



PRESERVATION MATTERS

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California's Renewable Energy Challenge

Milford Wayne Donaldson, FAIA

California, with its abundant natural resources, has had a long history of support for renewable energy. In 2007, 12 percent of all electricity came from renewable resources such as wind, solar, geothermal, biomass and small hydroelectric facilities. Large hydro plants generated another 12 percent of our electricity.

Around the turn of the twentieth century, tens of thousands of homes in southern California took advantage of the "California Sunshine" to heat water for their homes. The oil crises of the 1970s gave rise to concerns over dependence on fossil fuels. At that time, federal and state tax credits helped establish a new solar and wind industry.

Following deregulation of the electric utilities in 1998, the California Energy Commission (CEC) was placed in charge of a new Renewable Energy Program to help increase total renewable electricity production statewide. This followed decades of bi-partisan legislative and gubernatorial support for renewable energy, helping to make California a recognized leader in the field.

From 1998 to 2006, the CEC's Emerging Renewables Program funded grid-connected, solar/photovoltaic electricity systems under 30 kilowatts on homes and businesses in the investor-owned utilities' service areas. The California Public Utilities Commission (CPUC) funded larger self-generation projects for businesses.

California produces roughly 1.4 percent of the world's energy, and 6.2 percent of the total U.S. greenhouse gases. Our state has been working on and finding solutions to mitigate our impact on climate since 1988. Governor Arnold Schwarzenegger's 2005 executive order on climate change kicked into high gear to further advance clean renewable energy and other solutions to lower our state's greenhouse gas (GHG) emissions. The landmark California Global Warming Solutions Act of 2006 (AB32) established the first-in-the-world comprehensive program of regulatory and market mechanisms



Wind turbines provide one source of alternative renewable energy

to achieve real, quantifiable, cost-effective reductions of GHG. California utilities' energy efficiency programs are a cornerstone of AB 32, which requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels, a roughly 25 percent reduction.

The Energy Commission has set an energy-efficiency budget of \$3.1 billion for Southern California Edison, Pacific Gas and Electric Company, San Diego Gas and Electric Company, and Southern California Gas Company, which will cover the three-year period from 2010 through 2012. This is the largest commitment ever made by a state to energy efficiency and further confirms California's leadership, the commission said in a statement, adding that the funding from this decision can create between 15,000 and 18,000 skilled green jobs. "Capturing the full energy efficiency potential in the state requires more than simply providing rebates to support the installation of the latest and greatest widget," said CPUC President Michael Peevey.

Commissioner Dian Grueneich, who is responsible for the CPUC's energy efficiency programs, said, "This decision implements the goals of the California Long-Term Energy Efficiency Strategic Plan to make energy effi-

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California's Renewable Energy Challenge

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ciency a way of life in California and demonstrates California's continued leadership role in the field of energy efficiency."

The decision includes the new California Statewide Program for Residential Energy Efficiency, (CalsSPREE). Under this program, the commission launches the largest and most comprehensive residential retrofit program in the United States, aiming to reduce energy consumption by 20 percent for up to 130,000 California homes by 2012. Included in this is \$175 million for innovative programs to deliver zero net energy homes and commercial buildings. The funding will cover design assistance, incentives for "above code" construction, and research and demonstration of new technologies and materials.

Under this budget, the commission will also provide more than \$260 million in funding to 64 cities, counties, and regional agencies for local efforts targeting public sector building retrofits and energy efficiency opportunities. More than \$100 million will go to education and training programs at all levels to ensure a steady stream of skilled blue and white collar energy efficiency professionals. Our big challenge in California, however, is how to manage the extremely large renewable energy projects and protect our natural and cultural resources, especially in the great deserts of southern California.

"The need to preserve the environmental resources and rich cultural heritage must be weighed in the balance with developing new renewable energy sources and strengthening our Nation's energy security, battling climate change and creating jobs."

Secretary of the Interior Ken Salazar

Last week, the U.S. Department of the Interior approved the largest solar energy project ever to be built on U.S. public lands. When constructed, the Blythe Solar Power Project will produce up to 1,000 megawatts of solar power, or enough to power 400,000 to 750,000 homes. The project, proposed by Palo Verde Solar I, a subsidiary of Solar Millennium,

LLC, will cover 7,025 acres of public lands eight miles west of Blythe in Riverside County. It is expected to create 1,066 jobs at the peak of construction and 295 permanent jobs.

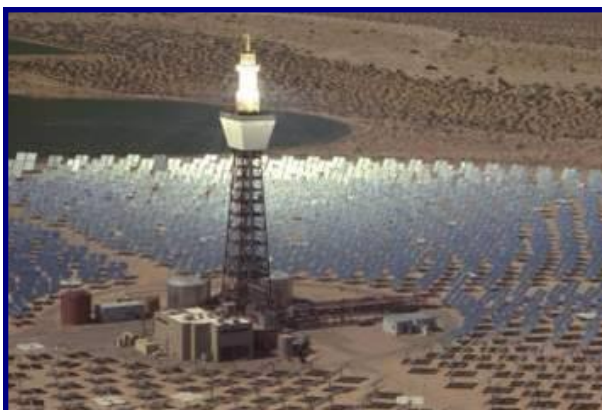
"The Blythe Solar Power Project is a major milestone in our nation's renewable energy economy and shows that the United States intends to compete and lead in the technologies of the future," Secretary Ken Salazar said in signing the Record of Decision. "This project shows in a real way how harnessing our own renewable resources can create good jobs here at home."

