and auxiliary structures, remain in a vulnerable position in Calistoga. Not only are the buildings endangered, but also the spatial organization characterizing the city form remains especially vulnerable. The built heritage, the spatial organization, the “grain” of the landscape, and the transitional edge between city and rural are extremely important and deserve to receive more sufficient consideration.

#### Review of Issues and Threats

Perhaps one of the biggest issues this research illuminated is an ignorance of historic and cultural resources. One cannot preserve resources if one does not know what they are, the value they hold and how to protect them. The absence of a thorough and intensive inventory has seriously thwarted preservation efforts. Recognition of historic resources and wide support for the resource when the hour of reckoning comes greatly bolsters its chances for survival. In the same vein, how Calistoga and the county understand historic and cultural resources varies. Napa County and Calistoga general plans and past mitigation reports identify cultural and historic resources as buildings. The respective documents categorize many other landscape characteristics as “aesthetic” or “natural” resources. While one should consider their natural and aesthetic value, one should also recognize such resources for their cultural and historic value because that will reinforce the argument for their retention.

Other threats lie in the proliferation of incompatible development in Calistoga and the valley as a whole. The absence of contextual design guidelines governing not just architectural form, style and scale but also subdivision and land patterns forces the area to rely on the benevolence of developers to ensure compatible development. The yet unrecognized fact that design guidelines can be just as useful for preserving cultural landscape rhythm, pattern, features

and character areas presents a challenge. However, some infill like the commercial building constructed on Lincoln Avenue over the summer 2012 is a fine example of compatible but differentiated design. Conversely, there are incompatible residential and apartment buildings that detract from historic and visual character. The construction of new resorts and expansion of others poses problems related to scale; as of now, it seems like the decisions on their scale are often made arbitrarily and too heavily based on immediate monetary rewards. Of course, as Calistoga is a continuing landscape, development is inevitable, but what should be emphasized is that there is a way to do it that encourages retention of historic and cultural resources rather than discourages their presence.

#### How to Think about Preservation

If nothing else, the maturation of preservation theory illuminated how greatly personal values determine what one considers deserving of preservation and retention; preservation is not yet a completely objective endeavor. The underlying reason of *why* preservation takes place largely determines how it takes place. If Calistoga is valued as a continuing landscape with tangible and intangible assets, its preservation efforts should reflect those values.

With that in mind, one should understand preservation as an ongoing task. This is true for a static landscape, but even truer and requiring greater involvement for a continuing landscape like that of Calistoga. One must recognize preservation as more than an attempt to freeze in time. One should consider the landscape itself as a historic and cultural resource in its own right. One must understand the relationships between resources from a macro-level. Recognize the role that texture, grain, voids and organic divisions play. It is very tempting to address resources in seclusion from one another as, however that approach will inevitably allow the destruction of associated resources and elements that are a part of the historic resource community.

Last, think long term- what is new today is historic tomorrow. While resources are typically considered historic when they are 50 years or older, some have obtained significance in fewer years. It is better to survey resources that are 30 + years older to provide a buffer.

Calistoga is in a prime position to implement innovative and enduring preservation protections. With relatively intact historic and cultural fabric and little in place to protect it, Calistoga is not in a position to wait and hope for a more opportune time. In light of the physical conditions of the resources and the political climate in Calistoga, now is a good a time to start.

#### Recommendations by Activity

The following recommendations are organized by type of activity. Preparatory activities such as stabilization, survey and inventory are followed by designation and regulation, management, education and maintenance. The recommendations follow a logical, but flexible progression in hopes of providing a pragmatic and clear framework synthesizing the earlier analysis and evaluation discussed in Chapter IV.

#### Stabilization

Prior to undertaking broad preservation and conservation efforts, stabilization of the extremely vulnerable cultural and natural resources should happen immediately. The resources requiring stabilization include the “Calistoga Hospital”, the Craftsmen residence next door, the small-scale features in the Pioneer Cemetery, and ecological habitats associated with the seriously degraded wetlands. Because it is unrealistic to believe restoration of threatened resources like the “Calistoga Hospital” or adjacent residence will commence immediately, it is recommended a grant be pursued to carry out formal and extensive stabilization efforts. Besides securing the buildings and ensuring their survival, this move might appeal to buyers looking to restore them and/or rehabilitate them for a compatible use. The small-scale features in the Pioneer Cemetery are deteriorating quickly as the Public Works Department requires individual plot owners to care for the historic grave markers and associated features. The plot owners presumably lack the expertise and resources to sufficiently maintain or restore the small scale features located on the respective plots. The city needs to carry out thorough stabilization, address the invasive plants, and secure the small-scale features in the form of grave markers, gravestones, fences and other associated plot features. Wetland habitats like the alkali meadow and wet meadow as well as the

vegetation associated with them necessitate protection, Calistoga should take measures to extend the life of the existing vegetation and plant life associated with the habitat until more substantial restoration efforts can happen.

Funding and support opportunities for stabilization include:

- Seismic Bond Act
- CLG Grants
- Napa County Wildlife Conservation Grant

#### Further Investigation: Survey and Inventory

Calistoga needs a comprehensive inventory to identify a variety of historic and cultural resources. As the last historic resource inventory dating from 1978 and 2000 consisted of primarily visual assessment and was rather narrow in its scope, the city should update it and perform a more intensive survey. The inventory and survey work could be compiled into one large report, but it makes more sense if divided into separate inventories tailored to specific resource types.

It is recommended that Calistoga carry out a tree and plant inventory to identify historically significant vegetation and develop an intensive existing conditions assessment. The survey should extend to the borders of the planning area and not confine itself to the city limits because the planning area so greatly influences the character of Calistoga proper. In addition to the inventory, it is recommended that Calistoga develop a “living archive” and plant nursery containing seeds and grafts of historically and culturally significant vegetation that could be used to propagate the waning species and aid in restoration efforts if pursued. For example, Beringer Winery in St. Helena recently restored their historic landscape and re-established the historic orchards by cloning the historic tree species.

