



Michelle C. Messinger
Marie Nelson
Lucinda Woodward
California Office of Historic Preservation
Sponsored by Lake County
17 January 2007

Is this Happening in Your Community?

- Inappropriate alterations to buildings?
- Inappropriate alterations to the streetscapes?





Have you ever had the experience of driving down a road and realizing that what once was a **farm**...

had turned into a **strip mall**?



Is this Happening in your Community?

- Construction of out-of-character houses and businesses?





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

Values of Historic Preservation

- Economic
- Aesthetic
- Social - Quality of Life



Economic Values



- Heritage Tourism
- Rehabilitation & Adaptive Reuse
- Resource conservation
- Property Values
- Revitalized downtowns
- Incubate locally-owned small businesses

Aesthetic Values



or



- Community character vs. Generic
- Sense of time and place
- Connect the Past with the Present
- Connect people of today with those who have come before

Quality of Life – Preservation Promotes

- Mixed use neighborhoods
- Pedestrian friendly
- Sense of community
- Decreased crime rates in historic districts
- Preserve open space
- Save agricultural lands



History of Preservation in California

- *1850-Californians founded the Society of California Pioneers.*

- *1871-The California Historical Society.*

- *1889-The Association for Preservation of Missions.*

- *1895-The Landmarks Club of Southern California.*

- *1902-A group of concerned citizens incorporated the California Historical Landmarks League.*

- *1931-Operation of the newly established California Historical Landmark registration program delegated to the State Chamber of Commerce's Advisory Committee.*

- *1949-The state Legislature established the Historical Landmarks Advisory Committee.*

- *1965-The State Legislature gave the Committee responsibility for evaluating applications for California Points of Historical Interest.*



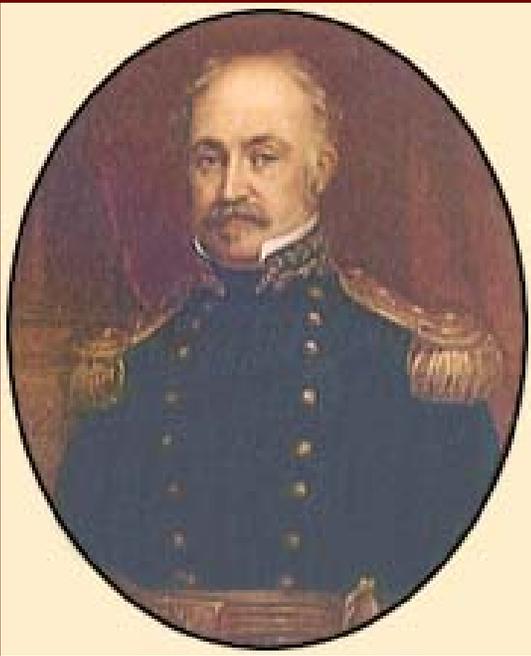
Early Preservation Efforts



Mount Vernon



Early Preservation Efforts



Sutter's Fort

Changing Approaches to Preservation

- City of Charleston, "Old and Historic District," 1931
 - No changes could be made to exterior architectural features that were subject to view from a public street or way.