The project has undergone extensive environmental review, starting with public scoping in November 2009, followed by a draft environmental impact statement (EIS) in March 2010 and a final EIS August 20, 2010. The Bureau of Land Management (BLM) is requiring that Solar Millennium provide funding for more than 8,000 acres of desert tortoise, western burrowing owl, bighorn sheep and Mojave fringe-toed lizard habitat to mitigate the project's impacts.

"With the approval of the Blythe project, the solar projects approved on BLM public lands in the last few weeks have the potential to generate up to 2,800 megawatts of renewable energy. That's enough to power up to two million homes," said BLM Director Bob Abbey. "We have truly arrived at America's new energy frontier."

The solar project joins a host of landmark announcements from Interior in recent weeks as part of the Administration's effort to encourage a rapid and responsible move to large-scale production of renewable energy on public lands. Earlier this month, the Secretary approved the first five renewable energy projects ever on public lands — Imperial Valley Solar Project, Chevron Lucerne Valley Solar Project, Ivanpah Solar Electric Gener-

Our big challenge in California, however, is how to manage the extremely large renewable energy projects and protect our natural and cultural resources, especially in the great deserts of southern California.



Sun tracking mirrors focus on power tower

California's Renewable Energy Challenge

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ating System and the Calico Solar Project, all in California; and the Silver State North Solar Project in Nevada.

The first [Bioenergy Action Plan for California](#) was published in July 2006. The most recent progress report on implementation of the plan, the [Bioenergy Plan: Progress to Plan](#), was published in November, 2009. This report recommended that the Bioenergy Action Plan be updated to address issues that still present barriers to the development and use of biomass for energy in California. Similarly, the California Energy Commission's 2009 Integrated Energy Policy Report (IEPR) recommended addressing barriers to the expansion of biopower, including regulatory hurdles and project financing. The Commission also committed in the IEPR to encouraging "additional research and development to reduce costs for biomass conversion, biopower technologies, and environmental controls."

CEC staff will be working closely with the Interagency Bioenergy Working Group as the new plan is developed. Commission staff planned to conduct two staff workshops, one the first week in June 2010 to discuss strategies, the second in late November 2010 to publicly solicit comments on the staff draft [2010 Bioenergy Action Plan](#).

The Advisory Council on Historic Preservation (ACHP) is also working with the Department of the Interior to jointly establish an interagency [Historic Preservation and Energy Development Workgroup](#). It is imperative that there be further collaboration and coordination among agencies to ensure that historic preservation values are considered in the planning and implementation of energy development. This group will focus on identifying opportunities for resolving impacts to historic properties that result from the development and transmission of energy sources. Proposed membership in the workgroup includes the departments of Agriculture, Energy, Defense, the Federal Energy Regulatory Commission, Council on Environmental Quality, National Conference of State Historic Preservation Officers, National Trust for Historic Preservation, and National Association of Tribal Historic Preservation Officers. Other agencies will be included as appropriate.



Parabolic trough solar thermal technology

A piecemeal approach will not help our nation meet the challenge of plentiful and inexpensive energy, national energy security, and environmental and cultural resource sustainability. We must approach our goals in a systematic and persistent way if we are to find the best alternatives for clean energy and reduce emission of greenhouse gases and move decisively to adopt them as they prove their environmental and economic merit.

There are also a number of California programs that seek to decentralize renewable energy programs. Among these programs are:

- The Million Solar Roofs Program provides \$3 billion to help fund 3,000 megawatts of customer-owned "rooftop" solar electric generation by 2016.
- The Self-Generation Incentive Program provides incentive payments to small energy projects, such as solar, wind, micro-turbines, and fuel cells.
- California Air Resources Board approved a scoping plan that includes building 4,000 megawatts of new combined heat and power systems by 2020 to help meet greenhouse gas emissions reduction targets.

The larger picture is, of course, how we use and manage our consumption of energy. It may be difficult for some of us to return to an earlier way of life by cutting energy consumption to only 20 percent of what we consume today, but the fact is that many countries are already doing that while enjoying a higher standard of living than the U.S. California is starting to focus on alternatives to the energy industry's vision of paving thousands of square miles of desert with solar collectors and wind turbines, along with super highways of transmission lines. Achieving this vision will require overturning currently held attitudes towards energy consumption, decentralizing our renewable programs and using our fossil fuels more efficiently.

If you have comments on the ideas put forth here, I'd be happy to hear from you.

A New Database System at OHP

Eric Allison

OHP is pleased to announce that it will soon be replacing its antiquated database system. The new system, called OTIS (OHP Tracking and Inventory System), will incorporate Geographic Information Systems (GIS), business process management, and relational database technologies. OHP contracted with Gnomon, Inc., of Carson City, Nevada, to complete the work. Planning for this multi-year effort began in earnest in 2008, and system replacement will conclude early next year.