Further, a historic resource survey be performed to expand and update the earlier survey performed in 1978 and 2000. The new historic resource inventory should be broad and pay close attention to lesser-known buildings, structures and objects so important in telling Calistoga’s story, especially agriculturally-related buildings and structures, fence lines, small-scale features,

and distinct character areas. Like the plant inventory, this survey should extend into the planning area. It is recommended that Calistoga collaborate and pool resources with the county in order to perform an inventory of historic resources in the unincorporated portions of the upper Napa Valley as those are being most impacted by incremental development on the city/rural edge. The city should approach the historic resource survey with a consideration for National Register eligibility, but ultimately it should be approached from a local perspective because that will encourage recognition of a greater amount of resources.

Finally, Calistoga should perform an ethnographic survey of longtime residents and others who are familiar with the cultural landscape, such as farmers, viticulturists, and wine makers. Often these land users are the most able to articulate cultural and historical agricultural practices that help to define the sense of place to retain, or at the very least, record.

Funding and support opportunities for survey and inventory:

- Sustainable Planning Grants
- CLG Grants and funding
- Napa County Voluntary Oak Woodland Management Plan
- Community Stories Grant Program

#### Designation and Regulation

Following the identification of important historic and cultural resources, the next step is to establish protective mechanisms, whether historic designation or another form of regulation that will control if and how that resource is approached. As a living landscape, Calistoga's designation and regulation should account not just for the historic and cultural resources themselves but should also consider the relationship between the identified resources.

First Calistoga should develop a historic preservation ordinance establishing a foundation to guide preservation activities in a much more substantial and effective way than does the current General Plan element. This begins the process required to obtain CLG designation and additional funding sources. Calistoga should follow through with designation of the potential historic districts identified in their General Plan including the residential district, a resort/spa

district, a commercial district, and a smaller residential district. Historic districts are valuable as regulatory mechanisms to preserve not only groups of resources but also the larger relationships between them and the greater context defining a particular area. In addition to the already identified districts, Calistoga should consider Pioneer Cemetery for historic district designation for its local significance and unique character.

In order to account for the resources falling outside of designated historic districts the City should develop a local register with clear and accessible instructions as to how to list a resource. The City should make the community well aware of the list and the process of getting a historic resource listed. This recommendation goes back to the idea that often community members are the best building and landscape historians as they may identify resources that are not readily apparent to others.

The continued and pronounced decrease in crop and habitat diversity requires immediate attention. While the vineyards are an integral part of Calistoga and the rest of Napa Valley, their presence occurs more and more at the expense of other less profitable, but perhaps more historic and culturally significant land uses like orchards and smaller farms or open space. Calistoga can retain and rehabilitate their relict landscapes proudly existing as an ode to an earlier time. While a combination of controls and incentives (such as Napa County's "mini-Ag preserve" incentive) could assist in rehabilitation efforts, this may also provide an opportunity to create a new incentive that further encourages such land uses. The natural and agricultural areas within the city limit, such as orchards, vineyards, scenic areas and significant districts, would benefit from designation. While designation is a helpful tool for guiding treatment it is also a significant educational tool both for the community and also the many tourists who come and visit Calistoga for its unique resources.

Calistoga should also consider designation of small-scale features. People rarely understand Calistoga's trees as historic or cultural resources yet they add to the city's sense of place and character and have as much significance as other resources. Calistoga has been very

innovative in their creation of the Calistoga Tree Ordinance, yet they could take it one step further by performing a tree inventory and designating what has been termed “heritage trees.” The grand oaks and towering palms that line Palm Row are significant cultural resources yet remain seriously vulnerable.

With Calistoga’s encouragement, Napa County should formally adopt the Farm Security Zone (FSZ) amendment to the Williamson Act. Agricultural areas located outside of the city limits already under a Williamson Act Contract or with this potential, should be set up as Farm Security Zones. This action would protect vulnerable agricultural lands from annexation because the FSZ, unlike under the Williamson Act and Agricultural Preserve, cities cannot except under the rarest of circumstances, annex land under a FSZ contract and cannot retroactively rezone the land to a use antithetical to agriculture or open space.

In order to further encourage diverse land uses — those other than wine grapes — Calistoga should encourage the use of the mini-agricultural preserve incentives that Napa County distributes for property owners who have 5-10 acres of farmland used for an agricultural purpose other than wine grapes.

Last, the city should nominate the portions of SR 29 and Silverado Trail eligible for formal designation as scenic corridors by the State of California. Formal designation increases recognition of the corridors as historic and cultural resources and ensures that the importance of these areas is accounted for when proposing transportation or development projects.

The designation of historic and cultural resources opens up many new opportunities. More control and guidance helps ensure sensitive change and funding becomes available, but perhaps one of the greatest values in designation is educational. Formal designation encourages recognition and provides opportunities for interpretation and a more comprehensive understanding of Calistoga’s cultural and historic resources.

Funding and support opportunities for designation and regulation include:

- Sustainable Planning Grants

- CLG Grants
- California Farmland and Conservancy Program
- Natural Heritage Preservation Tax Credit Act of 2000.
- California Land Conservation Act of 1965 and FSZ Amendment
- Natural Heritage Area Designation
- The California Scenic Highway Program 1963
- 

#### Management and Planning

In order to more effectively manage and address Calistoga's cultural and historic resources the city needs to utilize all available opportunities for training and funding to garner credibility. The CLG program is one of the best avenues by which to achieve this. One of the immediate actions recommended for Calistoga is to pursue CLG status. In order to obtain CLG status Calistoga needs to (amongst other things) develop and adopt a historic preservation ordinance, develop a historic preservation plan and form a historic preservation commission to perform CLG duties. Indeed the actions necessary to become a CLG ought to be done whether or not CLG status is pursued as they set long-term policy towards conservation of resources. While the requisite historic commission may not necessarily be composed of the typical professionals this should not preclude designation. In California, there are typically at least five members on the commission, two of which are trained in a related field such as historic preservation, museum curation, cultural anthropology, landscape architecture and the like. The other commission members may be lay people who have a demonstrated interest in historic preservation, architecture, landscape architecture or history. In the event that such a composition is not possible, the SHPO will make concessions if the city can show that the municipality made a good effort to fill the typical positions. Once designated as a CLG, Calistoga is then eligible to receive technical support and has the opportunity to apply for CLG grants helpful to carrying out much-needed stabilization of threatened resources and historic resource inventories.

