



CHAPTER 6 HISTORIC RESOURCES

HISTORIC PRESERVATION

INTRODUCTION

Napa has a rich historic heritage, reflected in the legacy of a superb collection of historic buildings and neighborhoods. From simple houses to stately mansions, Victorians to Art Deco, these historic buildings provide a link to the architecture and people of the past.

The city grew in response to the natural environment and available technology: lines of eucalyptus planted against prevailing winds; bridges of native stone; remnants of old docks where seagoing schooners tied up; roads defined by paths traveled by native people thousands of years ago. All this is reflected today in the community.

The General Plan sets the framework for a comprehensive program to foster historic preservation through a systematic program, community education, and coordination within the City and with historic preservation groups.

This chapter contains goals, policies, and implementation programs that promote the preservation of Napa’s historic, archaeological, and cultural resources.

Major Historic Resources Objectives

- *To foster a community vision of the future that originates in respect and gratitude for its past and for the gifts that history bestows*
- *To preserve Napa’s historic districts and buildings in active use*

This chapter is divided into several major sections, each addressing a specific aspect of historic preservation:

- Historic Preservation
- Economic Incentives for Historic Preservation
- Historic Education and Awareness
- Historic Downtown
- Historic Neighborhoods
- Archaeological Resources

When historic buildings are demolished, the fabric of the city is damaged. Saving old buildings and historic neighborhoods makes sense for a variety of reasons. From an economic perspective, restoration provides skilled jobs for local builders and income for local suppliers and businesses. Heritage tourism provides jobs in the service sector and supports tourist commercial businesses envisioned for the downtown. From an environmental perspective, restoration and reuse of materials reduce the materials going to landfills and also lessen depletion of raw materials such as timber. From a social perspective, preservation of historic neighborhoods contributes to diversity in our community and provides a variety of housing to satisfy a wide range of income levels at different stages of life.

This section seeks to develop a systematic and comprehensive historic preservation program to ensure that Napa’s historically and architecturally-significant resources are preserved.

GOAL HR-1 To preserve and maintain sites, buildings, and landscapes that serve as significant, visible reminders of the city’s social, architectural, and agricultural history.

POLICIES

HR-1.1 The City shall identify historical buildings, sites, features and districts that are reminders of past eras, events and people; significant examples of architectural styles; irreplaceable assets; or, examples of how past generations lived.

HR-1.2 The City shall continue to identify historic objects and features that are a part of the city’s cultural heritage. These elements include signs of all types, street light standards, stone bridges and walls, windrows, sculptures and remnants of historic infrastructure, such as historic storm drains, stone curbs, cobblestones and manhole covers.

HR-1.3 The City shall continue to update and amend the City’s historic resources inventory with intensive surveys.

HR-1.4 The City shall review and strengthen its present legal framework and administrative procedures governing projects affecting historical resources.

HR-1.5 The City shall adopt land use regulations

that recognize, maintain, and promote historic patterns of housing densities and urban form.

City shall seek routes and improvements that recognize and protect historic neighborhoods.

HR-1.6 The City shall use the *State Historical Building Code* to preserve historic resources consistent with protection of life safety.

HR-1.18 The City shall identify its historic gateways and support the preservation of their historic bridges, stone walls, street trees and viewsheds.

HR-1.7 The City shall preserve historic resources by nominating historic buildings and districts to the National Register of Historic Places and California Register of Historic Places.

HR-1.19 The City shall identify historic landscape features and landmark trees as a first step toward their preservation.

HR-1.8 The City shall document, review, and designate local landmarks and conservation districts identified in the citywide survey (see Figure 6-1).

HR-1.20 The City shall encourage landscape plans that enhance historic areas.

HR-1.9 The City shall solicit property owners' support and adopt the Napa Abajo / Fuller Park National Register District as a local historic district, and other, future districts as they are identified through the ongoing survey process.

IMPLEMENTATION PROGRAMS

HR-1.A The City shall publicize and periodically update the survey results of the adopted 1994-95 Citywide Historic Resources Survey list of significant buildings.

