

A Comprehensive Local Historic Preservation Program



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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. . .

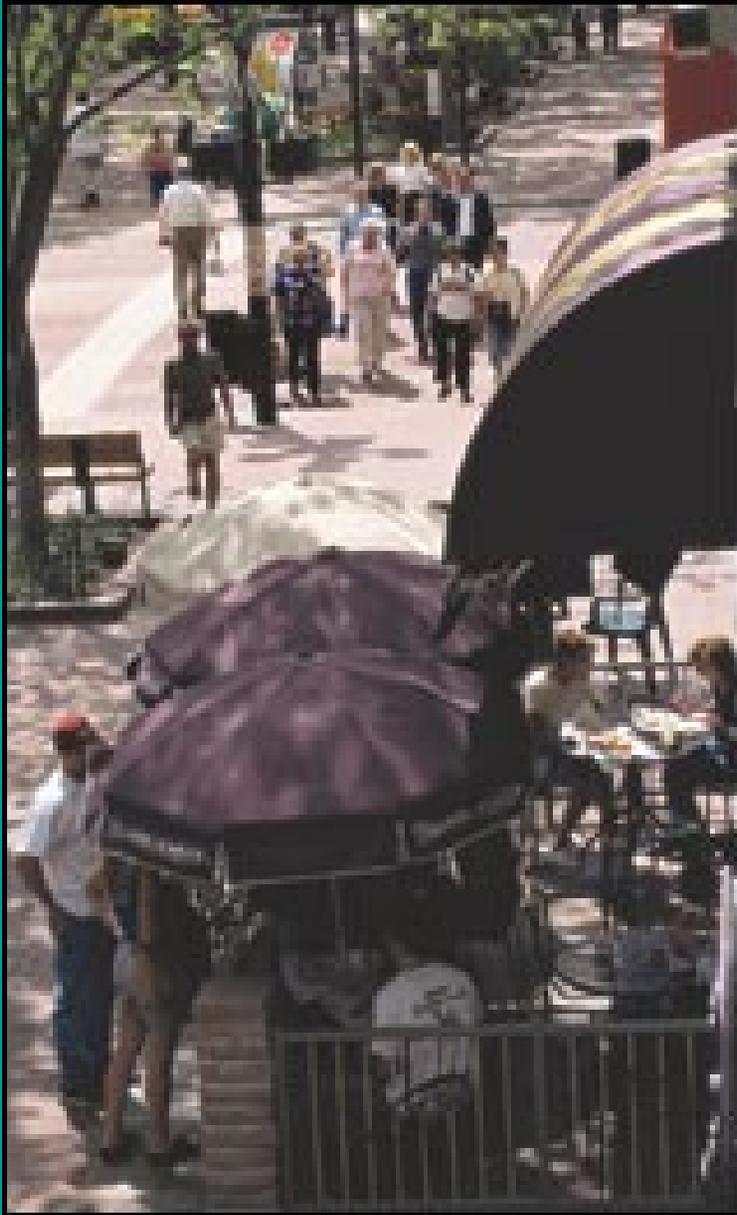
had turned into a strip mall?



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.

Values of Historic Preservation

- Economic
- Aesthetic
- Social - Quality of Life
- Value We Embrace
Personally or as a
Community



Economic Values



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

Aesthetic



VS



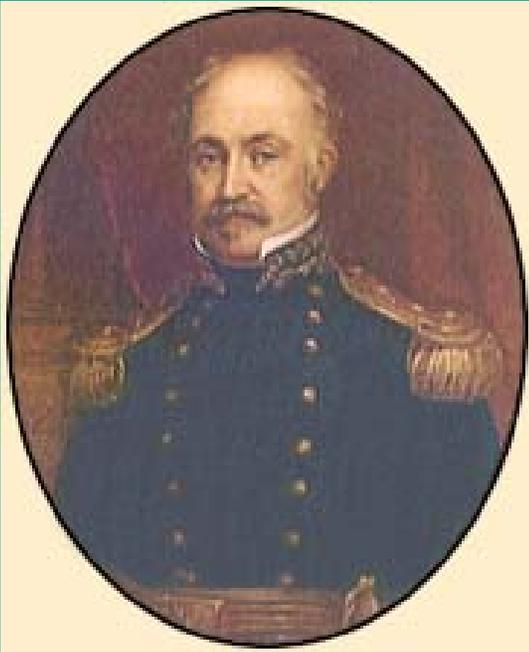
- Community character vs. *Generic*
- Sense of time and place
- Connect the Past with the Present
- Connect people of today with those who have come before