Recent Preservation



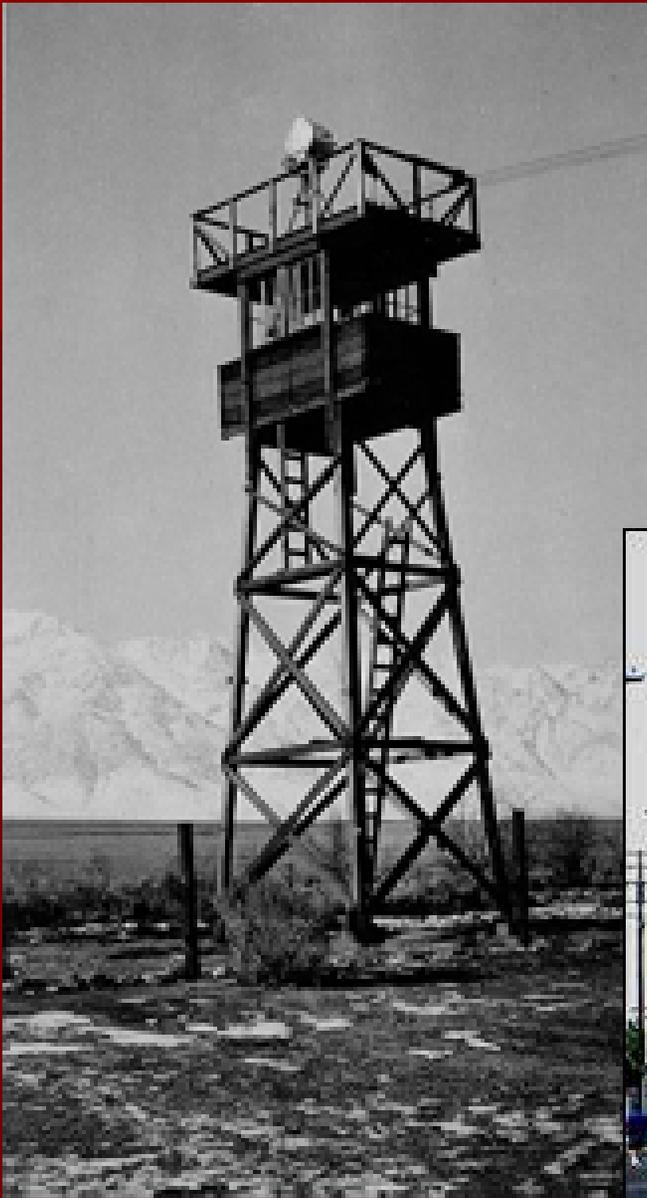
Neighborhoods and Main Streets

Recent Preservation



San Francisco Mission District

Movement to
more cultural
diversity



Resources
associated with
the Recent Past



What is a historical resource? What make's something historic?

- National Register
- California Register
- CEQA
- Local criteria



HISTORIC CONTEXTS

Built
Environment



History

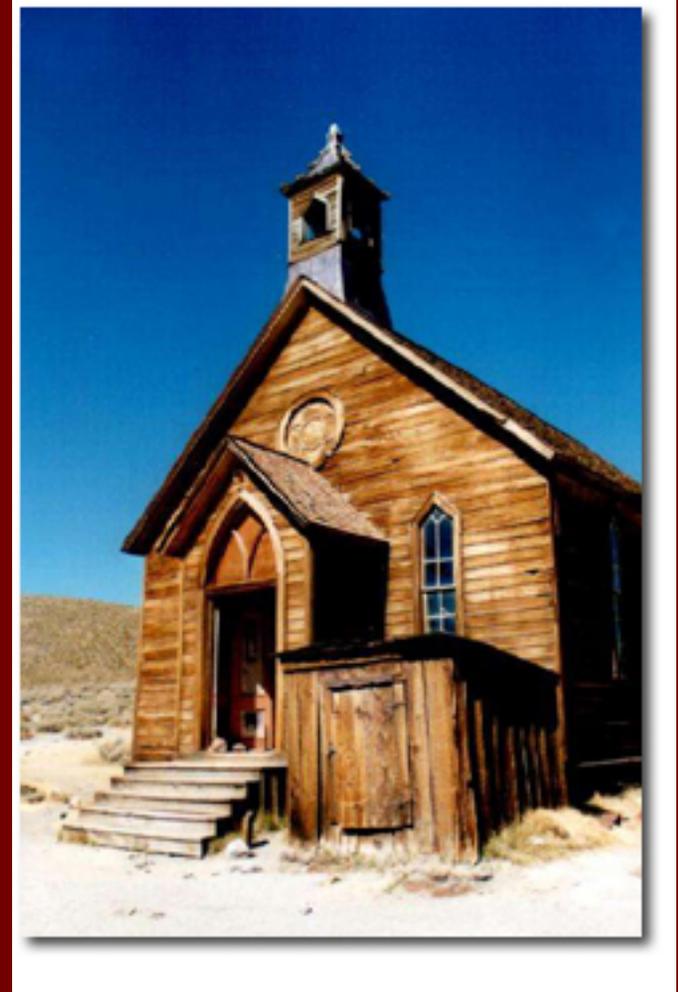
Patterns
Events
People
Values



National Historic Preservation Act

1966

- Established the Office of Historic Preservation in California—Part of State Parks
- National Register of Historic Places
- Historic Preservation Fund
- Advisory Council on Historic Preservation



Comprehensive Preservation Program



GOAL: Integrate preservation into local land use planning

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

Preservation Plan/Element

- General Plans represent the only formal, unified overview of the quality of life in a community
 - Important to include preservation in long-range community planning
- Identify preservation goals
 - Long term
 - Work plan



Enabling Authority



- "Police power" of local governments to protect the health, safety and welfare of citizens
- California Government Code Sections 25373(b) for counties and 37361(b) for cities
- U.S. Supreme Court - Penn Central Transportation v. New York City

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

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

Things to Think About!