HR-1.10 The City shall advocate specific projects, legislation and economic strategies which will realize preservation goals and policies.

Responsibility: City Council;
Cultural Heritage
Commission
Time Frame: Ongoing

HR-1.11 The City shall work with construction trade groups to support apprenticeship programs that teach restoration techniques such as lead paint remediation, historic woodworking and finishing.

HR-1.B The City shall continue to update and amend the City's historic resources inventory with intensive level surveys, using California Department of Parks and Recreation Office of Historic Preservation forms wherever possible.

HR-1.12 The City shall pursue funding and grant monies which could be used to further the goals and implement the historic preservation policies of this General Plan.

Responsibility: Cultural Heritage
Commission;
Planning Department
Time Frame: FY 03-05

HR-1.13 The City shall develop incentives to encourage owners to retrofit unreinforced masonry buildings.

HR-1.C The City shall develop a parcel-specific, computerized system to make historic inventory data available to each City department so that actions which might affect historic resources are evaluated appropriately and in a timely manner.

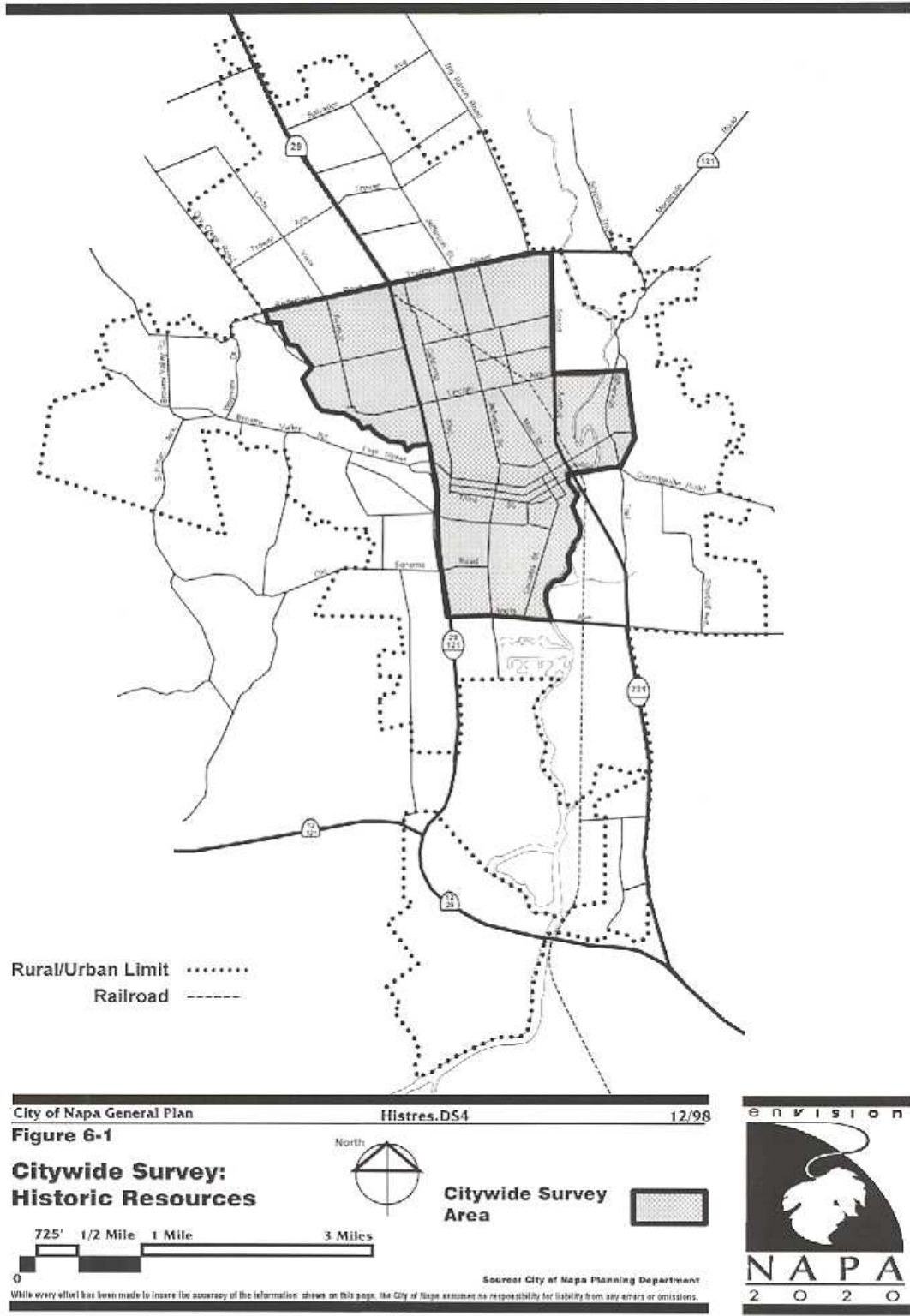
HR-1.14 The City shall create a list of volunteers willing to research historic resources.