The planning and completion of this project has involved all OHP units. The project team has worked closely together throughout, coordinated with other OHP staff, and sometimes worked with preservation partners to help develop a better system. This type of coordination is key to the project's success.

The OTIS project is organized into two phases. At the conclusion of Phase I, OTIS will provide OHP staff with better means of information management and access. With the addition of full-fledged GIS capabilities, OHP will use existing GIS data and create new data for its entire historical resources inventory. This will involve collaborating with the Information Centers (ICs) of the California Historical Resources Information System (CHRIS), as well as with anyone who submits historical resources information to our office.

Phase I of the OTIS project will also provide OHP staff with a system that better reflects their actual workflow and workflow needs. Our aim is to produce a system that is both more efficient and more useful for office staff.

A part of the OTIS project that bridges both phases is the development of a database application and a set of data standards (GIS, non-GIS, and electronic document) to facilitate digital submittals to OHP and the ICs. The application and standards will be announced on OHP's website and made available prior to completion of Phase I.

Phase II of the OTIS project will involve providing those outside OHP with better access to our data and enhancing our ability to receive electronic information from others. One example of these improvements is providing public access to the historic buildings, structures, districts, and objects in the OHP inventory. Consistent with federal and state laws and with OHP's long-standing policies to protect re-

sources, no archaeological site information will be included in the public access portion of the project. We'll be seeking input from the preservation community and the general public regarding the look, feel, and capabilities of the online user interface. Look for updates on this on our website in early 2011.

Another system improvement will allow historic preservation tax incentives applicants to review the status of their applications online. This will provide real-time information to anyone who has submitted an application, available any time they wish to check.

As regards our historical resources inventory management, Phase II of the OTIS project will enable electronic data exchange between OHP and the ICs, which will greatly improve the overall management of the CHRIS inventory of historical resources. Ongoing efforts towards standardization and some planned modifications to IC database applications will support this effort. IC users should see an improvement in the speed and accuracy with which information from OHP is processed.

As mentioned previously, the electronic submittal of data will be facilitated by an application and data standards that are near finalization. OHP is counting on the success and use of the application and standards to help us keep pace with the ever-increasing demands of information management and access. Concurrently, but outside the OTIS project itself, we will work to ensure that those standards are suitable for electronic submittals to the ICs when they are finalized.

We expect to complete Phase II of the OTIS project during the Spring of 2011.

Overall, the OTIS project will result in better information management for OHP and the ICs and easier access to better data for the public and other users of OHP information.

For more information on any of the above, please contact Eric Allison at (916) 445-7044 or ea-li@parks.ca.gov.

One example of these improvements is providing public access to the historic buildings, structures, districts, and objects in the OHP inventory.



Local Government: California Environmental Quality Act (CEQA)

Ron Parsons

Because historical resources are considered a part of the environment, projects that “may cause a substantial adverse change in the significance of an historical resource” are subject to the California Environmental Quality Act (CEQA). For that reason, the Office of Historic Preservation receives many calls and emails regarding how to start the CEQA process.¹ The main purpose of CEQA is, “The maintenance of a quality environment for the people of this state now and in the future.”² Another important CEQA purpose, as the California Supreme Court stated, is to protect “not only the environment but informed self-government” by providing a more transparent and informed decision-making process.³ CEQA provides a process to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action through mitigation. And since CEQA applies to “all governmental agencies at all levels” in California, local governments and other agencies can use CEQA’s analytical framework to achieve CEQA’s main purposes.⁴

Because many public agency actions could require a CEQA process, the first step for any agency is to determine if their action is a “project” under CEQA. CEQA defines a project as “an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.”⁵ Although all levels of government and their actions are subject to CEQA, only private actions requiring discretionary action by a government agency will trigger the process. If a private project requires only ministerial permits from the local government agency, then CEQA is not triggered. If the agency determines that the action is not a project or is ministerial, no further CEQA action is required.

However, if an agency determines that their action, or a private action, is a project for CEQA purposes, the next step is to determine if the project is possibly exempt from the process. CEQA includes twenty-five statutory exemption categories with many subcategories. Statutory exemptions include a broad range of exemptions with categories such as, “Emergency Projects” and “Olympic Games.”⁶

CEQA also includes thirty-three categorical exemptions with many subcategories, such as, “Small Hydroelectric Projects at Existing Facilities” and “Historical Resource Restoration/Rehabilitation in a Manner Consistent with the Secretary of the Interior’s Standards.”⁷ If an agency determines that a project is exempt or will not have a significant effect, the local agency may file a Notice of Exemption (NOE) with the county clerk where the project is located. State agencies must file NOEs with the Office of Planning and Research (OPR). If a NOE is filed with the appropriate county clerk or OPR, the public has a thirty-five day period within which to file a legal challenge. If the agency does not file the NOE, then the statute of limitations is 180 days.⁸

If a project is not exempt through a ministerial, statutory, or categorical exemption, then the agency must determine if the project might have a significant effect on the environment. The agency will make this determination through the completion of an Initial Study (IS). The IS will determine whether the agency will issue a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR).