- What is the purpose of the ordinance?
- What resources should be protected?
- How best to protect them?
- How will ordinance be administered and enforced?



KEY ELEMENTS

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



- Enforcement
- Appeals
- Definitions
- Severability

Establishment of the Preservation Commission

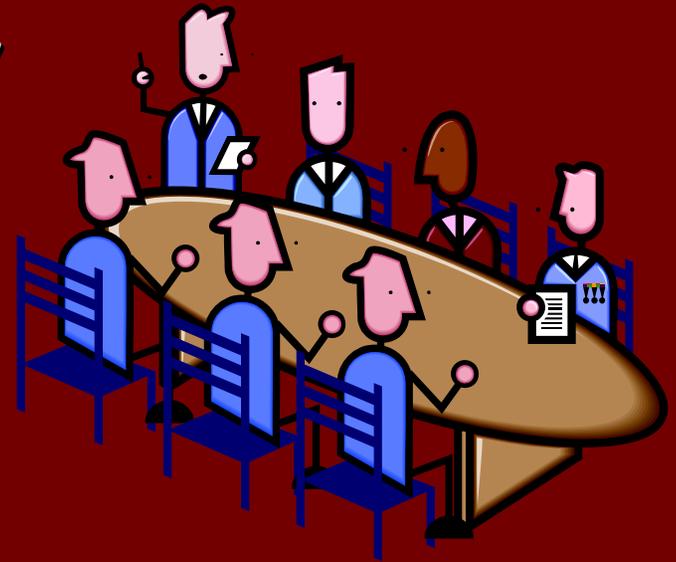


- Who administers and enforces preservation ordinance?
- Composition of Commission
 - Who appoints?
 - Term?
 - Professional qualifications?

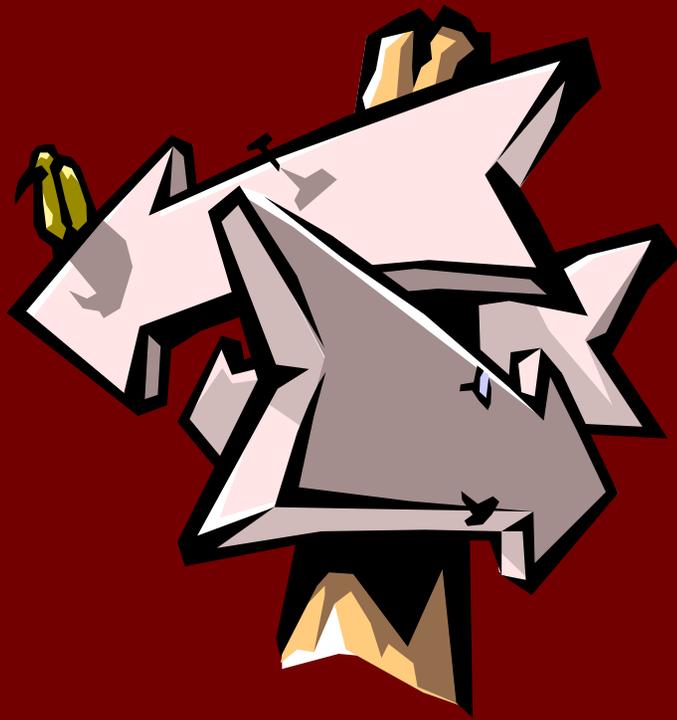
Establishment of the Preservation Commission

Scope of Powers

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



Designating Historical Resources



- 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



Strengths of Local Listing

- *"The primary strength of a local designation is that it can be tailored to specific community needs and provides greater protection for local resources."* CITY OF PRESCOTT, ARIZONA, MASTER PLAN, 1997



Actions Subject to Review Procedures & Criteria

Appropriate Level & Amount of Review



- Demolitions
 - Deny ?
 - Delay ?
- Alterations
 - Deny ?
 - Delay ?
- New construction in historic areas
 - Deny ?
 - Delay ?

