

## Commercial & Resort Buildings Potentially Eligible for Designation as Napa County Landmarks\*

Potential Landmark	Address & APN	Historic Use	Property Owner	Zoning	Comments/Analysis
1. Pope Valley Store & Associated Buildings	5875 Pope Valley Rd 018-310-023	Store, Rooming House, Bar, Garage, & etc.	Bradley Kirkpatrick Trust PO Box 25 Pope Valley CA 94567	AW	The proposed ordinance would permit a use permit to establish a restaurant, overnight accommodations, and retail use if historic buildings on this site in Pope Valley were designated as a landmark and rehabilitated. The intensity of the use(s) would be limited by the size and configuration of the buildings and other site constraints (e.g. parking, water, septic). The use permit application would have to specify how these constraints would be addressed and could also memorialize the existing garage use and associated tow yard. Site-specific environmental review would be required.
2. Rutherford Depot	1989 St Helena Hwy 027-210-008	Train Station	Napa Valley Wine Train 1275 McKinstry St Napa Ca 94559	AP	Napa County Code Section 18.120.010(B)(15) (Exceptions) currently permits uses of the depot (including "retail or wholesale food sale establishments") relating to the transport of passengers if a use permit is obtained. The proposed ordinance would permit a use permit to establish a restaurant of up to 100 seats without requiring that patrons be transport passengers if the historic building were designated as a landmark and rehabilitated. Significant site constraints (e.g. access, parking, septic) would have to be addressed in the use permit application and could further limit the size of the facility. Site-specific environmental review would be required.
3. Oakville Grocery	7856 St Helena Hwy 031-020-010	Grocery	Broken Hill LLC C/O Rudd Properties 2416 E 37 <sup>th</sup> St N Wichita, Ks 67219	CL	Since the Oakville Grocery is currently zoned CL, the only effect of the ordinance would be to also permit the types of retail uses permitted in the CN district.
4. Aetna Springs Historic District	Aetna Springs Rd. 018-300-018, 016-060-020, 018-300-017	Resort	Aetna Preserve LLC C/O Criswell/Radovan 1336 C Oak Ave St. Helena CA 94574	AW	Use Permit #96346-UP currently permits a church and private recreational/ educational/religious retreat uses for up to 200 guests on weekends and 100 guests on weekends. The proposed ordinance would also permit establishment of a restaurant of up to 100 seats f historic resort buildings are rehabilitated. Site-specific environmental review would be required.
5. Walters Springs	2950 Pope Canyon Rd 018-080-010	Resort	Shadhiliyya Sufi Center PO Box 100 Pope Valley, CA 94567	AW	The proposed ordinance would permit a use permit to establish overnight accommodations and other uses of this historic building in the middle of Pope Valley if the building were designated as a landmark and rehabilitated. The intensity of the use(s) would be less than the maximum permitted in the CL and CN zoning districts because the size of the building is limited. The use permit application would have to specify how water, septic, and other site requirements could be met. Site-specific environmental review would be required.
6. Pope Valley Motel	1996 Pope Canyon Rd 018-140-035	Motel	Norman Alumbaugh 29 Forest Dr Napa CA 94558	AW	The proposed ordinance would permit a use permit to establish overnight accommodations and other uses of this building in Pope Valley if the building were designated as a landmark and rehabilitated. The intensity of the use(s) would be less than the maximum permitted in the CL and CN zoning districts because the size of the building is limited. The use permit application would have to specify how water, septic, and other site requirements could be met. Site-specific environmental review would be required.

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7. Store	3431 N St Helena Hwy 022-040-007		Brian Cramer PO Box 73 St Helena, CA 94574	AW	The proposed ordinance would permit a use permit to establish a restaurant, overnight accommodations, and/or retail use if this building north of St. Helena were designated as a landmark and rehabilitated. The intensity of the use(s) would be limited by the size of the building and other site constraints (e.g. parking, water, septic). The use permit application would have to specify how these constraints would be addressed. Site-specific environmental review would be required.
8. Napa Soda Springs	Soda Springs Rd 039-020-023	Resort	Richard Ehrenberger 3121 Claremont Ave Berkeley, CA 94705	AW	The proposed ordinance would permit a use permit to re-establish a resort on this site in buildings that are found to have sufficient integrity. Based on an initial review, only three buildings (the current residence, which was originally an inn, the castle, and the club house) would be eligible and the mix and intensity of uses would be determined by site constraints (e.g. traffic, parking, water, septic). The use permit would be subject to environmental review.
9. Rutherford Post Office (original)	1151 Rutherford Rd 030-160-007	Post Office	Marie Oliver Trust PO Box 306 St Helena CA 94574	CL	Since the building is currently zoned CL, the only effect of the ordinance would be to also permit the types of retail uses permitted in the CN district.
10. Red Hen	5091 St Helena Hwy 035-031-009 CL		Liberty Bank 5000 Linden Ave S San Francisco CA	CL	Since the building is currently zoned CL, the only effect of the ordinance would be to also permit the types of retail uses permitted in the CN district.

\*This list is based on County records consulted around July 1, 2011, and on a preliminary historic resources evaluation of commercial/resort buildings conducted by two local preservation consultants. A copy of their evaluation and the full 1978 inventory can be reviewed during regular business hours at the Department of Conservation, Development and Planning, 1195 Third Street, Suite 210. Email or ask for Linda St. Claire [linda.stclaire@countyofnapa.org](mailto:linda.stclaire@countyofnapa.org).