

Amador County Historic Preservation Workshop

7 April 2009

Office of Historic Preservation



*Don't it always
seem to go
That you don't
know what
you've got
Till it's gone*



*They paved
paradise
And put up a
parking lot*

Joni Mitchell, "Big Yellow Taxi"

Historic Preservation is ...



"Simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them...it is as much concerned with building the future as with holding on to the past."

Richard Moe, President, NTHP

Historic Preservation is ...

An important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources, including re-use of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change.



It takes energy to construct a new building.
It saves energy to preserve an old one.

National Trust Sustainability Initiative

www.preservationnation.org/issues/sustainability/

Preservation is inherently an act of sustainable design and...sustainable design is not just about how to make a new building and pass it on to future generations.



It's about the ability to use resources wisely & to create places of enduring value to society - places that can be utilized by many generations.

Historic Resources = A\$\$ET\$

Wise management of assets

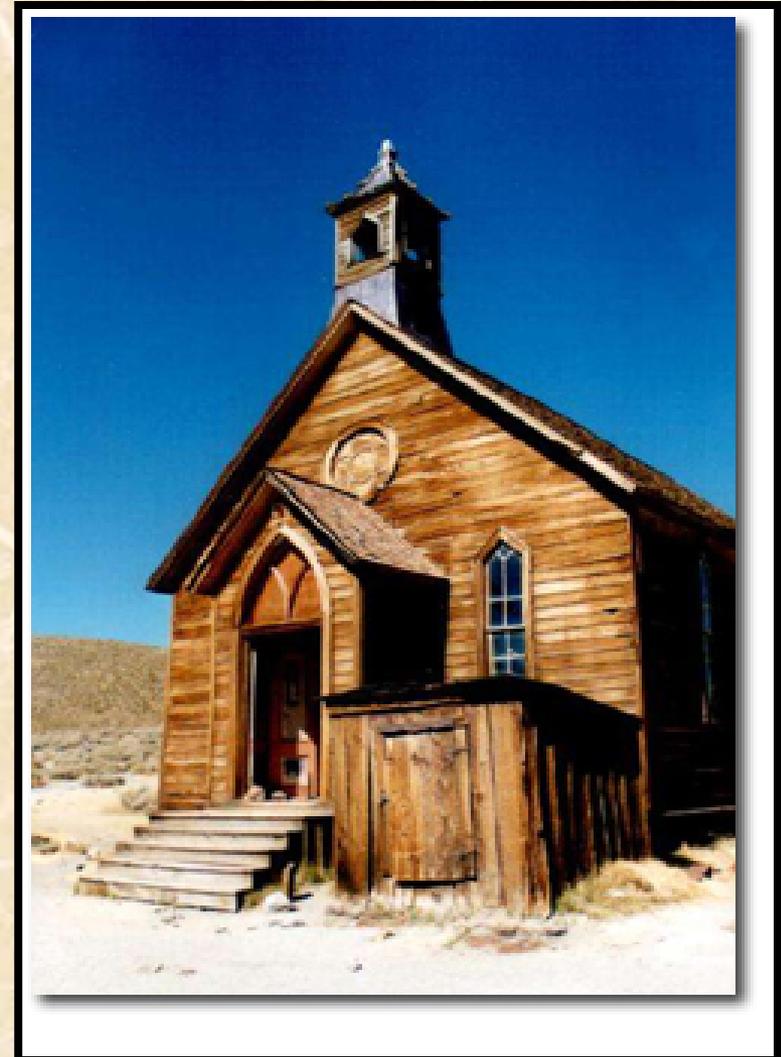
- Respect value
- Prolong life
- Effective use
- Multiple benefits
- "Stewardship"



National Historic Preservation Act

1966

- **Historic Preservation Fund**
- **National Register of Historic Places**
- **Advisory Council on Historic Preservation**
- **Established State Historic Preservation Officers and State Commissions**



- Methodist Church, Bodie SHP



Office of Historic Preservation

Federal & State Funding
60/40 Match

California spends
<\$.02/person/year



Mission:

to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.