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



Early Preservation Efforts



Sutter's Fort

Changing Approaches to Preservation

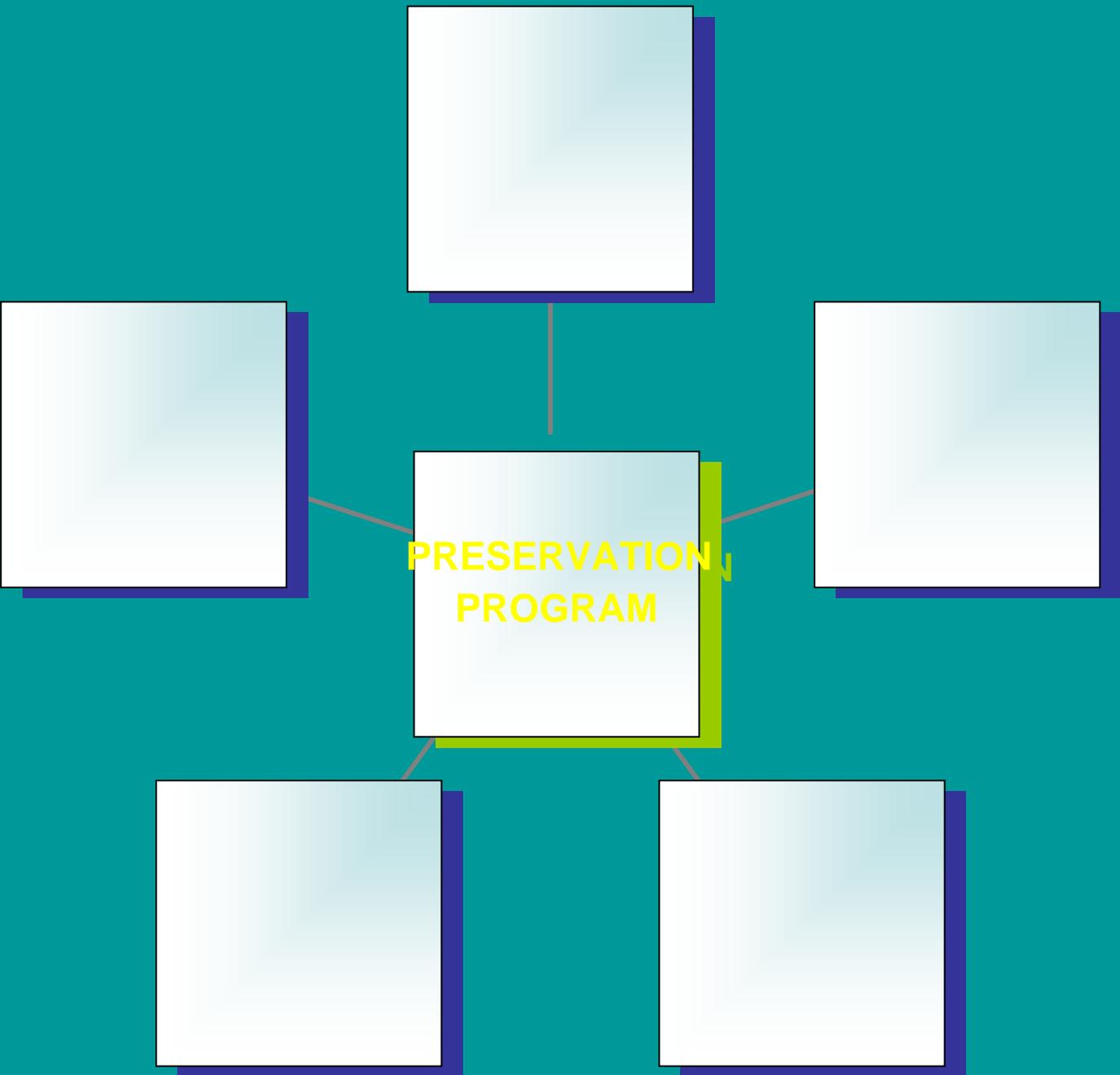
- City of Charleston, "Old and Historic District," 1931
 - No changes could be made to exterior architectural features that were subject to view from a public street or way.