Actions Subject to Review

Appropriate Review Standards

- Standards need to be
 - Defined
 - Reflect local preservation goals
 - Provide for due process
 - Efficient
 - Fair
 - Limit administrative discretion
 - Result in predictable decisions



Enforcement

Primary Goal: Compliance

- Penalties for non-compliance need to outweigh the "benefits"

- Remedies for Non-compliance

- Fines
- Injunctive relief to stop illegal demolition and enforce ordinance
- Receiverships & entry onto land to correct
- Forcing reconstruction
- Loss of further entitlement



Definitions



- Use terms and definitions shared by National Register, California Register, and CEQA to promote better understanding

- Thorough and complete definitions needed to sustain judicial challenge
 - Difference between alterations and demolitions
 - Types of buildings, structures, signs, or other features

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?



Survey/Inventory: A Multi-Purpose Tool



- Data collection
- Provides the information to identify and prioritize preservation goals
- Assists in identification of resources worthy of further recognition or designation

Why do Local
Governments do
surveys?





How is survey
information used
by Local
Governments?



**Historic
Preservation**

**Zoning
&
Planning**

**Disaster
Planning
&
Response**

**Environmental
Review
Sec 106
CEQA**

**HOW
Is Survey Data
USED?**

**Transportation
Planning**

**Heritage
Tourism
Initiatives**

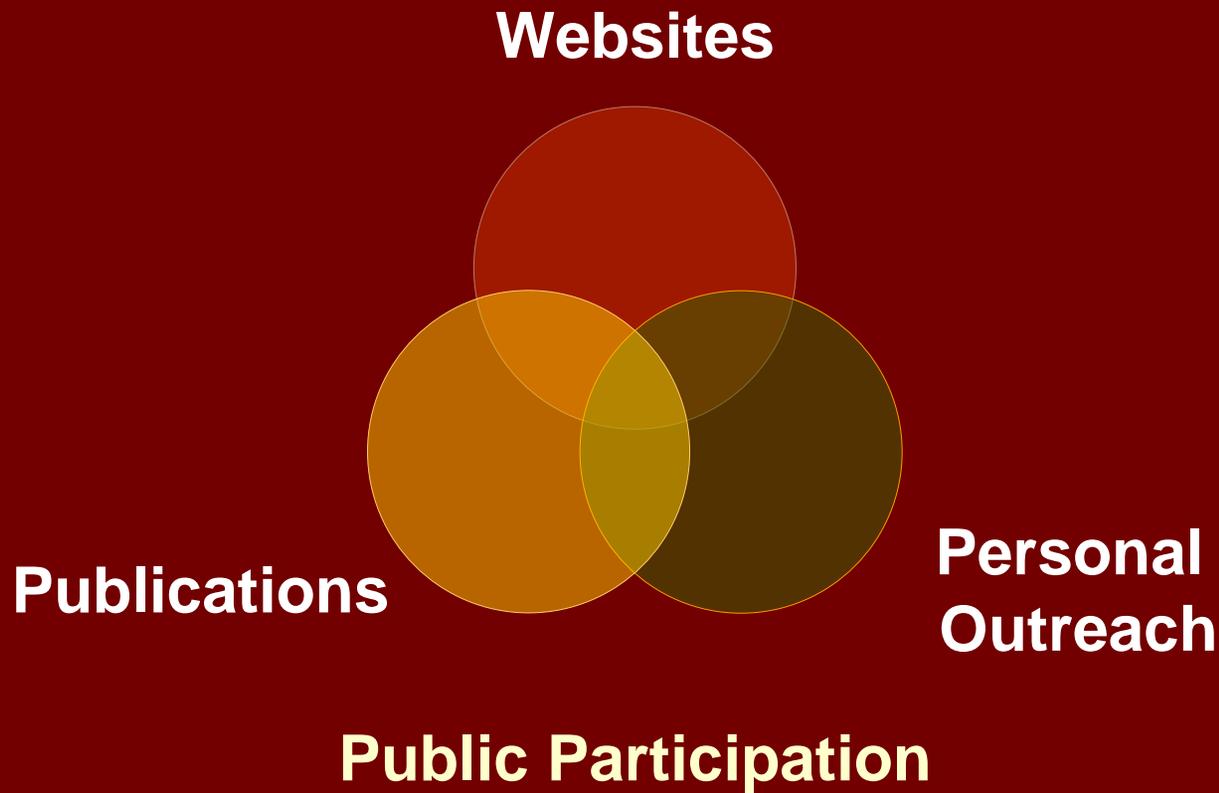
**Community
Development**

**Affordable
Housing
&
Adaptive
Reuse**

Surveys are the **Foundation** upon
which preservation planning is
built.



Education, Technical Assistance & Outreach Programs



BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM

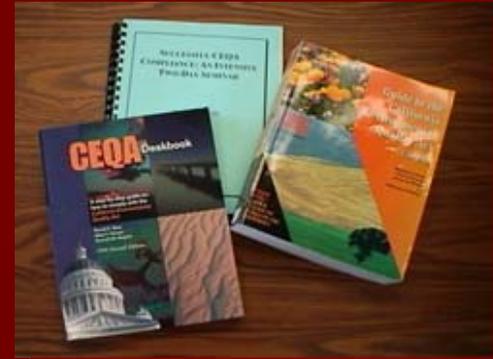
■ CREDIBILITY

- 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

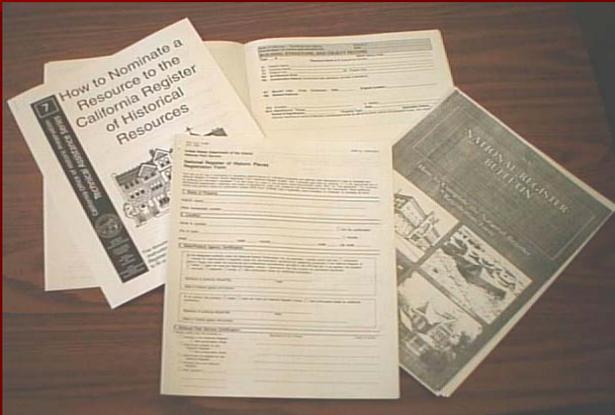
- Brings local preservation boards and commissions into broader land use planning and project approval processes



