

Napa County, California, Code of Ordinances >> [Title 15 - BUILDINGS AND CONSTRUCTION](#) >> [Chapter 15.52 - LANDMARK PRESERVATION*](#) >>

Chapter 15.52 - LANDMARK PRESERVATION*

Sections:

- [15.52.010 - Purpose of provisions—Citizen participation.](#)
- [15.52.020 - Administrative authority—Powers and duties.](#)
- [15.52.030 - Landmark designation criteria and procedures.](#)
- [15.52.040 - Designated landmarks—Use conditions.](#)
- [15.52.050 - Designated landmarks—Removal of status.](#)
- [15.52.060 - Appeals procedure.](#)

15.52.010 - Purpose of provisions—Citizen participation.

- A. It is the intent and purpose of the board of supervisors, by this chapter, to:
1. Preserve the county's historic and cultural heritage, as embodied and reflected in landmarks and historic sites;
 2. Stabilize and improve property values;
 3. Foster civic pride in the beauty and accomplishments of the past;
 4. Protect and enhance the county's attractions to residents and visitors, and serve as a support and stimulus to business;
 5. Strengthen the economy of the county; and
 6. Promote the use of historic sites and landmarks for the education, pleasure and welfare of the people of the county.
- B. Toward the preceding goals, the county will promote citizen participation by:
1. Providing specific criteria for property owners to qualify buildings or structures and related landscaping as county landmarks, thus making them eligible to apply for any state and federal landmark status and associated tax benefits;
 2. Providing landmark status to qualified structures and sites so that the State Historic Building Code may be utilized when applicable during rehabilitation, reconstruction or restoration activities.

(Ord. 953 § 2 (part), 1990: prior code § 11350)

15.52.020 - Administrative authority—Powers and duties.

The conservation, development and planning commission (hereinafter identified as "commission") shall administer the Landmark Preservation Ordinance, and for that purpose shall have the following powers and duties:

- A. Review applications for landmark designations for consistency with criteria established by subsection B of Section 15.52.030;
- B. Maintain a listing of designated landmarks within the county;
- C. Conduct public hearings on environmental documents prepared for demolition of designated landmarks and adopt negative declarations or environmental impact reports, as appropriate;
- D. Perform other functions related to the cultural resources of the county as may be delegated to it by the board of supervisors.

(Ord. 953 § 2 (part), 1990: prior code § 11351)

15.52.030 - Landmark designation criteria and procedures.

- A. The commission may, at the request of the property owner, designate existing buildings or structures and related landscaping as landmarks if they meet the criteria established in subsection (B) of this section. Designations shall be made only after the commission has conducted a public hearing, duly noticed, pursuant to Section 18.124.040 of the county's zoning provisions.
- B. The commission shall consider the following factors in making a finding that the proposed landmark has special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature:
 - 1. Its character, interest or value as a part of the local, regional, state or national history, heritage or culture:
 - a. Its location as a site of a significant historical event,
 - b. Its identification with a person or persons who significantly contributed to the local, regional, state or national history and culture;
 - c. Its exemplification of the cultural, economic, social or historical heritage of the county;
 - 2. Its architectural significance at the local, state or national level:
 - a. Its embodiment of distinctive architectural characteristics of a style, type or period,
 - b. Its identification as the work of an architect, builder or designer whose work has influenced the development of the county,
 - c. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant innovation or which are unique;
 - 3. Its relationship to any other landmark, if its preservation is essential to the integrity of that landmark;
 - 4. Its potential for yielding archaeological information.
- C. Existing building(s) or structure(s) may also be eligible for designation as landmarks if it (they) are designated by the appropriate state or Federal agency as being of historical, cultural or architectural significance.
- D. In addition to satisfying one or more of the criteria established in subsections (B) or (C) of this section, the structure(s) or building(s) shall be at least fifty years old.
- E. When several buildings are of equal architectural interest, the one with the most known history should be designated as the landmark.

(Ord. 953 § 2 (part), 1990: prior code § 11352)

15.52.040 - Designated landmarks—Use conditions.

Designated landmarks may be used in a manner and pursuant to procedures as established by the principal zoning district in which they are located.

(Ord. 953 § 2 (part), 1990: prior code § 11353)

15.52.050 - Designated landmarks—Removal of status.

- A. Once designated as a landmark, removal of landmark status from structure(s) or building(s) by the commission may only be initiated by the commission upon written request by the property owner, and following the conduct of a public hearing pursuant to Section 18.124.040 of the county's zoning provisions.
- B. Prior to approving a request for the removal of landmark status, the commission shall find that:
 - 1. The applicant has demonstrated that the deletion is necessary to correct an unsafe or dangerous condition within the designated building that cannot be corrected without removal;
 - 2. The applicant has demonstrated the denial of the request will result in immediate and substantial economic hardship; or
 - 3. There are no reasonable alternatives to the removal as of the time of the hearing.

(Ord. 953 § 2 (part), 1990: prior code § 11354)

15.52.060 - Appeals procedure.

Appeals to a decision by the conservation, development and planning commission on the designation or deletion of structure (s) or building(s) as landmarks shall be processed in the manner prescribed by Chapter 2.88 of the Napa County Code.

(Ord. 953 § 2 (part), 1990: prior code § 11355)