Recent Preservation



Neighborhoods and Main Streets



Comprehensive Preservation Program

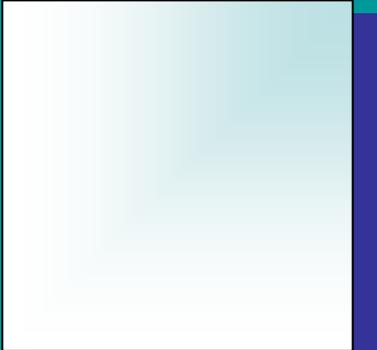
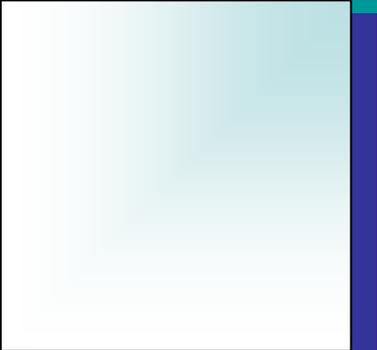


- Historic Preservation Element
- Ordinance
- Surveys and Contexts
- Economic Benefits & Incentives
- Education, Technical Assistance & Outreach Programs

**Preservation
Plan/Element**



**PRESERVATION
PROGRAM**



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



Preservation Plan/Element

Elk Grove

- Historic Resource Policies
 - Encourage the preservation and enhancement of existing historical and archaeological resources in the City
 - Develop and update a comprehensive historic resource inventory
 - Establish a Historic Preservation Committee
 - Adopt a Historic Preservation Ordinance