Although OHP does review a few NOEs, we are usually not involved in these first steps. Normally, OHP participates in the CEQA public review process after agencies have completed their IS and an ND, MND, or EIR has been issued. This second half of the CEQA process will be the subject of next quarter’s “CEQA: Where Do We Go From Here?”

Another good place to start the CEQA process is at our website, where you can find links to a CEQA flowchart and FAQs. www.ohp.parks.ca.gov/ceqa

⁷ California Code of Regulations §15328, §15331

⁸ California Code of Regulations §15062(d)

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¹ Public Resources Code §21084.1

² Public Resources Code §21000(a)

³ *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 cal.3d553,564 [Cal.Rptr.410]

⁴ Public Resources Code §21001(f)(g)

⁵ Public Resources Code §21065

⁶ California Code of Regulations §15269, §15272

New Listings on the National Register of Historic Places

Ford Place Historic District Pasadena, Los Angeles County Listed July 22, 2010



A residential subdivision of architect-designed homes in Pasadena, linked by streets lined with palm trees, **Ford Place** is the only remaining intact planned residential development adjacent to the city's original commercial and civic center.

Fiddymment Ranch Main Complex Roseville, Placer County Listed July 26, 2010



Fiddymment Ranch contains a Neo-Classical ranch house, a 1950s garage, three 1879 brick structures, fences, landscaping, and archaeological deposits associated with the agricultural operations of three generations of the Fiddymment family. Continuously occupied for 125 years by three generations of the Fiddymment family, who were instrumental in developing turkey breeding as a viable enterprise, the Fiddymment Ranch is an important example of agricultural ranching and settlement. The property is listed under Criteria A, C and D, and due to the sensitive nature of the site, the address is restricted under law.

Bungalow Court at 1516 N. Serrano Avenue, Los Angeles, Los Angeles County Listed September 16, 2010



An eleven-unit bungalow court constructed in 1921 in Los Angeles. Designed in the Spanish Colonial Revival style by architect A. E. Wright, the site is composed of five attached bungalows on each side of a central courtyard, with a one-story single-unit building at the rear. This building type is characteristic of residential development in Hollywood during the early decades of the twentieth century.

New Listings on the National Register of Historic Places

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**Bungalow Court at 1544 N. Serrano Avenue
Los Angeles, Los Angeles County
Listed September 16, 2010**



This eight-unit bungalow court was constructed in 1925 in Los Angeles. Designed in the Spanish Colonial Revival style by architect Postell (first name unknown), the site is composed of three detached bungalows on each side of a central courtyard, with a two-story two-unit building at the rear. This building type is characteristic of residential development in Hollywood during the early decades of the twentieth century.

**Bungalow Court at 1554 N. Serrano Avenue
Los Angeles, Los Angeles County
Listed September 16, 2010**



This thirteen-unit bungalow court was constructed in 1921 in Los Angeles. Designed in the Spanish Colonial Revival style by architect A. B. Crist, the site is composed of five attached bungalows on each side of a central courtyard, with a two-story three-unit building at the rear. This building type is characteristic of residential development in Hollywood during the early decades of the twentieth century.

**Bungalow Court at 1721 N. Kingsley Drive
Los Angeles, Los Angeles County
Listed September 16, 2010**



This ten-unit bungalow court was constructed in 1921 in Los Angeles. Designed in the Spanish Colonial Revival style, the site is composed of three detached bungalows on each side of a central courtyard, with a two-story four-unit building at the rear. This building type is characteristic of residential development during the early decades of the twentieth century.

New Listings on the National Register of Historic Places

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PG&E Powerhouse
Sacramento, Sacramento County
Listed September 23, 2010



Pacific Gas & Electric built this oil-fired steam generator in 1912 to provide supplemental power to the City of Sacramento. Designed by Willis Polk in the Beaux Arts style, this concrete building's primary façade faces the Sacramento River.

Ernest & Emily Renzel House
San Jose, Santa Clara County



This 1939 San Jose ranch house, designed by architect Chester Root, was constructed for San Jose Mayor Ernest Renzel, Jr. Renzel was best known for his work to create a municipal airport in San Jose.

Niles Canyon Transcontinental Railroad
Alameda County
Listed October 14, 2010



This segment represents the final portion of the Transcontinental Railroad, completed after the driving of the Golden Spike. Constructed from 1865 to 1869, the line retains many features of early railroading, including stone culverts and truss bridges.

New Listings on the National Register of Historic Places

(Continued from p. 8)

Donald and Helen Olsen House Berkeley, Alameda County Listed October 1, 2010



The **Donald and Helen Olsen House** is a single family residence designed and built by owner Donald Olsen in 1954. This International Style residence is listed under Criterion C at the local level for its architecture, its significance in the evolution of residential development and design on the local level, and as the work of Donald Olsen, an important figure in mid-twentieth century Bay Area architecture. Situated on the hills above Berkeley, the house's modern, clean lines set it apart from the city's architectural landscape.