In addition to the CLG program, other management adjustments that can help Calistoga include hiring a preservation planner or planning professional with historic preservation

experience who guides and ensures that preservation is not a sporadic effort, but considered an integral part of planning and other management activities. The city government should work on fostering public/private partnerships that can collaborate on preservation goals through more informal means.

Taking steps towards developing a regional plan will help address the preservation and conservation issues facing Calistoga and the greater Napa Valley. Inspiration could be taken from the Integrated Regional Water Management Planning (IRWMP) in Napa County. As Calistoga is so intimately tied to the greater Napa Valley and it to Calistoga, approaching preservation and conservation efforts from a regional standpoint may be an effective way to go. The IRWMP strives to manage water and watershed issues across jurisdictions and boundaries by fostering working relationships and encouraging interaction with all stakeholders. The IRWMP framework utilizes already established committees and organizations to help guide their efforts and provide input. This same regionally scaled framework has great potential to function as a conservation and preservation framework and should be looked to as a source of inspiration.<sup>115</sup>

Another management strategy that deserves consideration is adaptive management, also known as adaptive resource management. This strategy exhibits more flexibility than do traditional methods. Adaptive management is an iterative process that encourages real time management and encourages learning during the management process while leaving room to re-assess and adapt management practices to acknowledge new discoveries or changes. Adaptive management may be especially appropriate in addressing the waning habitat types. This management strategy does not necessarily need to be implemented on a large scale at first, but can address a “test portion” of land and the knowledge gleaned from that will help inform how to

---

<sup>115</sup> For more information on IRWMP go to: [http://www.napawatersheds.org/app\\_pages/view/5046](http://www.napawatersheds.org/app_pages/view/5046)

approach like-resources on a larger scale. This strategy, also adopted by the IRWMP, can be more fully understood when looking at it in that context.<sup>116</sup>

The city of Calistoga could also benefit from more effectively utilizing already established guidelines. The General Plan is a great guiding resource for preservation and identifies many important historic and cultural resources. The city should follow it more carefully and utilize it as the wonderful resource that it is. It sets the stage from which preservation can take place and its ideals and the City should more sufficiently integrate its goals into actual planning activities.

Last, Calistoga should utilize the tenets of capacity building where information and a preservation ethic are passed on to the members of the community giving them the ability and the encouragement to be stewards of the cultural landscape and its associated resources.

Funding and support opportunities for management and planning include:

- CLG Program and grants
- Sustainable Planning Grant

#### Education

Education of the public and city officials regarding historic preservation is the cornerstone needed to effectively preserve. The city should begin educational opportunities immediately, but education sessions are also a long-term task required for effective and innovative preservation. Preservation is an ongoing task and always changing. Hence, the need for education, inspiration and technical support is always necessary.

Education should start with the planning staff, city commissioners, and department heads and can be obtained by hiring a consultant, an educated volunteer or representative from the California Historic Preservation Office. The educational sessions should address several audiences by providing a general overview for those unfamiliar with preservation and its tenets,

---

<sup>116</sup> Larry Canter and Sam Atkinson, Adaptive Management and Integrated Decision Making- An Emerging Tool for Cumulative Effects Management. <http://www.iaia.org/iaia08calgary/documents/AM-CEMgmtPaper-v2.pdf>, (Accessed April 15,2013).

and also be tailored to specific topics of concern for those requiring a more targeted explanation by an expert. The establishment of a commission absolutely requires educational sessions. However, even prior to the establishment of a commission the city can and should incorporate education opportunities broadly. In addition to educating the planning staff, it is also increasingly important to educate the community and others involved in planning processes. As preservation mechanisms increasingly attempt to encourage involvement of public and stakeholders Calistoga should, at the very least, establish a general understanding of preservation.

Funding and support opportunities for education include:

- CLG Funding
- Wildlife Conservation Commission of Napa County Grants
- State Historic Preservation Office technical assistance

#### Maintenance

Continual maintenance and long-term thinking is integral to ensuring enduring and effective preservation of place, especially a living landscape. The city should perform an inventory consistently, every 5-10 years, to assess the integrity and condition of already identified resources and should identify recent, newly historic resources. In addition, historic resources in the form of vegetation will benefit from assessment that is more frequent and analysis to assess vigor and identify any health issues, threats, etc.

Calistoga should consider education and training sessions an on-going task and utilize them regularly. The city should schedule education for regular intervals, at least every two years, in order to keep up with new developments in the preservation field and to stay apprised of new preservation mechanisms and incentives relevant to Calistoga and help them to achieve their preservation goals.

Last, Calistoga should maintain a document recording the preservation activities performed and tasks carried out in order to duly record and document the city's efforts. Because Calistoga's planning staff will evolve and re-organize itself over time it is important that

preservation efforts and plans are adequately recorded so that when planning staff changes the preservation efforts are easily synthesized by new staff members.

Funding and support opportunities for maintenance:

- CLG Grants
- Sustainable Planning Grants

### Summary

#### STABILIZE

- Stabilize especially vulnerable resources, specifically the “Old Calistoga Hospital”, the Craftsmen residence next door, Pioneer Cemetery small scale features and ecological habitats.

#### FURTHER INVESTIGATION: SURVEY & INVENTORY

- Perform tree and plant inventory within city limits and planning area.
- Create living archive of unique plant and tree species to aid in rehabilitation efforts.
- Perform an ethnographic survey to garner local knowledge.

#### DESIGNATION & REGULATION

- Designate the four proposed historic districts (perhaps in an expanded form).
- Develop a local register for historic resources located outside of proposed historic districts.
- Formulate a plan of work with Napa County to create a formal register and designation process for properties located in unincorporated portions of Calistoga Planning area.
- Ensure that, if developed, the local registers are understood by and accessible to the public.
- Re-establish and continue to encourage crop diversity by designating historic agricultural features and areas.
- Encourage the retention of historically significant habitats such as oak woodlands or various wetland land types by developing formal protections possibly through easements or similar method.
- Designate “heritage trees” as defined in Calistoga Tree Ordinance.
- Encourage Napa County to adopt Farm Security Zone Amendment for Williamson Act in order to ameliorate fears surrounding LAFCO annexation and further encourage retention of agricultural landscape surrounding Calistoga.
- Calistoga should also encourage the use of mini- Ag preserves whereby the County gives property tax relief to property owners with 5-10 acres of farmland that is utilized for something *other than* wine grapes.
- Encourage easement options for farmland within city limits.
- Formally designate scenic corridors on SR 29 and Silverado Trail.