OHP PROGRAMS



Registration Programs

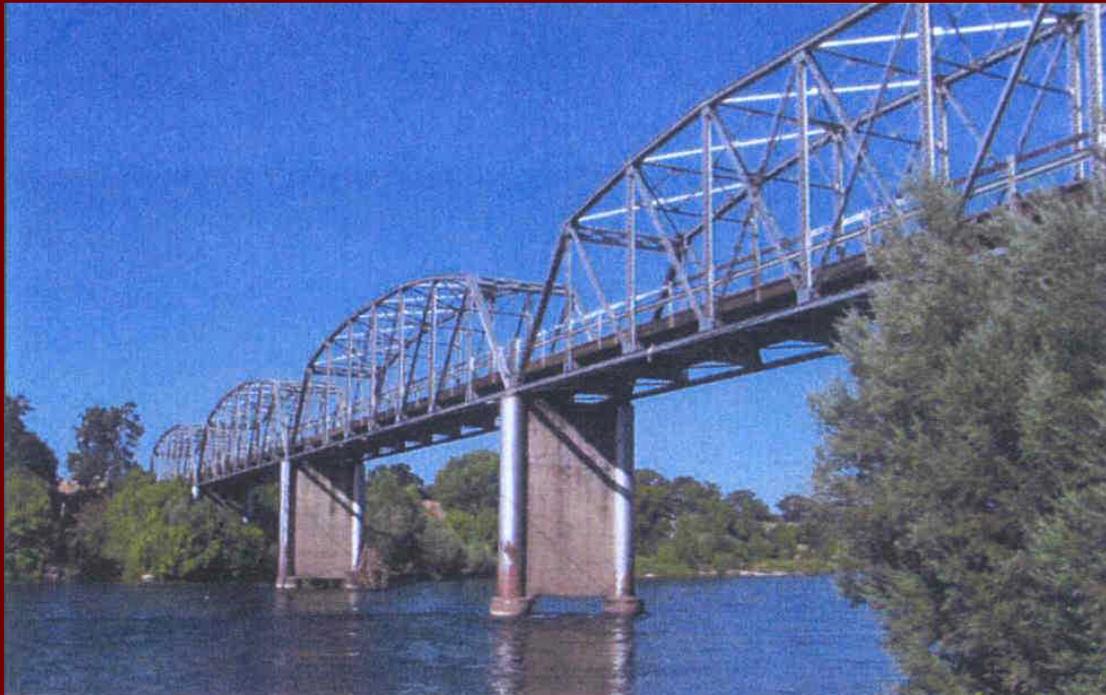


- National Register of Historic Places - 15,466 sites recorded
- California Register of Historical Resources - 23,844 sites recorded
- California Historical Landmarks - 1,164 sites recorded
- California Points of Historical Interest - 836 sites recorded



Section 106/CEQA

- Requires agencies to take into account the effects of their projects on historic properties
- Affords the public and other agencies the opportunity to comment on projects



-Jelly's Ferry Road
Bridge, Tehama County

Information Management

The screenshot displays the ArcMap interface with a GIS map of a residential area. A form titled "HISTORIC RESOURCES INVENTORY" is overlaid on the map. The form includes the following sections and data:

- State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION**
- HISTORIC RESOURCES INVENTORY** (with handwritten note: *prop # 061758*)
- IDENTIFICATION**
 - 1. Common name: 2373-78
 - 2. Historic name, if known: _____
 - 3. Street or rural address: 347 E. Cypress Ave.
 - 4. Present owner, if known: M. Wilson Address: 347 E. Cypress Ave.
 - 5. Present Use: Private residence Original Use: Private residence
- DESCRIPTION**