Tahoe Meadows South Lake Tahoe, El Dorado County Amended September 22, 2010



A rural complex of cabins located in El Dorado County, this amendment updates an existing nomination to include several buildings now considered historically significant, and remove several buildings no longer considered contributors.

Fulton Mall Fresno, Fresno County Determined Eligible August 20, 2010



A unique and superior example of a pedestrian mall in the city of Fresno, created during the urban renewal era of the latter half of the twentieth century.

Registration: Sacramento's Central Oak Park Walking Tour

William Burg

On October 21, the City of Sacramento presented a new walking tour of the Oak Park neighborhood, designed by Sacramento State University geography professor Robin Datel. The tour booklet, published by the Center for Sacramento History, features historic photos, a tour map, and descriptions of locations significant to the neighborhood's history.

Sometimes described as Sacramento's first streetcar suburb, Oak Park was subdivided in 1887 by developer Edwin Alsip. In 1911 the neighborhood was annexed to the city of Sacramento, and grew into a working-class suburb with its own business district and residential areas, and a population primarily (but not exclusively) of European ancestry. Residents were drawn by job opportunities at nearby canneries, railyards and the California State Fairgrounds. In the 1950s a large African American community moved to Oak Park after being displaced from redeveloped neighborhoods in downtown Sacramento. Economic problems and social issues intensified in Oak Park, and the neighborhood became a locus of Sacramento's racial tensions and civil rights struggles through the 1960s and 1970s. In the twenty-first century, Oak Park has shown signs of new investment and community renaissance. The population now includes many new immigrants of Latino and Asian ancestry, making Oak Park a diverse neighborhood within the already diverse city of Sacramento.



This 1903 postcard shows the end of the Oak Park streetcar line. No physical sign remains of the old streetcar lines, but their presence made suburban development possible in the era before the automobile.

The tour documents some of central Oak Park's architectural treasures, including two National Register listed properties—the Oak Park fire station on 4th Avenue and the Sacramento Bank on Broadway and 34th—but the tour is not limited to architectural history. The occupants and uses of the buildings, and how those uses changed over time, receive equal attention. Some tour locations are



The neighborhood park that originally gave Oak Park its name was later the home of an amusement park called Joyland. In 1927 the park was purchased by the McClatchy family, who donated it to the City of Sacramento. This historic photo shows McClatchy Park's public swimming pool.

buildings whose importance derives from the cultural role of the occupant, like the Women's Civic Improvement Club headquarters on 36th Street. Some tour sites describe buildings long since demolished, but whose importance demands explanation, like Steen's Bar, Oak Park's first business, or the former site of the Sacramento Black Panther chapter. Other listings include art galleries, real estate offices, churches and community organizations.

The tour's bibliography lists a variety of sources, including the Master's thesis of former OHP historian Clarence Caesar and a survey of Oak Park written by former State Historical Resources Commission member Paula Boghosian. Oral histories, city directories, and a 1980 survey of Oak Park are also listed. Historic photos provided by the Center for Sacramento History archives are listed by accession number with detailed captions. The map specifies current building locations and former building sites.

Prof. Datel's thematic approach is based on the history of how the neighborhood and its occupants changed over time, and reacted to changing social and economic conditions. Unlike walking tours based solely on historic architecture and the built environment, this approach encourages the reader to consider the events that shaped the neighborhood and the people who lived there, while still

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Review & Compliance: The DOE—Not Just a Female Deer

Trevor Pratt

I recommend you do a determination of eligibility (DOE) on this site.” The fact that this statement is written so often in response to consultation letters and packages is a true shame. There are many advantages to doing a determination on archaeological sites and historic buildings. Many agencies and applicants forget that this is part of the Section 106 process as dictated by 36 CFR 800.4(c)(1):

“...the agency official shall apply the National Register criteria to properties identified within the area of potential effects that have not been previously evaluated for National Register eligibility...”

A DOE is good management. Until a property is determined eligible, an agency does not know what it is dealing with. A lithic scatter may only be on the surface, but, depending on geology, it is difficult to tell whether there is a subsurface component without testing. A building may appear to be only a shell of its original self, barely standing on its own, but may, nonetheless, be the location of a significant development in local, state, or national history. A little extra look, a peek under the surface of an archaeological site, is vastly less expensive at the outset than it becomes later, when an agency is stuck spending tens or hundreds of thousands of dollars because “no one told them they might damage a historic property.”

Not only is a determination something that should be done, doing it simplifies the overall process. Presuming that all archaeological sites and historic buildings are eligible makes it infinitely more difficult to arrive at the all desired finding of No Adverse Effects or No Historic Properties Affected. Additionally, having a finding of adverse effect and proposing resolution through a memorandum of agreement requires mitigation to the values that make it eligible. How can a finding of effect be reached without knowing what historic properties a project is dealing with?