## MANAGEMENT AND PLANNING

- Pursue CLG Status and in doing so create a historic preservation ordinance, formal design guidelines, historic preservation plan and historic preservation commission.
- Hire a historic preservation planner or planner with historic preservation background.
- Utilize IRWMP as a source of inspiration to begin moving towards regional preservation planning
- Use adaptive management to effectively manage historic and cultural resources for the long term.
- More carefully follow the preservation goals and ideals outlined in the General Plan.
- Utilize tenets of “capacity building” to encourage a widespread and robust preservation ethic within the community.

## EDUCATION

- Hold historic preservation education sessions for public, city officials, and department heads.
- Hold general education sessions and intensive sessions to cover topics of specific concern.
- Educate public not only through historic preservation educational sessions but also by making preservation –related information more accessible. Utilize website and newsletters to provide preservation related information to the public.

## MAINTENANCE

- Re-Inventory on a regular basis every 5-10 years.
- Continue educational sessions to stay apprised of new developments in the field and new opportunities that Calistoga may want to take advantage of.
- Record what, why and how preservation efforts have been carried out to ensure consistency and efficiency as planning staff changes over time.

## CHAPTER 7

### CONCLUSION

*“The proliferation and homogenization of American Landscapes gives greater importance to the vernacular landscape and its ability to tell our story.”<sup>117</sup>*

Relative to many other cities in California, Calistoga retains much of its historic and cultural fabric despite strong development pressures. However, as those pressures continue to grow and become more immediate greater need exists for proactive measures with which to preserve and protect Calistoga’s cultural landscape and structures within it. Calistoga exhibited a great amount of foresight in identifying many resource types ranging from historic residences to vistas and scenic corridors. Yet, general identification does not necessarily equate to sufficient protection. While Calistoga has established a good foundation, the city will benefit from a more intensive effort to identify and protect its multitude of resources. The effective utilization of available preservation and conservation tools and incentives outlined in earlier chapters will give Calistoga the ability to retain their historic and cultural assets while encouraging economic development and vitality.

Calistoga should consider the available tools and incentives not only for today or tomorrow, but also for continual and long-term maintenance of historic and cultural resources. One cannot emphasize enough that preservation is an ongoing task. This is especially true for Calistoga’s continuing landscape that is ever evolving and defined so largely by processes and interactions, just as much as by static, tangible resources.

It should be emphasized just how important it is to understand Calistoga’s cultural landscape not as a conglomeration of disparate parts, but as a web (a vulnerable one at that) of relationships forming to make an intricate whole. Should the parts of that web disappear, it would

---

<sup>117</sup> Alanen, *Preserving Cultural Landscapes in America*, 190.

inevitably weaken the other connections, might come undone. The intangible relationships and the interactions and processes that define them are an integral part of the landscape and often the most misunderstood. Recognition of the relationships defining the landscape and understanding it as a continuing and evolving entity will ensure sensitive and effective preservation, allowing Calistoga to retain its iconic sense of place reflective of the “old Napa Valley and its Western roots.”

Last, I would like to reiterate that this thesis is intended to provide a basic framework for Calistoga and did not set out to develop an intensive cultural landscape report or comprehensive management strategy. A number of limitations prevented the creation of a more intensive report. Opportunities remain for further research and elaboration. For instance, the landscape characteristics deserve more in-depth survey and more user input would reinforce the research. Furthermore, research focused on how international cities address their living landscapes could provide inspiration and aid in developing a creative tailored preservation approach. UNESCOs consideration of “living vineyard landscapes” has increased in recent years as they set out to undertake a study addressing these unique landscape types. Calistoga should stay apprised of the developments that may translate well to their cultural landscape. The city of Calistoga should further explore partnership options and explore how other governments and organizations are working together to effectively manage collective resources. The Inter regional Water Management Program is one framework worth looking to for inspiration. In addition, further research exploring how pilot studies may better inform Calistoga’s future preservation and conservation efforts would be appropriate. The learning process associated with managing a living cultural landscape like Calistoga’s is ongoing. The thesis research sought to provide a starting point in hopes that the City of Calistoga and those who call it home will feel better informed and equipped with knowledge to effectively manage Calistoga’s unique historic and cultural assets.

## REFERENCES

- Adams, I. *Memoirs and Anecdotes of early days in Calistoga*. Calistoga, CA: Privately Printed, 1946.
- Alanen, Arnold R and Robert Z Melnick eds. *Preserving Cultural Landscapes in America*. Baltimore, Maryland: John Hopkins University Press, 2000.
- Alanen, Arnold R. "Considering the Ordinary Vernacular Landscapes in Small Towns and Rural Areas." In Alanen, 128.
- Archuleta, Kay. *The Brannan Saga*. San Jose, CA: Archuleta, 1977.
- Birnbaum, Charles A. *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*. Washington, 1994.
- Birnbaum, Charles A., with Christine Capella Peters, Eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, 1996.
- Birnbaum, Charles A and Mary V Hughes eds. *Design with Culture: Claiming America's Landscape Heritage*. Charlottesville: University of Virginia Press, 2005.
- Bryant, Edwin. *What I saw in California*. Palo Alto: Lewis Osborne, 1967.
- California Department of Conservation. "Overview of CFCP & Agricultural Conservation Easements." <http://www.conservation.ca.gov/dlrp/cfcop/overview/Pages/index.aspx> (accessed Jan 3, 2013).
- California Department of Transportation. "The California Scenic Highway Program." <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm> (accessed Dec 18, 2012).
- California Farm Bureau Federation, "The FSZ: Preserving California's Prime Agricultural Farmland, California Farmland Federation: III. Overview of the Farmland Security Zone Legislation." <http://us.mg3.mail.yahoo.com/neo/launch?.rand=5r33v1abvbkfj> (accessed Jan 3, 2013).
- California Fish and Game Code Section 13100-13104, <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fgc&group=13001-14000&file=13100-13104>, (accessed Dec 12, 2013)