Responsibility: Planning Department
Time Frame: FY 03-05

HR-1.15 The City shall identify and reinforce historic linkages between the natural and built environment.

HR-1.16 The City shall work with other agencies to ensure that any future flood control project does not sever the historic relationship between the river and the adjacent historic neighborhoods and commercial areas.

HR-1.17 When planning for transportation routes, the





City of Napa General Plan Fuller2.DS4 12/98

Figure 6-2

**Napa Abajo/Fuller Park
National Register District**



Boundary ———

Not to Scale

Source: City of Napa Planning Department

While every effort has been made to insure the accuracy of the information shown on this page, the City of Napa assumes no responsibility for liability from any errors or omissions.



HR-1.D	<p>The City shall research and record locations of potential historic and archaeological sites within Napa, using historic Sanborn maps and other sources.</p> <p>Responsibility: Planning Department Time Frame: FY 05-07</p>	HR-1.I	<p>The City shall review and update the present interdepartmental review processes for projects affecting historic resources.</p> <p>Responsibility: Planning Department Time Frame: FY 99-03</p>
HR-1.E	<p>The City shall update the City's <i>Historic Preservation Ordinance</i> to reflect the requirements of the City's Certified Local Government status and current federal and state mandates and the policies of the General Plan.</p> <p>Responsibility: City Council; Planning Department Time Frame: FY 99-00</p>	HR-1.J	<p>The City shall establish policies for non-conforming uses in historic districts. The City shall allow non-conforming uses to remain, if determined desirable for neighborhood character.</p> <p>Responsibility: City Council; Cultural Heritage Commission Time Frame: FY 99-03</p>
HR-1.F	<p>The City shall revise the current ordinance governing the Certificate of Appropriateness process to define the approval process, including its time of occurrence, and hierarchies of review based upon level of impact and importance of the resource.</p> <p>Responsibility: City Council; Cultural Heritage Commission Time Frame: FY 99-00</p>	HR-1.K	<p>The City shall conduct a review of City policies, ordinances and programs to ensure consistency with historic preservation objectives, making necessary revisions where there is a conflict.</p> <p>Responsibility: Cultural Heritage Commission; Planning Department Time Frame: FY 05-07</p>
HR-1.G	<p>The City shall establish procedures and standards whereby properties on the list of architectural and historical resources are provided with alternatives to demolition. Alternatives could include moving the building, public or private purchase, or finding a new use. Should demolition occur, thorough documentation by photographs and measured drawings and salvage of irreplaceable materials should be required as a condition of approval. Expedite permit processes that allow for alternatives to demolition of historic properties.</p> <p>Responsibility: Cultural Heritage Commission Time Frame: FY 03-05</p>	HR-1.L	<p>The City shall maintain a photographic record of successful restoration projects to inform future project proponents as to architectural styles, historic construction methods, probable materials and appropriate reconstruction techniques.</p> <p>Responsibility: Planning Department Time Frame: Ongoing</p>
HR-1.H	<p>The City shall review and update its procedures for designation and administration of local historic districts.</p> <p>Responsibility: Cultural Heritage Commission; Planning Department Time Frame: FY 99-00</p>	HR-1.M	<p>The City shall adopt design guidelines and standards to guide rehabilitation, infill and new development in historic areas.</p> <p>Responsibility: Planning Department; Cultural Heritage Commission Time Frame: Ongoing, as districts are nominated</p>
		HR-1.N	<p>The City shall develop a program to seek out endangered buildings and take steps to encourage their preservation and rehabilitation, including exploring financial incentives.</p> <p>Responsibility: Planning Department; Finance Department Time Frame: FY 05-07</p>