- State Parks
- OHP Home
- What's New
- Workshops
- CEQA
- CHRIS
- LEED
- THPO
- Landmarks
- Newsletter

- SHPO
- Staff Contacts
- FAQs
- Decisions Pending
- Org Chart
- Contact Us



- Programs
- Library
- SHR Commission
- Links

- Architectural Review
- Governor's Awards
- Local Gov't Assistance
- Project Review
- California Main Street
- Incentives
- Preservation Grants
- Registration

Office of Historic Preservation

Welcome to OHP

www.ohp.parks.ca.gov

The mission of the **Office of Historic Preservation (OHP)** and the **State Historical Resources Commission (SHRC)**, in partnership with the people of California and governmental agencies, is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

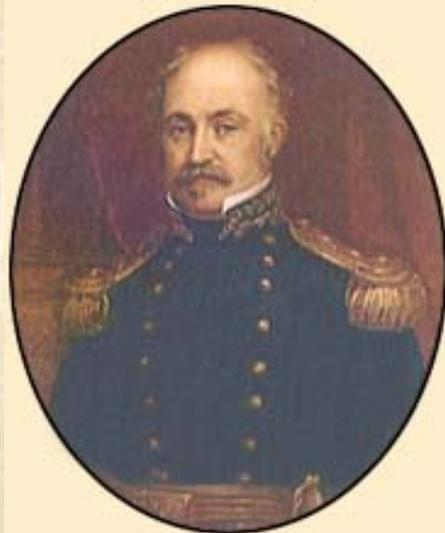
California is characterized by a rich historical past and a bright, promising future. The State's historical resources represent the contributions and collective human experiences of a diversified population spanning 10,000-12,000 years of occupancy in California. This heritage is embodied in the cultural and historical landscapes of California as evidenced by archaeological remains, historic buildings, traditional customs, tangible artifacts, historical documents, and public records extant in