- California State Parks Office of Historic Preservation. "Certified Local Government Program (CLG): What are the requirements to be a CLG." California State Parks Office of Historic Preservation. [http://ohp.parks.ca.gov/?page\\_id=21239](http://ohp.parks.ca.gov/?page_id=21239) (Accessed Oct 5,2012)
- Canter, Larry and Sam Atkinson, *Adaptive Management and Integrated Decision Making — An Emerging Tool for Cumulative Effects Management*. <http://www.iaia.org/iaia08calgary/documents/AM-CEMgmtPaper-v2.pdf>. (Accessed April 15,2013)
- Carpenter, EJ and SW Cosby. *Soil Survey of the Napa Area, California Series 1933 No.13*. US Dept. of Agriculture Bureau of Chemistry and Soils, 1938.
- City of Calistoga. *Calistoga General Plan*. Prepared by, Design, Community and Environment. Berkeley, CA, 2003.
- City of Calistoga. "Community Profile." <http://www.ci.calistoga.ca.us/Index.aspx?page=33> (accessed Dec 1, 2012).
- City of Calistoga. "Enchanted Resorts Project." Prepared by, Michael Brandman Assoc., 2010
- Conaway, James. *Napa*. Boston: Houghton Mifflin, 1990.
- Conaway, James. *The Far Side of Eden: New Money, Old Land, and the Battle for Napa Valley*. Boston: Houghton Mifflin, 2002.
- Copps, David H. *Views from the Road: A Community Guide for Assessing Rural Historic Landscapes*. Washington, DC: Island Press, 1995.
- Creswell, T. *Landscape and the Obliteration of Practice in Handbook of Cultural Geography*. Edited by Kay Anderson, Mona Damosh, Steve Pile and Nigel Thrift. London and Thousand Oaks, CA: Sage, 2003.
- Dolan, Susan. *Fruitful legacy: a Historic Context of Orchards in the United States, with Technical Information for Registering Orchards in the National Register of Historic Places / Susan A. Dolan*. n.p.: Seattle : National Park Service, Olmsted Center for Landscape Preservation, Pacific West Regional Office, Cultural Resources, Park Historic Structures and Cultural Landscapes Program ; Washington, D.C 2009.
- Domogalla, Kent. *Looking for the Past in Calistoga: A Historical Timeline and a Street and Pictorial Guide to Selected Historic Properties and Locations*. Calistoga: The Sharpsteen Museum Association, 1998.
- Firth, Ian. *Biotic Cultural Resources: Management Considerations for Historic Districts in the National Park System*. Atlanta, 1985.

- Goetcheus, Cari. *Landscape Preservation Education: Status in 2007*. Vol. 1 of *Preservation Education & Research*. 2008.
- Groth, Paul and Todd W Bressi eds. *Understanding Ordinary Landscapes*. New Haven, Connecticut: Yale University Press, 1997.
- Grossinger, Robin. *Re-Oaking the Valleys: A Strategy to re-integrate Native Trees Within Developed Landscapes*. San Francisco Estuary Institute, 2009.
- Grossinger, Robin and Ruth Askevold. *Napa Valley Historical Ecology Atlas: Exploring a Hidden Landscape of Transformation and Resilience*. Berkeley: University of California Press, 2012.
- Hittell, Theodore Henry. *History of California*. San Francisco : NJ Stone and Company, 1897.
- Jackson, J.B. *Everyday America: Cultural Landscape Studies*. Eds., Chris Wilson and Paul Groth. Berkeley: University of California Press, 2003.
- Judah, Paula Amen, Lauren Coodley, and Napa County Historical Society. *Napa Valley Farming: Images of America*. Charleston, SC: Arcadia Publishing, 2011.
- Ketteringham, William James. “*The Settlement Geography of the Napa Valley*.” Master’s Thesis, Stanford University. 1967.
- Local Agency Formation Commission of Napa County. “Final Report: City of Calistoga Sphere of Influence Review.” Prepared by LAFCO of Napa County, Aug 2008.
- Longstreth, Richard ed. *Cultural Landscapes: Balancing Nature and Heritage in Preservation Practice*. Minneapolis: University of Minnesota Press, 2008.
- Mansfield, Howard. *The Same Ax, Twice: Restoration and Renewal in a throwaway Age*. Hanover: University Press of New England, 2000.
- McDonald, Travis C Jr. *35 Preservation Briefs: Understanding Old Buildings: The Process of Architectural Investigation*. US Department of the Interior, National Park Service Cultural Resources Preservation Assistance.
- McClelland, Linda F., et al. *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. National Register Bulletin 30. Washington, 1990.
- Melnick, Robert Z., Daniel Spohn, and Emma J. Saxe. *Cultural Landscapes: Rural Historic Districts in the National Park System*. Washington, 1984.
- Menefee, Campbell Augustus. *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*. Reporter Publishing House, 1879.