 - 6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
1-story home with asphalt shingle roof and flush board siding; roof style is high hip in which there is a swept dormer protruding; roof trim is eaves projecting; windows are flat picture windows divided into squares; door has glass center with glass side panels; molding above door and window plain; porch is an open veranda with round columns.
- 7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):**
 - A hand-drawn sketch map showing a lot bounded by streets. A north arrow is present.
- 8. Approximate property size:**
 - Lot size (in feet): Frontage 102, Depth 150
 - or approx. acreage _____
- 9. Condition (check one):**
 - a. Excellent b. Good c. Fair
 - d. Deteriorated e. No longer in existence
- 10. Is the feature:**
 - a. Altered? b. Unaltered?

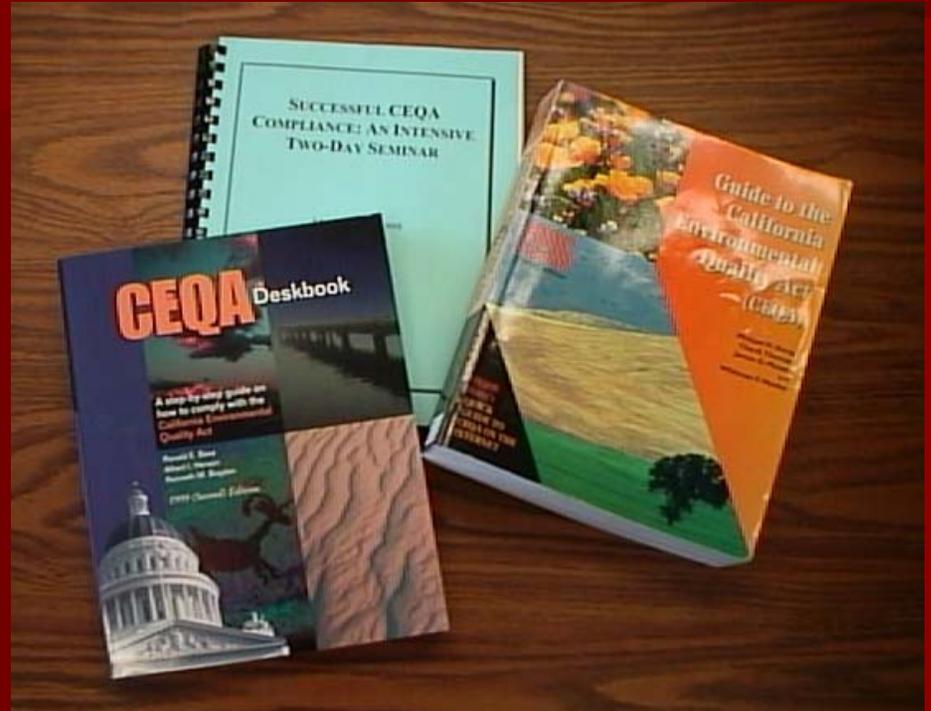
The map background shows a street grid with various colored overlays (pink, green, purple) and labels for streets like "Cypress Ave" and "Pamona Station". The Adobe Acrobat window title is "Adobe Acrobat - [061758_19760501_101_1.pdf]". The ArcMap interface includes a menu bar, toolbars, a Layers panel, and a status bar at the bottom showing coordinates: "261024.63 -436992.49 Meters".

