



Staff Reports

File #: 1461-2018, **Version:** 1

To: Honorable Mayor and Members of City Council
From: Rick Tooker, Community Development Director
Prepared By: Michael Walker, Senior Planner

TITLE:

Designation of 4036 Browns Valley Road as Listed Resource on the City's Historic Resources Inventory (HRI)

RECOMMENDED ACTION:

Adopt a resolution approving the designation of the property located at 4036 Browns Valley Road as a Listed Resource on the City's Historic Resources Inventory; and determining that the action is exempt from the requirements of CEQA.

DISCUSSION:

The property owners of 4036 Browns Valley Road have requested the nomination of the property for inclusion on the City's Historic Resources Inventory (HRI) as a Listed Resource (LR). The property is not located within a designated or potential historic district. No alterations to the property are proposed with this request.

BACKGROUND

The property is located approximately three miles west of downtown Napa in the Browns Valley neighborhood. Napa's history is strongly tied to its agricultural roots dating back to the early nineteenth century. The remnants of small agricultural properties can be found throughout the City and represent rural farmsteads that were gradually enveloped by urban growth. Many of these remaining farmsteads may be found on the outskirts of the city or in neighborhoods with a more rural character such as Browns Valley.

This property is notable as a rare example of a Victorian-era agricultural property which has maintained many of the original structures such as the residence, carriage house, and pump house. The property also retains some of the historic landscape elements such as the historic palm and pecan trees.

The specific year the residence was constructed is unknown. Napa County tax records indicated it was built in 1884. The Page & Turnbull Citywide Historic Context Statement evaluated its construction in the 1880s. The Napa County Historical Society cited sources stating it was constructed in 1884 and expanded in 1900.

The property's historic significance comes from its age, period of significance, rural location in the

Napa Valley agricultural landscape, history of the people that lived on the land, and architectural style - the Victorian Farmhouse. An Initial Assessment for Historic Significance of the property has been submitted by Napa Design Partners (see Attachment 2).

GENERAL PLAN & ZONING

The property is located within the Single Family Residential General Plan Designation (SFR-42) and similarly zoned in the Single Family Residential Zoning District (RS-7). This designation/zoning district provides opportunities for low-density detached single-family homes, accessory dwellings and compatible uses such as day care and smaller residential care facilities. Bed and Breakfast Inns and public/quasi-public uses may also be allowed in appropriate locations at the discretion of the City.

Chapter Six of the General Plan contains goals, policies, and implementation programs that promote the preservation of Napa's historic, archaeological, and cultural resources. Staff finds that the proposal is consistent with the General Plan and supports the following General Plan goals and policies:

- Historic Resources Policy HR-1.1 states, "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." Policy HR-1.3 encourages the City to, "... continue to update and amend the City's HRI with intensive surveys." The request to nominate the Parks Residence to the City's HRI achieves these policies.

- Historic Resources Goal HR-2 seeks, "[to] encourage owners of historic resources to preserve or upgrade historic properties by improving their economic viability." While the proposed nomination does not include any alterations to the property, upon approval of the nomination to the HRI, future alterations to the property would be subject to review under the City's Historic Preservation Ordinance and compliance with the Secretary of Interior's Standards for Rehabilitation.

HISTORIC PRESERVATION ORDINANCE

NMC Subsection 15.52.040 requires Cultural Heritage Commission review of a Nomination for Listing to the City's HRI. If the Cultural Heritage Commission finds that the resource nominated for designation as a Listed Resource is of special historic, aesthetic, educational, cultural, or architectural importance to the City, and the designation is consistent with adopted goals, policies, and programs in the General Plan and any applicable specific plan, the Commission may recommend that the City Council designate the resource as a Listed Resource.

CULTURAL HERITAGE COMMISSION MEETING

The Cultural Heritage Commission held a public hearing on this item at their June 14 meeting. After brief deliberation, the Commission unanimously recommended approval of the request for nomination of the property to the Historic Resources Inventory as a Listed Resource.

FINANCIAL IMPACTS:

No direct financial impacts to the City have been identified with this agenda item.

CEQA:

The Community Development Director has determined that the Recommended Action described in this Agenda Report is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which exempts projects which have no potential to cause a significant effect on the environment.

DOCUMENTS ATTACHED:

ATCH 1 - Draft Resolution approving the designation of the property located at 4036 Browns Valley Road as a Listed Resource on the City's Historic Resources Inventory and determining that the action is exempt from the requirements of CEQA.

ATCH 2 - Historic Analysis & Plans

NOTIFICATION:

Legal notices of report were published in the Napa Valley Register at least 10 days prior to the hearing date.