- Milliken, R.A. *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area, 1769-1810*. Menlo Park, CA: Ballena Press. 2009
- Napa County Baseline Data Report, Biological Resources- Version 1, November 2005 “Oak Woodland”, [http://www.napawatersheds.org/files/managed/Document/2360/Ch04\\_BiologicalResources.pdf](http://www.napawatersheds.org/files/managed/Document/2360/Ch04_BiologicalResources.pdf), (accessed 8.22.12).
- Napa County Baseline Data Report, Biological Resources- Version 1, November 2005 “Chaparral And Scrub” [http://www.napawatersheds.org/files/managed/Document/2360/Ch04\\_BiologicalResources.pdf](http://www.napawatersheds.org/files/managed/Document/2360/Ch04_BiologicalResources.pdf) (accessed 8.22.12).
- Napa County California Dept. of Conservation, Development and Planning. *Napa County General Plan*. Napa, CA: County of Napa Dept. of Conservation, Development and Planning, 2008.
- Napa County, CA. “Williamson Act and Agricultural Preserve Contracts”. [CountyofNapa.org/Williamson\\_act/](http://CountyofNapa.org/Williamson_act/) (accessed Jan 3,2013)
- National Park Service. “Cultural Landscapes Inventory Professional Procedures Guide.” Prepared By Robert Page of the Olmstead Center for Landscape Preservation and revised by Jeffrey Killon and Gretchen Hillyard. January 2009.
- National Trust for Historic Preservation, 2001 Distinctive Destinations. “Calistoga, CA.” <http://www.preservationnation.org/travel-and-sites/travel/dozen-distinctive-destinations/locations/calistoga-ca-2001.html> (accessed Aug 22, 2012).
- Norris, H.F and Napa County Immigration Association. *Napa County, California: It's Topography, Rivers, Railroads, Soil, Timber, Health, Climate, Water and Products*. Napa, CA: Napa Daily and Weekly Reporter Print, 1885.
- Palang, Hannes and Gary Fry eds. *Landscape Interfaces: Cultural Heritage in Changing Landscapes*. Norwell, MA: Kluwer Academic Publishers, 2003.
- Rannels, Jack. *Calistoga 1944: A Small Town During a Big War*. Calistoga, CA: Jackson Rannels, 2012.
- Schmickle, William E. *The Politics of Historic Districts: A Primer For Grassroots Preservation*. Lanham: Altamira Press, 2007.
- Schuster, J Mark with John D Monchaux and Charles A Riley II eds. *Preserving The Built Heritage: Tools for Implementation*. Hanover: University Press of New England, 1997.

- Scully, Sean. "Farm Bureau Pushes Plan to Limit Annexations, in the Napa Valley Register." Jan 19, 2012. [http://napavalleyregister.com/calistogan/news/local/farm-bureau-pushes-plan-to-limit annexations/article\\_1190cdfc-4228-11e1-9ff2-001871e3ce6c.html](http://napavalleyregister.com/calistogan/news/local/farm-bureau-pushes-plan-to-limit-annexations/article_1190cdfc-4228-11e1-9ff2-001871e3ce6c.html). (accessed Jan 18,2012)
- Shelbourn, Carolyn. *Legal Protection of the Cherished and Familiar Local Scene in the USA and the UK Through Historic Districts and Conservation Areas- Do the Legislators get what they intended?* School of Law, University of Sheffield ,UK, 2006.
- Shortridge. C.M. *Santa Clara County and Its Resources: Historical, Descriptive, Statistical, a Souvenir of San Jose Mercury, 1896*. Reprinted San Jose, CA: Historical Museum Association, 1986.
- Shulman, Todd L. *Napa County*. Charleston: Arcadia Publishing, 2009.
- Schuyler, David and Patricia O'Donnell. "The History and Preservation of Urban Parks and Cemeteries." In Alanen, 71.
- Smith & Elliot. *Illustrations of Napa County, California, with Historical Sketch*. Oakland: Smith & Elliot, 1878.
- Stevenson, Robert Louis .*The Silverado squatters*. London: Chatto and Windus, 1883.
- Stipe, Robert E ed. *A Richer Heritage: Historic Preservation in the Twenty First Century*. Chapel Hill: The University of North Carolina Press, 2003.
- Stokes, Samuel N., A. Elizabeth Watson, and Shelley Smith Mastran. *Saving America's Countryside: A Guide to Rural Conservation*. Baltimore, MD: John University Press. 1997.
- Stovall, Allen D in Association with El Design Association. *The Sautee and Nacoochee Valleys: A Preservation Study. Prepared for Sautee Nacoochee Community*. Charlottesville, VA: El Design Association, 1982.
- Svete, Stephen, AICP. *Combating 'Sameness' With a Formula Business Ordinance*. Zoning News American Planning Association, March 2003.  
<http://www.nh.gov/oep/resourcelibrary/referencelibrary/f/formulabusinessregulation/documents/zoningnewsmarch03.pdf>
- Swinchatt, Johnathon and David G Howell. *The Winemaker's Dance: Exploring Terroir in The Napa Valley*. Berkeley: University of California Press, 2004.
- Taylor, Ken and Jane L Lennon eds. *Managing Cultural Landscapes*. New York: Routledge, 2012.

- Tyler Norman. *Historic Preservation : An Introduction To Its History, Principles, And Practice*. New York : W.W. Norton, 2000.
- UNESCO, “Cultural Landscape”, <http://whc.unesco.org/en/culturallandscape/#1>, (accessed Sept 2,2012)
- Vouligny, Evelyne, Gerald Domon and Julie Ruiz. *An Assessment of Ordinary Landscapes by An Expert and By Its Residents: Landscape Values in Areas of Intensive Agricultural Use*. School of Landscape Architecture Faculty of Environmental Design, University of Montreal. Montreal Quebec: Elsevier Ltd, 2008.
- Watershed Information Center and Conservancy of Napa County, “Site News Wildlife Conservation Commission Grant Funds Available”  
[http://www.napawatersheds.org/news\\_items/view/4845](http://www.napawatersheds.org/news_items/view/4845), ( accessed Dec 19,2012).
- Waters, John R with the Sharpsteen Museum. *Images of America: Calistoga*. Charleston: Arcadia Publishing, 2008.
- Weber, Lin. *Old Napa Valley: The History to 1900*. St. Helena, CA: Wine Ventures Pub., 1998.
- Weber, Lin. *Roots of the Present: Napa Valley, 1900-1950*. St. Helena, CA: Wine Ventures Pub., 2001.
- Wilson, Chris and Paul Groth eds. *Everyday America: Cultural Landscape Studies after J.B. Jackson*. Berkeley: University of California Press, 2003.