HR-1.O The City shall prepare information for the general public to explain the City's commitment to historic preservation, the approval process, regulations, financing strategies such as income tax credits or rehabilitation loans and the benefits of application of the *State Historical Building Code*.

Responsibility: Planning Department
Time Frame: FY 03-05

HR-1.P The City shall prepare and periodically update its list of landmark trees and landscape features.

Responsibility: Planning Department
Time Frame: Ongoing

HR-2.3 The City shall support the creation of a revolving loan fund for historic rehabilitation to be financed through public and private contributions with efforts to encourage banks to provide loans for rehabilitating historic properties financed with public and private contributions, for the acquisition or rehabilitation of historic properties.

HR-2.4 The City shall encourage the formation of nonprofit corporations organized for the purpose of purchasing and rehabilitating at-risk historic properties. The City shall support the efforts of Napa County Landmarks, Inc., in this effort.

HR-2.5 The City shall encourage the continuation and appropriate expansion of federal and state programs that provide tax and other incentives for the rehabilitation of historically- or architecturally-significant structures.

HR-2.6 The City shall work with the County Assessor to create a property tax relief program for qualified historic structures (Mills Act).

ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION

Economic issues are often a critical factor in whether a historic structure can be preserved. Policies in this section promote economic assistance for historic preservation. This can be accomplished through incentives, assistance, and grants, and also on a larger scale by promoting Napa's historic resources as unique attractions for shoppers and tourists.

GOAL To encourage owners of historic resources to preserve or upgrade historic properties by improving their economic viability.
HR-2

POLICIES

HR-2.1 The City shall investigate incentives for single family residential restoration such as tax relief for designated landmarks or districts, and inform historic homeowners of available incentives.

HR-2.2 The City shall investigate and publicize the use of various federal, state, local and private funding sources and economic mechanisms available to support historic resource preservation.

IMPLEMENTATION PROGRAMS

HR-2.A The City shall establish criteria to evaluate alternatives in cases where owners of designated historic properties assert economic hardship, as well as establishing guidelines to assist the City in such determinations.

Responsibility: Planning Department
Finance Department
Time Frame: FY 05-07

HISTORIC EDUCATION AND AWARENESS

Awareness and appreciation of Napa's history and historic resources will foster a greater enjoyment of the city and greater support for historic preservation efforts. Policies in this section seek to develop community education programs to promote historic preservation.

GOAL To promote community awareness and appreciation of Napa’s history and architecture.
HR-3

POLICIES

- HR-3.1 The City shall educate the community and historic property owners of the importance and benefits of, and opportunities for participating in, the preservation of resources.
- HR-3.2 The City shall support establishment of a Restoration Center by Napa County Landmarks, Inc., which would serve as a repository for information on historic building methods, construction techniques and materials and which could provide technical advice and services for restoration.
- HR-3.3 The City shall support the preparation by Napa County Landmarks, Inc., or other private organizations and the Napa County Historical Society of a list of sources for historic research materials such as Sanborn Maps, old city maps, historic subdivision maps, and old photographs that would assist project proponents in identifying the historic conditions and context for their project.
- HR-3.4 The City shall support the efforts of private, nonprofit organizations to educate school children as to the value of local history and architecture, using historic inventory information.