Early Preservation Efforts



Mount Vernon

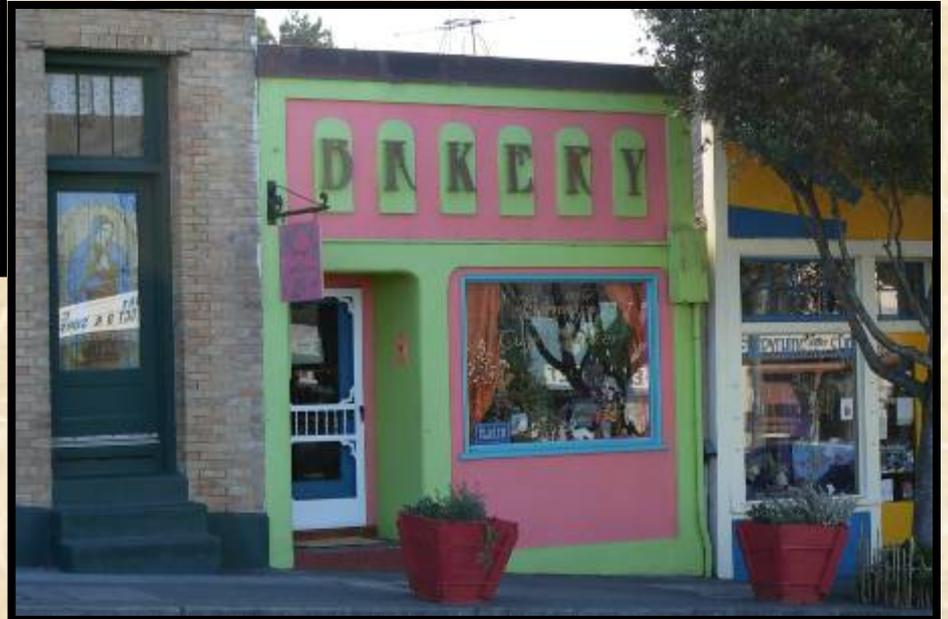
Sutter's Fort



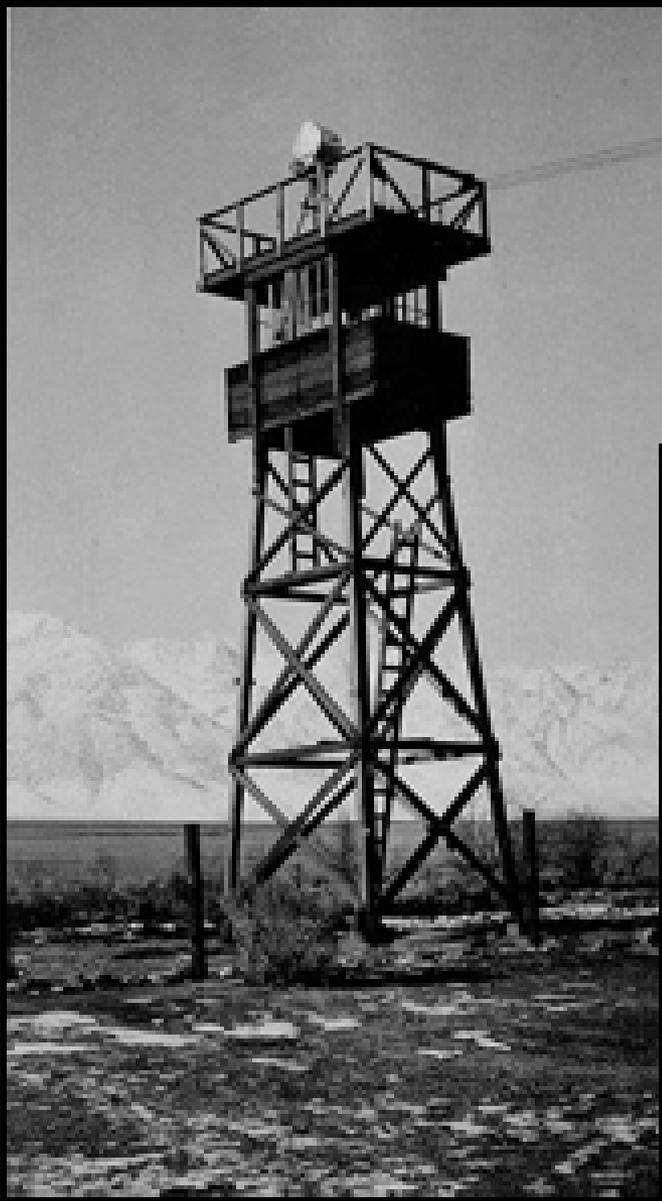
Recent Preservation Direction



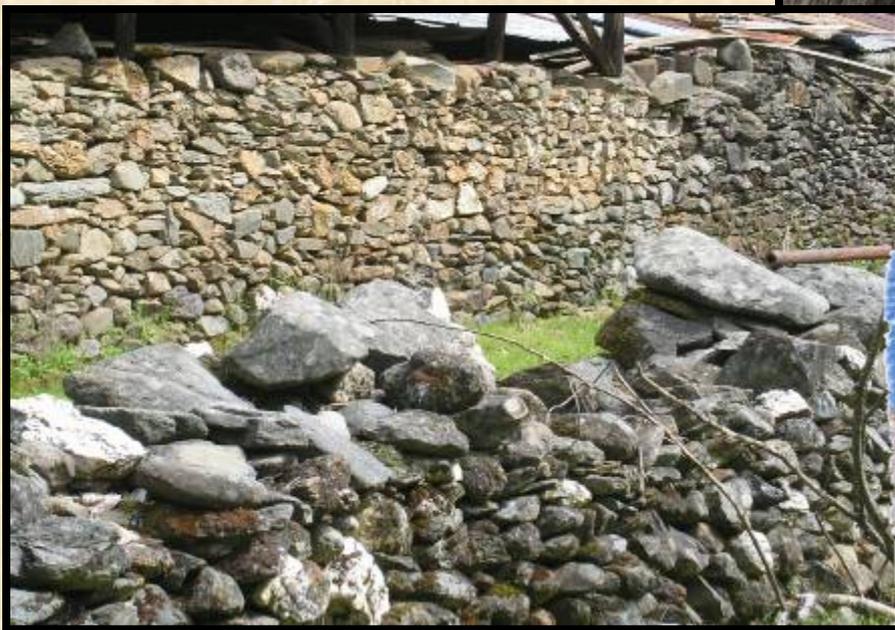
**Neighborhoods
&
Historic Districts**



Cultural Diversity



Cultural Landscapes



**Resources
associated with
the Recent Past**





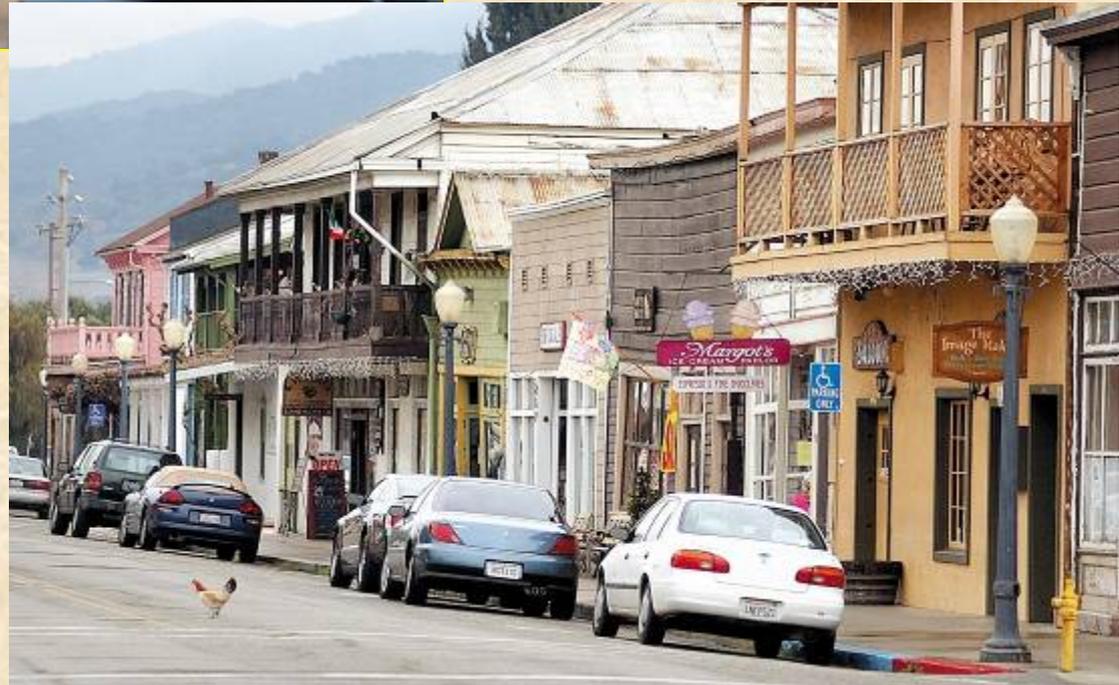
Adaptive Reuse Sustainability





Revitalization

**Heritage
Tourism**



Preservation at the Local Level

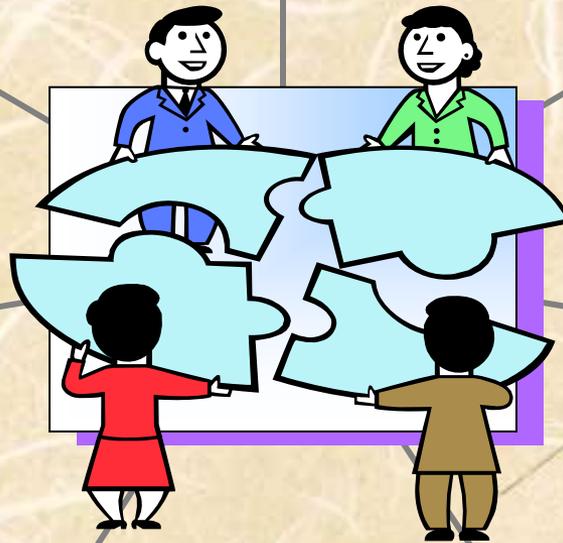
- Shift of program responsibility from historical societies and museums to local governments
- Historical societies & other organizations remain strong & important advocates
- Preservation integrated into land use planning
- Professional and citizen planners (commissioners) charged with local decision making



**Zoning
&
Planning**

**Disaster
Planning
&
Response**

**Historic
Preservation**



**Transportation
&
Infrastructure**

**Heritage
Tourism**

**Affordable
Housing
&
Adaptive
Reuse**

**Community
Development**

Comprehensive Historic Preservation Program



GOAL:

Integrate historic preservation into local land-use planning

- Element
- Ordinance
- Commission
- Surveys and Contexts
- Economic Benefits & Incentives
- Education, Technical Assistance & Outreach Programs

BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM

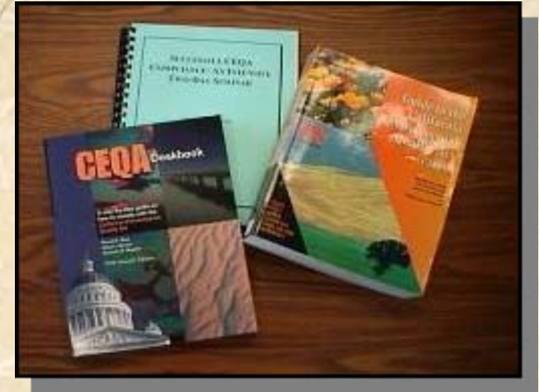
- **CREDIBILITY**

- Consistency with federal and state laws that have stood the test of time
- Insulates the preservation program from charges of being *arbitrary* and *capricious*

- **PREDICTABILITY**

- Know ahead of time how properties will be treated in regulatory procedures and code enforcement

Benefits



- **STREAMLINING**

- Brings clarity to question of what resources are significant when comes to CEQA
- Use of Secretary's Standards allows CEQA exemptions
- Use of National Register/California Register criteria and Secretary of the Interior's Standards integrates local, state, and federal levels of review

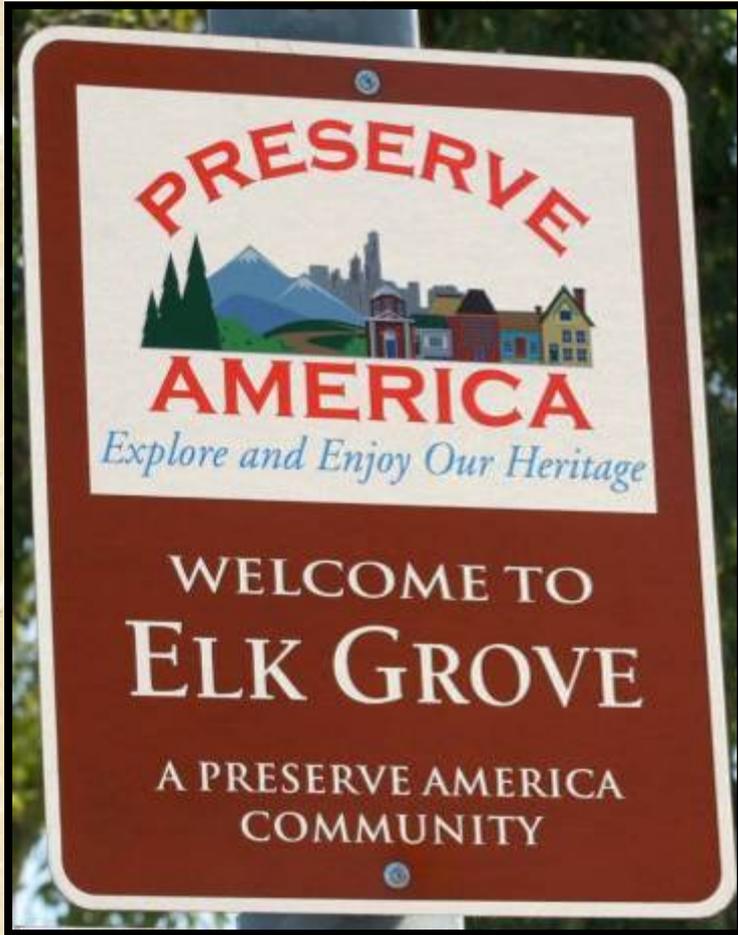
Benefits

- **INVOLVEMENT**

- Brings local preservation boards and commissions into broader land use planning and project approval processes



Economics



- Heritage Tourism
- Rehabilitation- Adaptive Reuse
- Affordable Housing
- Resource Conservation
- Improve Property Values
- Downtown Revitalization
- Incubate Locally-owned Small Businesses

Aesthetics



- Community character vs. Generica
- Promotes community stability - sense of time and place
- Connects the past with the present
- Connects people of today with those who have come before

Quality of Life

- Mixed use/income neighborhoods
- Retains traditional density
- Pedestrian orientation
- Sense of community
- Decreased crime rates in historic districts
- Preservation of open space & agricultural land



Preservation Ordinance



“The preservation ordinance is nothing more than local legislation enacted to protect buildings and neighborhoods from destruction or insensitive rehabilitation. . .”