APPENDIX A  
RESOURCES AND PARTNERSHIP OPPORTUNITIES

California CLG Coordinator: Lucinda Woodward

Land Trust of Napa County

Napa County Department of Conservation, Development and Planning

Napa County Landmarks

Napa County Regional Park and Open Space District

Napa Green Certified Land Program

San Francisco Estuary Institute

## APPENDIX B

### IDENTIFIED HISTORIC RESOURCES IN CALISTOGA AND PLANNING AREA

CITY OF CALISTOGA  
2003 GENERAL PLAN  
APPENDIX A

TABLE AI PRIMARY HISTORIC RESOURCES WITHIN THE CITY OF CALISTOGA

| ID #                      | Address    | Type           | Architectural Style | Estimated Date | Code |
|---------------------------|------------|----------------|---------------------|----------------|------|
| <b>Berry Street</b>       |            |                |                     |                |      |
| 1                         | 1322       | House          | Colonial Revival    | 1905           | A    |
| <b>Cedar Street</b>       |            |                |                     |                |      |
| 2                         | 1004       | House          | Greek Revival       | 1875           | A*4  |
| 3                         | 1018       | House          | Greek Revival       | 1875           | A*4  |
| 4                         | 1300       | House          | Second Empire       | 1874           | A*2N |
| 5                         | 1311       | Resort cottage | Italianate          | 1860           | A*3  |
| 6                         | 1321       | Church         | Romanesque Revival  | 1869; 1902     | A*4  |
| 7                         | 1300 block | Public park    | --                  | 1936           | A*4  |
| 8                         | 1410       | House          | Queen Anne          | 1890           | A*4  |
| 9                         | 1413       | House          | Gothic Revival      | 1870           | A*3  |
| 10                        | 1414       | House          | Craftsman           | 1910           | A*   |
| 11                        | 1418       | House          | Craftsman           | 1910           | A*   |
| 12                        | 1601       | House          | Bungalow            | 1915           | A*   |
| <b>Foothill Boulevard</b> |            |                |                     |                |      |
| 13                        | 304        | House          | Queen Anne          | 1895           | A    |
| 14                        | 512        | House          | Vernacular          | 1880           | A*4  |
| 15                        | 1209       | Burial vault   | --                  | 1865           | A*4  |
| 16                        | 1213       | House          | Craftsman           | 1910           | A*4  |
| <b>Foothill Boulevard</b> |            |                |                     |                |      |
| 17                        | 1423       | House          | Greek Revival       | 1875           | A*3  |

*Codes*

A: Primary Historic Resource, based on preliminary visual survey, May 2000

S: Currently listed as a State Historic Landmark

N: Currently listed on the National Register of Historic Places

\* Included on Master List, Napa County Historic Resources Inventory, December 1978

A number after the asterisk indicates that a Historic Resources Inventory Form (DPR 523) was prepared for the property in 1978 and the following ratings applied:

- 1 Listed on National Register
- 2 Determined to be eligible for the National Register
- 3 Appears to be eligible for the National Register
- 4 May be eligible for the National Register

CITY OF CALISTOGA  
 2003 GENERAL PLAN  
 APPENDIX A

| ID #                      | Address       | Type           | Architectural Style | Estimated Date | Code |
|---------------------------|---------------|----------------|---------------------|----------------|------|
| 18                        | 1523          | House          | Spanish             | 1930           | A    |
| 19                        | 1805          | House          | Gothic Revival      | 1875           | A*3  |
| 20                        | 2100 block    | Cemetery       | --                  | 1894           | A*4  |
| 21                        | 2412          | House          | Tudor Revival       | 1920           | A*4  |
| 22                        | 2650          | House          | Craftsman           | 1915           | A    |
| 23                        | 2650          | Barn           | Vernacular          | 1900           | A*4  |
| 24                        | 2653          | House          | Vernacular          | 1930           | A    |
| <b>Grant Street</b>       |               |                |                     |                |      |
| 25                        | 1506          | Resort stables | Vernacular          | 1860           | A*3  |
| 26                        | 2028          | House; Barn    | Vernacular          | 1900           | A*   |
| 27                        | 2551          | House          | Greek Revival       | 1881           | A*3  |
| <b>Kortum Canyon Road</b> |               |                |                     |                |      |
| 28                        | near Foothill | Winery bldg    | Vernacular          | 1890           | A*4  |
| <b>Lake Street</b>        |               |                |                     |                |      |
| 29                        | 1402          | House          | Bungalow            | 1920           | A*4  |
| 81                        | 1405          | House          | Greek Revival       | 1875           | A*   |
| 30                        | 1438          | House          | Greek Revival       | 1880           | A*3  |
| 31                        | 1503          | House          | Queen Anne          | 1890           | A*   |
| <b>Lincoln Avenue</b>     |               |                |                     |                |      |
| 32                        | 1125          | House          | Colonial Revival    | 1905           | A*   |
| 33                        | 1139          | House          | Italianate          | 1873           | A*3  |
| <b>Lincoln Avenue</b>     |               |                |                     |                |      |
| 34                        | 1224          | House          | Gothic Revival      | 1875           | A*   |
| 35                        | 1250          | Hotel          | Craftsman           | 1920           | A    |

CITY OF CALISTOGA  
2003 GENERAL PLAN  
APPENDIX A

| ID #                    | Address | Type           | Architectural Style | Estimated Date | Code  |
|-------------------------|---------|----------------|---------------------|----------------|-------|
| 36                      | 1316 20 | Stores         | Spanish             | 1925           | A*    |
| 37                      | 1334 36 | Fraternal hall | Vernacular          | 1902           | A*4   |
| 38                      | 1339    | Bank           | Vernacular          | 1890           | A*3   |
| 39                      | 1343 47 | Fraternal hall | Vernacular          | 1887           | A*3   |
| 40                      | 1350 54 | Stores         | Mission Revival     | 1910           | A*4   |
| 41                      | 1356 60 | Stores         | Mission Revival     | 1910           | A*4   |
| 42                      | 1362 64 | Stores         | Vernacular          | 1888           | A*4   |
| 43                      | 1365 71 | Stores         | Vernacular          | 1925           | A*3   |
| 44                      | 1373    | Bank           | Neoclassical        | 1921           | A*3   |
| 45                      | 1403 09 | Stores         | Vernacular          | 1902           | A*3   |
| 46                      | 1410    | Tavern         | Moderne             | 1932           | A*3   |
| 47                      | 1417 21 | Stores         | Mission Revival     | 1904           | A*    |
| 48                      | 1457    | Hotel          | Mission Revival     | 1919           | A*3N  |
| 49                      | 1458    | Railroad depot | Vernacular          | 1868           | A*1NS |
| 50                      | 1614    | Resort/spa     | Spanish             | 1923           | A     |
| 51                      | 1712    | Resort/spa     | Various styles      | 1910s          | A*3   |
| <b>Myrtle Street</b>    |         |                |                     |                |       |
| 52                      | 1108    | Public library | Craftsman           | 1924           | A     |
| 53                      | 1403    | House          | Second Empire       | 1886           | A*2N  |
| <b>North Oak Street</b> |         |                |                     |                |       |
| 54                      | 1418    | Water tower    | Vernacular          | 1905           | A     |
| <b>Rosedale Road</b>    |         |                |                     |                |       |
| 55                      | 285     | House; Barn    | Colonial Revival    | 1915           | A     |