IMPLEMENTATION PROGRAMS

- HR-3.A Together with local preservation organizations, the City shall develop innovative community education programs such as local walking and bicycle tours; pamphlets and brochures about local architects, builders and styles; an oral historic program; a slide library of construction methods, successful rehabilitation efforts and videotapes on architectural/historical subjects for use in schools and homes.

Responsibility: Cultural Heritage Comm
 Time Frame: Ongoing

HISTORIC DOWNTOWN

The City of Napa grew up around the river. The remnants of the once bustling riverfront can be seen in the pilings that line the shore where sea going merchant ships awaited their cargos of grains, fruits, wines or hides. The crumbling walls of the Hatt Building hint of the prosperous river commerce and industry. Nearby, the remaining historic buildings and the County Court House serve as a reminder that the founders of Napa envisioned a city that would serve as a government center and unifying force for the Valley. Downtown was the heart of the city, the place that distinguished Napa from all other cities.

Today, the historic downtown has lost much of its energy to other shopping centers dependant on cars rather than river commerce. Past efforts to revitalize the downtown have focused on accommodating the automobile, but have had mixed results. The original historic urban form has been fractured by modifications to the street grid and historic buildings have been torn down for plazas and parking lots, with little cohesion between the old and the new. Still, much of the downtown’s current appeal comes from its historic buildings.

Revitalization of the historic downtown hinges upon preserving the remaining historic buildings. Development must be diverse, yet concentrated so that a sense of urbanity and excitement can be achieved during the day and into the evening. A variety of things for people to do and see in the downtown will attract them more frequently and keep them there longer. Pedestrian scale streetscapes should include shops with display windows and signage designed to intrigue walk-in customers who will also serve to populate and animate our streets. Upper floors can be adapted to offices, live-work spaces, or housing. Renovation of older buildings, combined with compatible new development, can strengthen tourism and other existing businesses.

A commitment to heritage tourism benefits historic and cultural resources. Heritage tourism can provide new uses for significant historic buildings. Supporters of preservation can benefit as well, with good educational and interpretive programs bringing in admission fees in order to preserve the resource. Tourism generates economic benefit for Napa. In California, it is one of the highest revenue generators for the state economy, with historic sites as the most popular tourist attraction.

GOAL To achieve a vital downtown that reflects its historic urban form and setting,
HR-4 offering a mix of old and new buildings.

POLICIES

- HR-4.1 The City shall promote the preservation of the historic urban form of the downtown. Historic heights, street faces and building massing shall be supported by new development.
- HR-4.2 The City shall evaluate historic unreinforced masonry (URM) buildings and wood framed structures in accordance with the provisions of the *State Historical Building Code* and provide for mitigation of URM hazards.
- HR-4.3 The City shall take advantage of the historic setting of downtown, and encourage lively, interactive uses throughout the day and into the evening.
- HR-4.4 The City shall support the downtown Facade Improvement Program to improve building fronts based upon historic commercial building design guidelines. Restoration could include the removal of facades which have been applied in the past to "update" structures.
- HR-4.5 The City shall maintain and restore City-owned properties identified as landmarks, within an historic district, or listed on the National Register of Historic Places.
- HR-4.6 The City shall work with the local tourism industry to support and foster historic resources as a destination, demonstrating that cooperation with the preservation community will improve the quality of the visitors' experience.

IMPLEMENTATION PROGRAMS

- HR-4.A The City shall prepare design guidelines for the downtown to guide future development and restoration efforts.

 Responsibility: Planning Department;
 City Council
 Time Frame: FY 05-07

HR-4.B The City shall develop and adopt an unreinforced masonry building (URM) hazard mitigation program.

Responsibility: Redevelopment and Economic Development Coordinator;
 Public Works Department
 Time Frame: FY 03-05

HR-4.C The City shall identify historic signs, including painted wall signs, signs as architectural features, and historic neon signs, and provide incentives for their protection.