Pratt Cassity, Maintaining Community Character: How to Establish a Local Historic District, NTHP, 2002

A Preservation Ordinance

Does

- Provide the policy for protection of historic properties
- Establish an objective and democratic process for designating resources
- Protect the integrity of designated historic properties through design review
- Authorize design guidelines for new development within historic districts
- Stabilize declining neighborhoods and protect and enhance property values through incentives and protections

Preservation Ordinance

Does Not

- Require that historic properties be open for tours
- Restrict the sale of the property
- Require improvements, changes, or restoration of the property
- Require approval of interior changes or alterations
- Prevent new construction within historic areas
- Require approval for ordinary repair or maintenance

Ordinance Key Elements

- Purpose
- Enabling Authority
- Preservation Commission
- Designation Procedures & Criteria
- Actions subject to Review
- Economic Effects
- Enforcement



- Appeals
- Definitions
- Severability

Establish Preservation Commission

- Who?



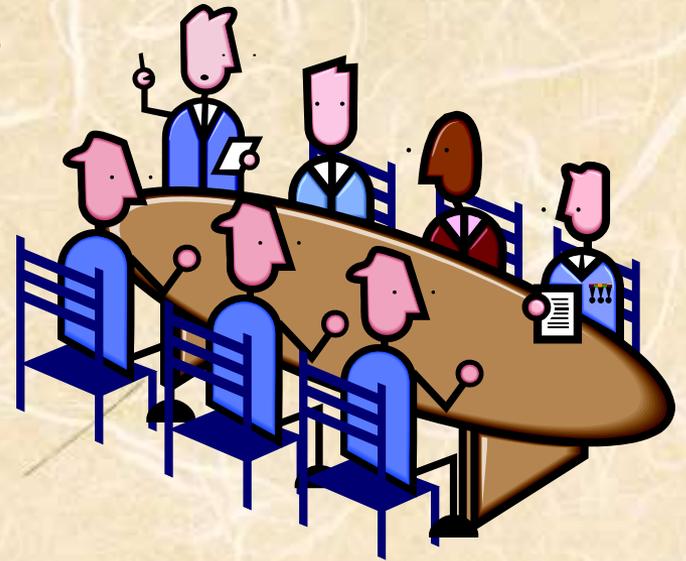
- Who administers and enforces preservation ordinance?
- Composition of Commission
 - Who appoints?
 - Term?
 - Professional qualifications?

Establish Preservation Commission

- What?

Scope of Powers

- Maintain local inventory
- Designation
- Review and Comment
- Make recommendations
- Incentives
- Public education
- Relationship with Planning Commission, City Council, and other agencies



Historic Contexts and Surveys **Foundation** for Preservation Planning



Tell what resources are significant
...and why

Surveys/Inventory

Need to Know

- Where are they?
- What are they?
- Why are they significant?
- What are the character-defining features?
- How do they need to be treated?



Designating Historical Resources

Eligibility Criteria



- Provide clear criteria standards
- Define key terms
- Use local criteria that match National Register and California Register to facilitate CEQA and Section 106 reviews
- Think in terms of historic zoning - HPOZs; Conservation Districts, etc.

Designating Historical Resources Procedures - Notice & Hearings

- Notice to owner and interested parties
- Public hearing
- Written findings
- Owner consent/objection may unlawfully delegate local government authority



Design Guidelines

- Based on analysis of the character-defining features
- Basis for objective decision-making
- Improve the quality of physical changes
- Protect existing architectural character
- Prevent incompatible infill or alterations
- Protect the value of real estate investments
- Encourage preservation by private owners