CITY OF CALISTOGA  
 2003 GENERAL PLAN  
 APPENDIX A

| ID #                     | Address | Type           | Architectural Style | Estimated Date | Code |
|--------------------------|---------|----------------|---------------------|----------------|------|
| <b>Second Street</b>     |         |                |                     |                |      |
| 56                       | 1421    | House          | Colonial Revival    | 1904           | A*4  |
| <b>Spring Street</b>     |         |                |                     |                |      |
| 57                       | 1206    | House          | Craftsman           | 1910           | A*   |
| 58                       | 1210    | House          | Queen Anne          | 1890           | A*   |
| <b>Wapoo Avenue</b>      |         |                |                     |                |      |
| 59                       | 109     | Resort cottage | Vernacular          | 1877           | A*4N |
| 60                       | 302     | Resort store   | Italianate          | 1862           | A*3S |
| <b>Washington Street</b> |         |                |                     |                |      |
| 61                       | 714     | Resort/spa     | Colonial Revival    | 1905           | A    |
| 62                       | 906     | Bungalow court | Spanish             | 1930           | A*   |
| 63                       | 913     | House          | Queen Anne          | 1885           | A*4  |
| 64                       | 1232    | City Hall      | Vernacular          | 1902           | A*4  |
| 65                       | 1311    | Resort cottage | Italianate          | 1860           | A*S  |
| 66                       | 1314    | House          | Colonial Revival    | 1905           | A*4  |
| 67                       | 1317    | House          | Queen Anne          | 1887           | A*4  |
| 68                       | 1401    | House          | Italianate          | 1880           | A*4  |
| 69                       | 1512    | House          | Vernacular          | 1890           | A    |
| 70                       | 1519    | Church         | Fort Ross           | 1945           | A*4  |

Note: Within each table, numbering refers to location and is not a reflection of relative importance.

TABLE A2 POTENTIAL PRIMARY HISTORIC RESOURCES WITHIN THE UNINCORPORATED PART OF THE PLANNING AREA

| ID #                         | Address         | Type         | Architectural Style | Estimated Date | Code |
|------------------------------|-----------------|--------------|---------------------|----------------|------|
| <b>Bennett Lane</b>          |                 |              |                     |                |      |
| 71                           | 1310            | House        | Queen Anne          | 1890           | A    |
| <b>Dunaweal Lane</b>         |                 |              |                     |                |      |
| 72                           | 1085            | House        | Queen Anne          | 1890           | A    |
| <b>Foothill Boulevard</b>    |                 |              |                     |                |      |
| 73                           | 3227            | House        | Spanish             | 1940           | A    |
| 74                           | 3260            | House; barn  | Craftsman           | 1915           | A    |
| <b>Greenwood Avenue</b>      |                 |              |                     |                |      |
| 75                           | 1831            | House        | Italianate          | 1880           | A    |
| 76                           | at Garnet Creek | Stone bridge | --                  | 1904           | A    |
| 77                           | 2063            | House        | Queen Anne          | 1890           | A    |
| <b>Lawley Road</b>           |                 |              |                     |                |      |
| 78                           | 3292            | House        | Bungalow            | 1910           | A    |
| <b>Myrtledale Road</b>       |                 |              |                     |                |      |
| 79                           | 3076            | Resort/Spa   | Craftsman           | 1910           | A*   |
| <b>Petrified Forest Road</b> |                 |              |                     |                |      |
| 80                           | 255             | House        | Vernacular          | 1885           | A    |
| <b>Silverado Trail</b>       |                 |              |                     |                |      |
| 82                           | 4801            | House        | Craftsman           | 1910           | A    |
| 83                           | at Palisades Rd | House        | Creek Revival       | 1870           | A    |

*The City of Calistoga does not have land use jurisdiction outside of city limits. Consequently, it is recommended to the County that properties listed in Table CI-2 be designated as historic properties.*

**Codes**

A: Primary Historic Resource, based on preliminary visual survey, May 2000.

\* Included on Master List, Napa County Historic Resources Inventory, December 1978

CITY OF CALISTOGA  
2003 GENERAL PLAN  
APPENDIX A

| ID #              | Address | Type  | Architectural Style          | Estimated Date | Code |
|-------------------|---------|-------|------------------------------|----------------|------|
| <b>Tubbs Lane</b> |         |       |                              |                |      |
| 84                | 1148    | House | Italianate                   | 1880           | A    |
| 85                | 1271    | House | Creek Revival/<br>Italianate | 1880           | A    |

## APPENDIX C

### GLOSSARY OF TERMS <sup>118</sup>

Character Defining Feature: A prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character, land use patterns, vegetation, furnishings, decorative details and materials may be such features.

Continuing Landscape: A landscape which retains an active role in contemporary society closely associated with a traditional way of life, and in which the evolutionary process is still in progress. At the same time, it exhibits significant material evidence of its evolution over time.

Cultural Landscape: A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein) associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic designed landscapes, historic vernacular landscapes, historic site and ethnographic landscapes.

Feeling: A property's (landscape's) expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19<sup>th</sup> century.

Historic Character (used interchangeably with "sense of place"): The sum of all visual aspects, features, materials and spaces associated with a landscapes history, i.e. the original configuration together with losses and later changes. These qualities are often referred to as character defining.

---

<sup>118</sup> The National Park Service defines all terms, excepting "continuing landscape". The term "continuing landscape" is defined by UNESCO.