Geographic Information System

Local Government Assistance

Technical Assistance & Training

- Preservation Planning
- Design Guidelines
- Surveys
- Historic Preservation Commissions
- Preservation Incentives
- California Environmental Quality Act Responsibilities
- Certified Local Government Program (CLG)



Grants

California Heritage Fund

■ Prop 12 - Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000

- Acquisition
- Development
- Rehabilitation
- Restoration
- Interpretation of archaeological and historical resource preservation projects.



Warner/Carrillo
Ranch, San Diego
County



Peralta Hacienda,
Alameda County

Federal Tax Certification Program

- 20% Rehabilitating Tax Credit
- Charitable Contributions (Facade Easements)
- 10% Rehabilitation Tax Credit



Hotel Stockton, San Joaquin County

Sacramento Hall of Justice

Architectural Review

- Federal Tax Credits
- Section 106 Review for Federal Projects
- Public Resources Code 5024
- Technical Assistance, Interpretation, Outreach, and Education



Leland Stanford Mansion SHP

Welcome to **California**[OHP Home](#)[About OHP](#)[>>> State Historic Preservation Officer \(SHPO\)](#)[>>> Staff Contacts](#)[CHRIS - Info Centers](#)[Incentives and Architectural Review](#)[>>> Mills Act Property Tax Abatement Program](#)[Local Government Assistance](#)[>>> CLG Program](#)[Main Street Program](#)[Project Review](#)[>>> Section 106 Compliance](#)[>>> California Environmental Quality Act](#)[State & Federal Registration Programs](#)[State Historical Resources Commission](#)[>>> Meeting Schedule](#)[State Parks Home](#)

Office of Historic Preservation



Office of Historic Preservation

Welcome to OHP

The **Office of Historic Preservation** (OHP) is responsible for administration of federally and state mandated historic preservation programs in California. The mission of the Office of Historic Preservation and the State Historical Resources Commission, 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.

[More About OHP](#)

Preservation Workshops Planned



The California Preservation Foundation (CPF) and OHP will present workshops in **Gilroy** on **Wednesday Jan 24**, "**Design Review for Historic Buildings, Districts, Sites and Landscapes**," and **Thursday Jan 25**, "**Designing a Local Preservation Program that Works!**"

Workshops addressing the **California Environmental Quality Act (CEQA)** and **Historical Resources** will be held **Friday, Jan 12** in **Petaluma** and **Friday March 30** in **Palm Springs**.

SAVE THE DATE: Preservation Goes Hollywood!

32nd Annual California Preservation Conference
May 3 – 6, 2007
The Roosevelt Hotel, Hollywood

For more information about these and other scheduled workshops or to register

 My CA This Site

[FIVE VIEWS - AN ETHNIC SITE SURVEY FOR CALIFORNIA](#)

STATE HISTORIC PRESERVATION PLAN:
[2006 Update](#)

[STATE HISTORICAL BUILDING CODE](#)

ADVISORY COUNCIL ON HISTORIC PRESERVATION:

- [ACHP Guide to Historic Preservation Funding](#)
- [Working With Section 106](#)

HPS LINKS:

- [Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines \(amended\)](#)
- [Federal Historic Preservation Tax Incentives](#)
- [National Register Listings](#)
- [National Register Bulletins](#)
- [Preservation Briefs](#)
- [The Secretary of the](#)