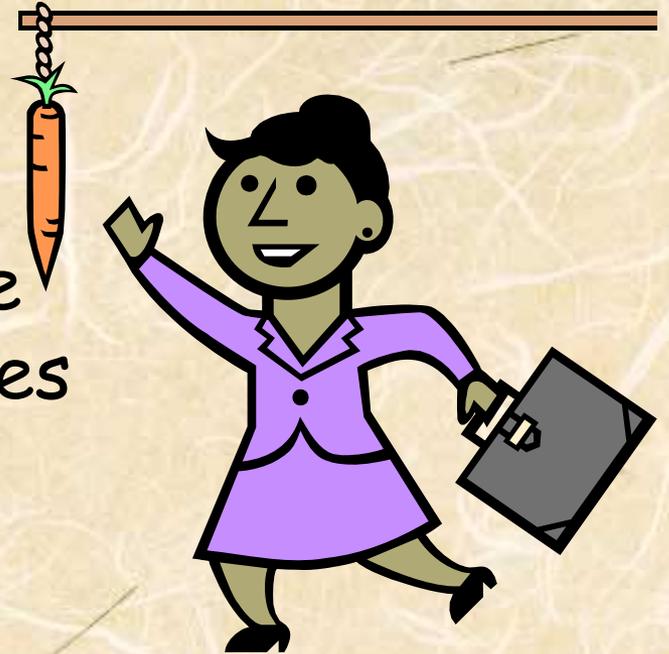
Local Preservation Tools

- Local recognition
- Incentives - Mills Act, SHBC
- Design Guidelines
- Regulations & Enforcement
- Technical Assistance
- Education
- Public involvement



Incentives

- Mills Act; Williamson Act
- Federal tax credits
- State Historic Building Code
- Waiver or reduce permit fees
- Variances
- Parking reductions
- Preservation easements
- Official recognition/Awards
- Grants
- Loans

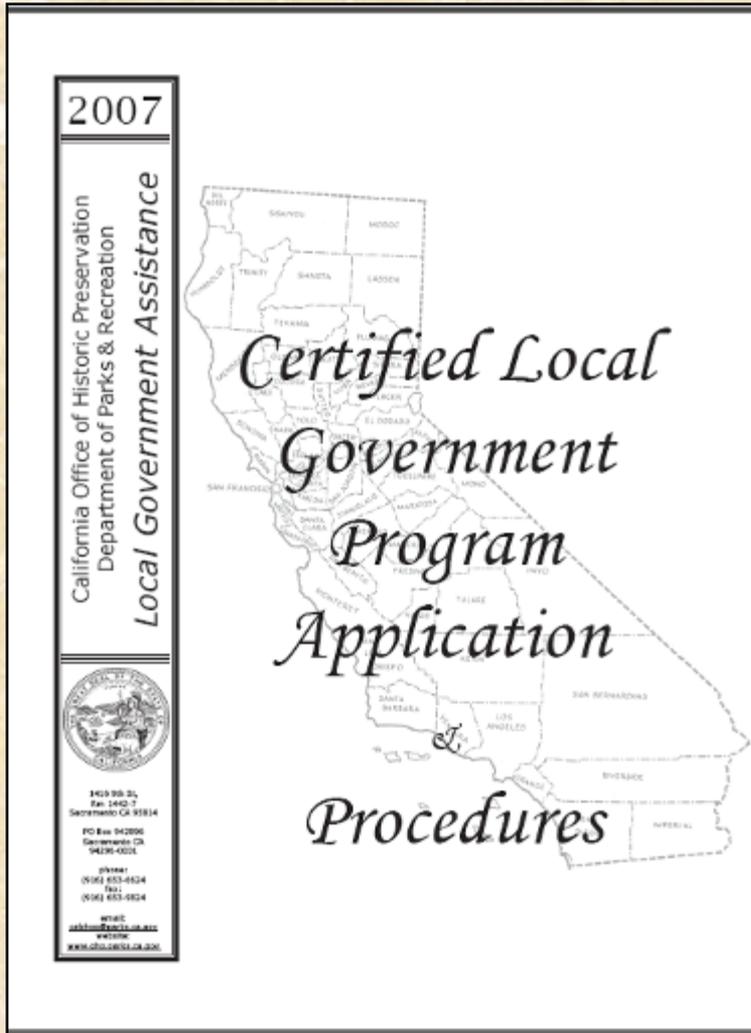


Certified Local Government Program (CLG)

Primary Goals:

- **Integrate historic preservation into land-use planning**
- **Build on local initiative and incorporate efforts and expertise of grass-roots preservation groups in local policy making**
- **Partnership with local, state, and national preservation networks**

Certification Requirements



- Enforce appropriate local & state legislation for the designation and protection of historic properties
- Establish qualified historic preservation commission
- System for survey & inventory of historic properties @ Secretary of the Interior's Standards for Identification and Evaluation
- Provide for public participation in local hp program
- Perform other responsibilities delegated by the state

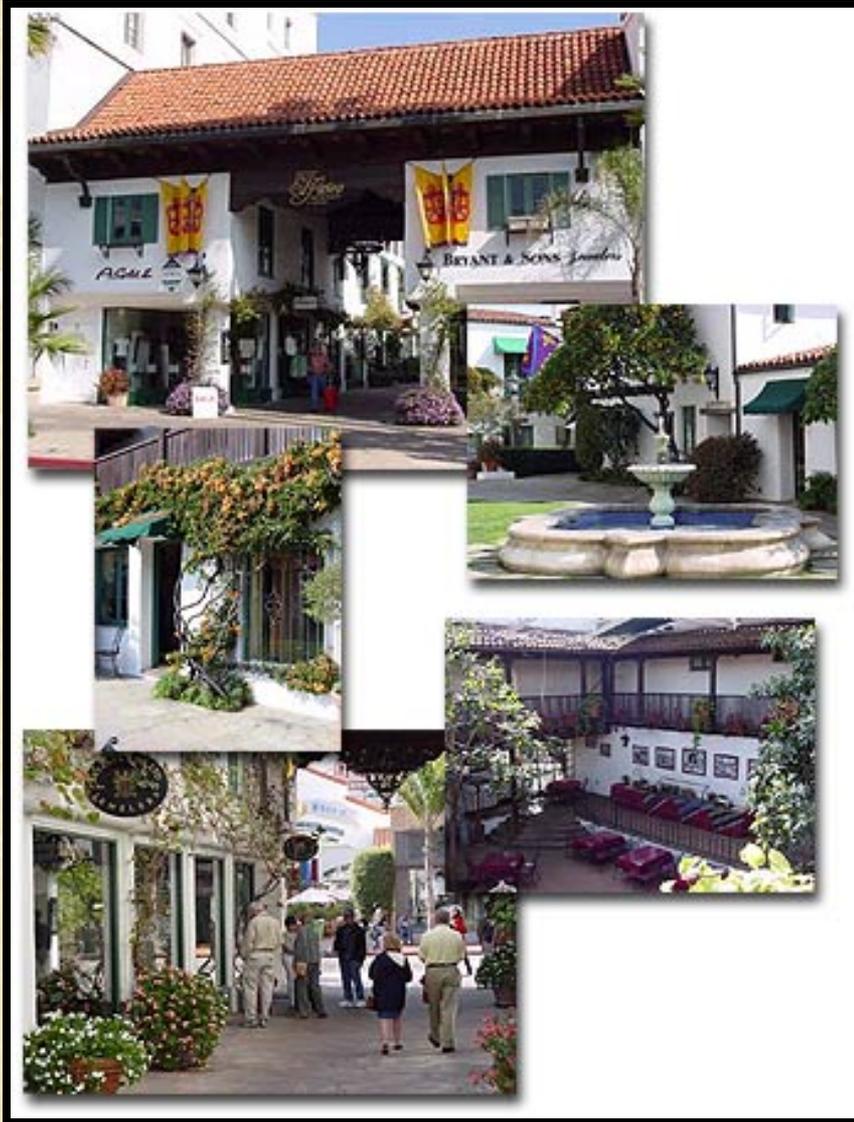
Added Benefits of being a CLG

- **Credibility**
- **SHPO Assistance**
CALCLG-L
- **CLG Grants - \$25,000**
- **Local Autonomy**
- **Commitment to integrating historic preservation into local decision making processes**

Why Preserve?

Historic preservation has many advantages, but most of all, it's simply a matter of good sense. It's smart to protect older buildings and neighborhoods because they're good to look at, they're useful, and they help us understand ourselves as individuals and as a nation.

www.nationaltrust.org/primer/10ways.html





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