At times, applicants and agencies jump through all kinds of hoops. They modify project descriptions: put jogs in roads, odd gaps in parking lots, or leave small groupings of trees in fuel reduction areas. Alternatively, they convince themselves that small portions of sites can be destroyed without adverse effect or that they are working only in sterile gaps in the middle of a site. Much of this fancy footwork is unnecessary and isn't doing right by the resource.

Simplify the project description. Skip the dance and the negotiation. Evaluate the resource and deter-

mine whether it is a historic property. If the resource is not eligible, it can be taken out of consideration for Section 106. Such an evaluation may not exclude it from other environmental considerations, such as NEPA or CEQA, but it smoothes out the Section 106 process for agencies and SHPO. In the long term, it pays off even more, especially for land managing agencies, but also for anyone working in the same area in the future.

A determination of eligibility can be many sizes, depending on the complexity of the resource. Rely on a good context and develop worthwhile research themes and data thresholds. Some of the best determinations, for both eligible and non-eligible resources, were summed up in a short paragraph; however, these built upon very strong contexts and research themes.

Some determinations are more involved, but all eventually come down to the same four criteria and seven aspects of integrity. Not every resource has to have all of them, in fact, most don't. Many resources have lost some aspect of their integrity because of surrounding development or the effects of weathering and time, for example. But to qualify as a historic property for Section 106, that is, to be determined eligible by the agency for the National Register of Historic Places and concurred with by the SHPO, a resource must qualify under at least one, but maybe more, of the four eligibility criteria (for more information, see National Register Bulletin 15 by the Department of the Interior, National Parks Service, last revised 2002).

One tactical approach to determinations is to group resources thematically. This can speed up the writing and reviewing time dramatically. Rather than mastering every facet of a context simultaneously, it is easier to focus on similar resources and write evaluations within those contexts. For reviewers, this provides a cogent thought process that is easier to follow. Additionally, it can be useful when comparing similar properties to view the bigger picture, such as all historic power lines in a 6,000 acre area of potential effect.

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Envisioning 2016: Updating the Statewide Historic Preservation Plan for California

Jenan Saunders

Singer and songwriter Willie Nelson certainly got it right when he wrote, “Isn’t it funny how time slips away.” And I’m sure he would agree that time seems to fly by even more quickly these days than it did back when he first recorded this well-known song in 1962.

Here at the Office of Historic Preservation, we’re often reminded of the swift passage of time by our pentennial (or “every five years”) requirement to write a new Statewide Historic Preservation Plan for California (State Plan, for short). The last State Plan was released in 2006 and our goal is to have it updated and “out on the streets” in late 2011 or early 2012.

The reason we’re allowing ourselves a good chunk of time to do this update is that we really want to “do the process” right, and are currently working on a public outreach and participation plan that seeks to draw commentary from as large and diverse a group of individuals and organizations as possible. To do this, we’ll be tapping into new technology and venues for outreach, as well as continuing to use time-honored methods for hearing from you—our customers and constituents.

So, on the more “traditional” side, you should expect to hear about an online survey in the course of the next few months. And some of you will be asked to participate in phone interviews or focus groups in early 2011.

But in addition to these more conventional methods of garnering feedback, we’ll also be taking a cue from the America’s Great Outdoors initiative and holding a series of listening sessions—some in person and some “virtual.” Additionally, a few of these sessions will be specifically geared towards the youth of our state.

We’ll also be using online social media to our advantage and hope to generate significant online discussion on a variety of issues through our new Facebook page. As we get comfortable with the technology, we may even delve into putting forward some polls on our Facebook page (admittedly non-scientific), to see where the public stands on certain topics, and to see which issues generate the most interest.

Getting the word out about the State Plan update will take advantage of every print, online, and in-person forum we can find. And this article is the beginning of that process. Look for updates not only in this newsletter, but in those of our many part-

ners, as we look to them for help with this important endeavor.

Now, you may have noticed that up to this point in this article, we haven’t said a thing about the actual content of the plan. That was a conscious decision adopted by the OHP team working on the plan update. Far too often, if the focus of an effort like this is on the content of the finished product before the details of public outreach have been worked out, it’s the outreach that gets the short shrift. In essence, the content drives the outreach, or, worse yet, the interpretation of what is uncovered during the outreach is biased in favor of what is anticipated or expected (or even simply what is wanted)—that is, we see what we want to see and ignore what doesn’t seem to “fit” with our expectations.

That’s why we’re focused on you at this point—on our customers and our constituents. And that’s important for the simple reason that this plan isn’t just for OHP, it’s for the entire state of California. It’s our “blueprint” or “road map,” or whatever analogy you prefer, for getting us from point A (where preservation is today) to point B (where we’d like it to be in five years’ time). And in order to truly make it a plan for preservation in California as a whole, we know that you need to be a big part of it.

So keep an eye on this newsletter, on those from other organizations, on your email, on our website (www.ohp.parks.ca.gov/stateplan) and Facebook page (California Office of Historic Preservation), and let us know what you think is important and deserving of inclusion in the next Statewide Historic Preservation Plan for California.

To be included on the State Plan email list, send us a message at calshpo@parks.ca.gov.

