

[Napa County Code of Ordinances](#) references to landmarks of special significance

## **15.52.040 - Designated Landmarks, farm centers, and Landmarks of Special Significance— Use conditions.**

Designated Landmarks, farm centers, and Landmarks of Special Significance may be used in a manner and pursuant to the procedures as established by the principal zoning district in which they are located subject to the conditions and exceptions listed below:

A. Alterations shall be designed by a Qualified Preservation Professional to be consistent with the Secretary of the Interior's Standards.

B. Proposed alterations that are not certified by a Qualified Preservation Professional as consistent with the Secretary of the Interior's Standards shall be subject to review by the Commission to ensure that all feasible measures are taken to protect the structure from changes that would adversely affect its historical integrity as defined in subsection (D) of [Section 15.52.030](#) or qualify the structure for removal of status pursuant to [Section 15.52.050](#).

C. Proposed demolitions shall be subject to review by the Commission concurrent with a request for removal of status pursuant to [Section 15.52.050](#) and shall be authorized if no feasible alternative exists.

D. Farm centers listed in subsection (B) of [Section 15.52.035](#) may be used as meeting halls and special event venues, including food preparation and non-commercial food service.

E. Following site-specific environmental review, Landmarks of Special Significance listed in subsection (C) of [Section 15.52.035](#) [see below] may be reused for their historic use upon grant of a use permit pursuant to [Section 18.124.010](#) [findings for all projects], provided that the approving agency makes all of the findings contained in [Section 18.104.430](#) [see below] in addition to the findings required by [Section](#)

[18.124.070](#) . Historic uses permitted pursuant to this section shall not include illegal uses such as gambling or prostitution.

F. Notwithstanding the foregoing, any existing use permits or other entitlements that pertain to Designated Landmarks, farm centers, and Landmarks of Special Significance shall continue in full force and effect unless modified or revoked pursuant to procedures established elsewhere in the Napa County Code.

(Ord. No. 1364, § 1, 10-18-2011; Ord. No. 1367, § 6, 12-6-2011)

**Editor's note**— Ord. No. 1367, § 6, adopted Dec. 6, 2011, amended § 15.52.040 title to read as herein set out. Former § 15.52.040 title pertained to designated landmarks and farm centers—use conditions.

## **15.52.035 - Ghost wineries, farm centers and Landmarks of Special Significance.**

In addition to landmarks designated pursuant to [Section 15.52.030](#), the county recognizes ghost wineries and farm centers as noted below:

A. Ghost wineries are substantially intact buildings (i.e., four walls and a roof) that were used as wineries prior to Prohibition on January 16, 1920, but that were not being used as wineries as of May 14, 2002.

B. Farm centers include the following historic buildings that were used as grange halls or agricultural community centers:

1. Pope Valley Farm Center
2. Rutherford Grange
3. Tucker Farm Center
4. Welcome Grange
5. Carneros Social Hall

Landmarks of Special Significance include the following Historic Resources that were built and used for commercial purposes and that are now vacant and/or at risk:

- 1.3431 N. St. Helena Highway
- 2.Aetna Springs Resort
- 3.Napa Soda Springs Resort
- 4.Pope Valley Store
- 5.Rutherford Depot
- 6.Walter Springs Resort

(Ord. No. 1364, § 1, 10-18-2011; Ord. No. 1367, § 4, 12-6-2011)

**Editor's note**— Ord. No. 1367, § 4, adopted Dec. 6, 2011, amended § 15.52.035 title to read as herein set out. Former § 15.52.035 title pertained to ghost wineries and farm centers.

## **18.104.430 - Napa County Landmarks of Special Significance— Findings.**

In addition to the findings required in [Section 18.124.070](#), the approving agency must make all of the following findings prior to issuance of a use permit for reuse of the Landmarks of Special Significance identified in subsection (C) of [Section 15.52.035](#):

- A. The reuse will support the long-term preservation of the Historical Resource and the applicant has agreed to rehabilitate and maintain the resource in conformance with the Secretary of the Interior's Standards for Preservation Projects.
- B. The reuse will enhance public understanding and appreciation for the county's cultural heritage.

C. The reuse is compatible with agriculture because it does not displace an agricultural use, conflict with a Williamson Act contract, or increase the likelihood of conflicts between users of the site and nearby agricultural activities.

D. The reuse does not constitute urbanization because it re-establishes one or more historic uses of the property in extant historic buildings and does not require inappropriate alterations or extensive additions to the buildings. For purposes of this section, inappropriate alterations are those that do not conform with the Secretary of the Interior's Standards, and extensive additions are those that exceed five hundred gross square feet.

E. The reuse is supported by adequate off-street parking, adequate water supplies, and an adequate waste disposal system.

F. The property owner has agreed to maintain the Historical Resource in accordance with the Secretary of the Interior's Standards, has provided a written maintenance plan prepared by a Qualified Preservation Professional, and shall reimburse the county for the cost of an annual inspection for the duration of the use permit.(Ord. No. 1367, § 9, 12-6-2011)