Responsibility: Planning Department
 Time Frame: FY 05-07

HISTORIC NEIGHBORHOODS

The City's historic neighborhoods are a key to downtown revitalization. People are drawn to where other people are. The neighborhoods adjacent to the downtown were once the most prestigious, where prosperous merchants built their homes. Unfortunately, the oldest and most venerable historic neighborhoods have been long neglected. Many of the smaller homes on larger lots have been replaced by multifamily housing that bears no relationship to the neighborhood or the street; some historic survivors were divided into apartments and have been badly neglected. In order to take advantage of the financial benefits of heritage tourism, and to create healthy, historic neighborhoods, there must be incentives to encourage housing rehabilitation and to bring back safe, diverse neighborhoods.

GOAL To maintain historic neighborhoods that provide a diverse mix of housing types and services to meet the needs of families and build a sense of community.
HR-5

POLICIES

- HR-5.1 The City shall preserve the character, livability, and civic pride of Napa's historic neighborhoods through neighborhood conservation efforts.
- HR-5.2 The City shall prepare programs to guide future investment and development for

designated or eligible historic districts.

- HR-5.3 The City shall target code enforcement to at-risk neighborhoods, or parts thereof. The City should also target Community Development Block Grant (CDBG) housing rehabilitation loan funds to these areas.
- HR-5.4 The City shall encourage heritage tourism by encouraging bed and breakfast inns, walking tours, home tours, and similar uses in historic neighborhoods.
- HR-5.5 The City shall explore methods to discourage through-traffic on streets in historic neighborhoods in order to maintain their livability and walkability. (Also see Policy T-4.1 in Chapter 3, Transportation).

IMPLEMENTATION PROGRAMS

- HR-5.A The City shall continue its studies of historic neighborhoods and define those areas that merit special recognition and protection.

 Responsibility: Cultural Heritage Commission
 Planning Department
 Time Frame: FY 03-05
- HR-5.B The City shall develop a paving standard, using historic grid patterns, for fixing and maintaining safe and walkable sidewalks in historic neighborhoods.

 Responsibility: Public Works Department
 Time Frame: FY 99-03
- HR-5.C The City shall implement the design guidelines and neighborhood strategies for development that resulted from the Napa Abajo / Fuller Park National Register District workshops.

 Responsibility: Planning Department
 Cultural Heritage Comm
 City Council
 Time Frame: FY 99-03

See Implementation Programs T-4.A and T-4.B for measures related to Policy HR-5.5

ARCHAEOLOGICAL RESOURCES

The record is sparse regarding the people who lived in the Napa area for thousands of years before the Spanish and Euro-American settlers arrived. Within a generation or two after contact, the Wappo people and their traditions had been all but been erased. Few remnants remain other than the oral traditions of a few survivors and the unexcavated sites. Many of their possessions have been removed to museums and private bookshelves. The archaeological record could answer many of the riddles about settlement and subsistence patterns, hierarchies, trade routes, spiritual traditions and relationships with other language groups. It is important to increase awareness of the value of the prehistoric record, and to protect and preserve what is left.

GOAL To preserve important archaeological resources.
HR-6

POLICIES

- HR-6.1 The City shall enforce current federal and state and procedures for identifying, preserving and protecting prehistoric sites.
- HR-6.2 The City shall require investigation during the planning process for all proposed developments in archaeologically sensitive areas in order to determine whether prehistoric resources may be affected by the project and, if so, require that appropriate mitigation measures be incorporated into the project design.
- HR-6.3 Recognizing that Native American burials or archaeological artifacts may be encountered at unexpected locations, the City shall continue to enforce state mandates with its current mitigation requirement, applied to all development permits and tentative subdivision maps, that upon discovery of remains during construction, all activity will cease until qualified professional archaeological examination and reburial in an appropriate manner is accomplished.
- HR-6.4 The City shall investigate ISTE A funding sources to identify and protect portions of the Silverado Trail and other Native American trails that developed over time into the roadways we now use.