Envisioning 2016 State Plan Team Members

- Amanda Blosser, Historian, Review and Compliance Unit
- Mark Huck, Restoration Architect, Architectural Review Unit
- William Burg, Historian, Registration Unit
- Ron Parsons, Historian, Local Government Unit
- Diane Thompson, Staff Services Analyst

Jenan Saunders heads up the team, which enjoys the frequent contributions of SHPO Wayne Donaldson.

Architectural Review: The Secretary of the Interior's Standards for Rehabilitation—Standard Two

Mark Huck

This article is second in a series on the Standards as interpreted by the Architectural Review staff of the California Office of Historic Preservation (OHP).

STANDARD TWO

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

As noted in the first article on Standard One (Vol 3, Issue 3, pp. 13-15), the Secretary of the Interior's Standards for Rehabilitation build on one another, with Standard One as its base. Once the requirement of Standard One to use a property for its historic or compatible use is satisfied, Standard Two requires that the historic character of a property be retained and preserved, with as little loss of original material or features as possible. Standard Two helps to define the broad scope of work in an adaptive reuse project, and it begins with the concept of "property."

The Standards are not only concerned with a physical resource and its material preservation. Standard Two considers everything contained within the property lines: the landscaping, hard-scaping, and even views. The project is defined not only by what is changed on or within the property, but what is left unchanged. Character-defining material, features or spaces that are "existing to remain" should be noted on tax credit applications.

How is historic character determined?

If a project is already listed on the National Register, then the nomination form would have all of the exterior and perhaps the interior character defining features described. It is these features, which define the character of the historic resource, that need to be identified, retained, and preserved to the maximum extent possible to facilitate the rehabilitation.

If the project is not yet listed on the National Register, a Part I application is first submitted as part of the tax credit process. The Part I application asks for a description of the physical appearance of the property, both the exterior and interior, in its current condition, and not as proposed. The application is reviewed based on the following submitted information:

1. A description of physical appearance:

The physical appearance includes, but is not limited to:

- the architectural style
- exterior construction materials
- type and material of roof
- number of stories
- basic shape of plan
- distinguishing architectural features, such as a prominent chimney, porches, volumes, decorative interior features or spaces, and types of window

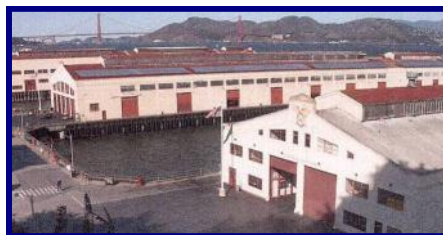
A full description of changes made to the building over time is needed, and any other buildings or structures on the property must be noted on the application. Discuss how the building and property siting, scale, material, construction, style and construction date relate to others in its district or neighborhood. Proper documentation of these descriptions is listed in the application instructions.

2. A Statement of Significance

Describe how the building contributes to the significance of the district. List characteristics the building shares with other buildings in the district, in scale, style, construction and age. Describe important figures or events from the past associated with the building, the name of the architect or builder, if known, and former uses of the building.

3. Documentation

Include historic and current photographs of the condition of the building, maps that locate it in a district or show the bounda-



Mockup of Proposed Solar Panels on Fort Mason

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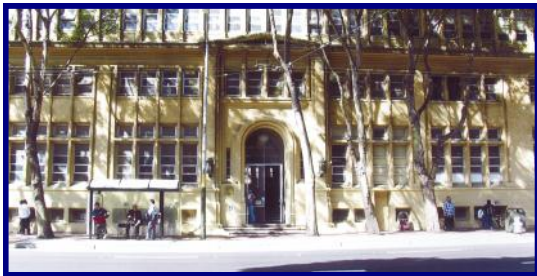
Architectural Review: Standard Two

(Continued from page 13)

ries of the property, and building permits or other evidence of the date of construction of the building. Photographs are important for the documentation of character-defining features and their condition.

Successful Alterations

Once the historic character of the property has been identified and described, how may materials and features be altered or removed to facilitate an adaptive reuse? The hallmark of any successful tax credit adaptive reuse is that it necessitates as little removal or alteration of features as possible. If the adaptive reuse is a good fit to the original use, few changes to the existing plan need to be made. If many changes are needed to adapt the resource to its proposed reuse, then it may be that Standard 1 has not been truly satisfied.



150 Otis Street, San Francisco
Accessibility opening in street elevation from a prior created opening.

Judicious alterations to satisfy code requirements may be considered for non-primary elevations, and occasionally for primary elevations if there is a compelling reason. Typically, door and window openings on primary façades are rarely considered appropriate to infill or create. Tenant requirements are usually not a valid reason for making changes to exterior or significant interior spaces, as tenants are transitory and their needs will change over time. An example of a successful change to a primary façade accommodating legally-required access is 150 Otis Street in San Francisco. An existing added opening created from original window openings to the side of the main entry stairs that facilitated access was outdated and no longer met code. The project proposed the restoration of the opening to windows and remove the character-defining main stairs to the first floor level. The lobby would be lowered to grade level, allowing entrance at the street level and the use of the building elevator to arrive at the first floor. This proposal was rejected by the National Park Service, and an alternative proposal to mirror a code compliant opening on

the other side of the stairs from the original window openings was ultimately approved. The original modified opening was repaired to its original condition as a window.

Renewable Energy Equipment Installations

There has been some question whether the current emphasis on energy conservation preempts the preservation of character-defining features. The short answer is that there are solutions to satisfy both energy conservation and preservation requirements, with enough research and evaluation. Senate Bill 1037 (statutes of 2005) required publicly-owned utilities to adopt the Energy Action Plan's loading order policy, which proposes that a utility should first acquire all cost-effective energy efficiency before adding supply resources. The practical result of this bill requires energy conservation to be practiced (insulation, air leak sealing, energy efficient appliances) before any renewable energy equipment is installed. Insulation, air sealing and efficient appliances are invisible or benign to historic fabric. Solar panels and wind turbines are much more visually and physically intrusive, and their inclusion in a tax credit project is examined closely. The project should first establish that all possible conservation measures have been achieved. Any renewable energy equipment is evaluated as to its visibility, its connections to existing structure, its contribution towards total energy demand from the project (it should be significant, not token), and its reversibility. A successful proposed solar panel installation is illustrated on the Pier 2 Fort Mason shed. Due to the singular nature of the project as an industrially characterized site, the panels on the roof are installed flat to the surface, minimizing visual aspects. Where the panels are seen, they do not significantly alter the industrial character of the roof. They also collectively contribute about 88percent of the electrical requirements of the project, a significant amount. Other proposals to include wind turbines were rejected as too visually intrusive.

The hallmark of any successful tax credit adaptive reuse is that it necessitates as little removal or alteration of features as possible.

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Registration: Sacramento's Central Oak Park Walking Tour

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appreciating the neighborhood's fine examples of late 19th and early 20th century architecture.

This approach can be useful for writers of nominations for historic registers at the local, state or national level. Many properties and districts are nominated primarily for their architecture, with little consideration of the role they played after construction. The effects of change over time in a community, and the role played by the people who occupied the property or district, can reveal additional areas of significance to consider as criteria of eligibility. Researchers can more effectively reflect the diversity and multiculturalism of a property within the contexts of gender, ethnicity, culture, and social history. For properties of this type, historic context is more important than architectural style.



In October 2009 the State Historical Resources Commission visited the Oak Park neighborhood, taking an early version of the Central Oak Park Walking Tour. This photo was taken in front of the 1915 Victor Theatre, today known as the Guild Theatre.

Review & Compliance: The DOE—Not Just a Female Deer

(Continued from p. 11)

There are a few occasions where a determination cannot be completed, such as right-of-way and private land access issues. For the remaining 95 percent of projects, the process of evaluating a site may seem like more work, but it

is what is required for full compliance with the letter and spirit of Section 106 of the National Historic Preservation Act and its regulations; besides, it pays many more dividends in the future.

Architectural Review: Standard Two

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Conclusion

Projects that conform to the first Standard should have no difficulty conforming to the second. Some modifications to historic projects are expected and appropriate as an adaptive reuse application. Struggles to limit alterations may indicate an inappropriate repurposing of the project.

Remember that early consultation is always available and can be crucial to the success or failure of a certified project. Issues that could easily be resolved during schematic or planning phases can become critical when project construction is underway or completed.

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SECRETARY FOR NATURAL RESOURCES

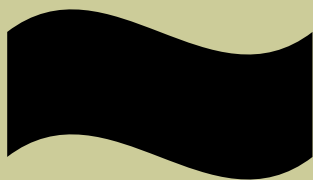
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This publication is available in alternate format upon request.



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.

Upcoming Events in Historic Preservation

The **Society for California Archaeology** invites you to attend a **Research Update on Ancient Lake Cahuilla Archaeology** taught by Jerry Schaefer, on **December 2, 2010**. This is a Cultural Resources Pro-Seminar and Orientation class for Riverside County certificate renewals. For more information, contact Leslie Mouriquand, County Archaeologist, (760) 393-341

California Archaeological Site Stewardship Program (CASSP) is offering two two-day training workshops for volunteers, one **December 4-5** & one **December 11-12, 2010**. The first will be for the Sierra National Forest, the second for the Cleveland National Forest . Please visit the CASSP website for more information.

Kick off the holiday season with the **LA Conservancy's** fifth annual holiday film matinee at the Million Dollar Theatre on Broadway on **Sunday, December 5, 2010** at 2:00 pm For more information and reservations, go to http://www.laconservancy.org/events/events_main.php4

Berkeley Architectural Heritage (BAHA) invites all to their annual Holiday Open House, **Thursday, December 9, 2010** at the McCreary-Greer house in Berkeley. For more information, go to <http://www.berkeleyheritage.com/calendar.html>

Come celebrate the holiday season with the **California Historical Society** on **Friday, December 17 at Legends of California Historic Libations** featuring legendary cocktails from across the state. For more information or to purchase tickets, go to <http://www.californiahistoricalsociety.org/cal/index.html>