Preservation Plan/Element

Grass Valley

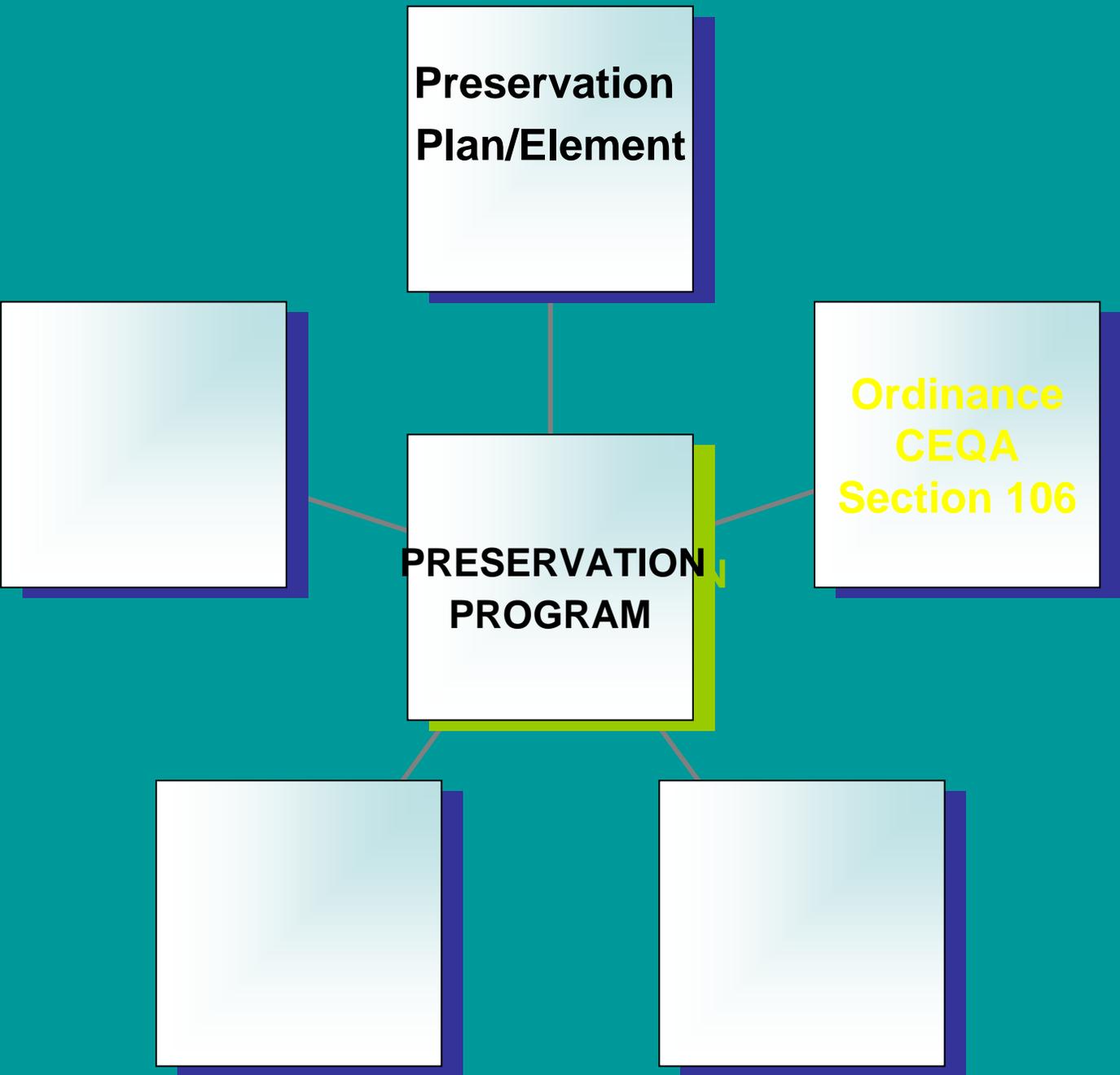
- Historical Goal and Objectives
 - Preservation of buildings of historic and/or architectural merit
- Historical Policies
 - Delineate and describe Grass Valley’s neighborhoods
- Historical Implementation Actions and Strategies
 - Expand the “historical district” to include both sides of West Main Street

Preservation Plan/Element

- Link historic preservation to other goals and policies
 - Redlands [affordable housing]
 - Coordinate preservation of historical resources with policies designed to preserve affordable housing
 - Santa Monica [cultural diversity]
 - Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the City

Preservation Plan/Element

- **Napa** [transportation]
 - When planning transportation route, the city shall seek routes and improvements that recognize and protect historic neighborhoods
- **Claremont** [integration into all actions]
 - The City shall incorporate the protection of architectural, historical and archaeological resources in the immediate and long range plan process of both public and private actions throughout the city.



**Preservation
Plan/Element**

**Ordinance
CEQA
Section 106**

**PRESERVATION
PROGRAM**

Adopting a 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

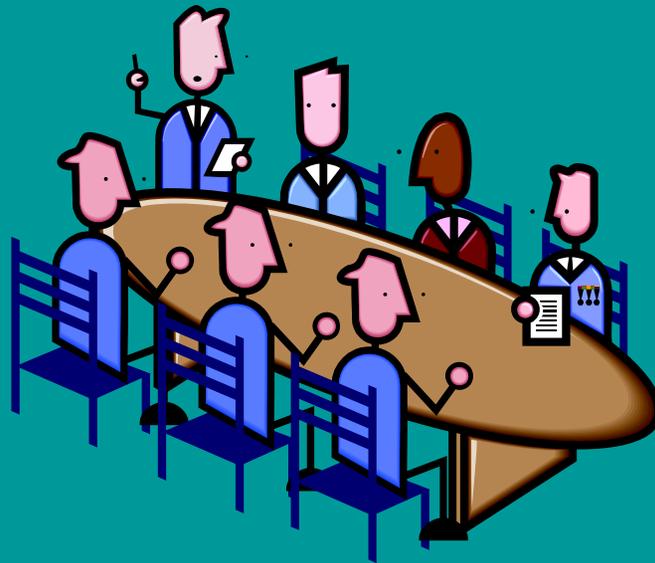
Establishment of the Preservation Commission



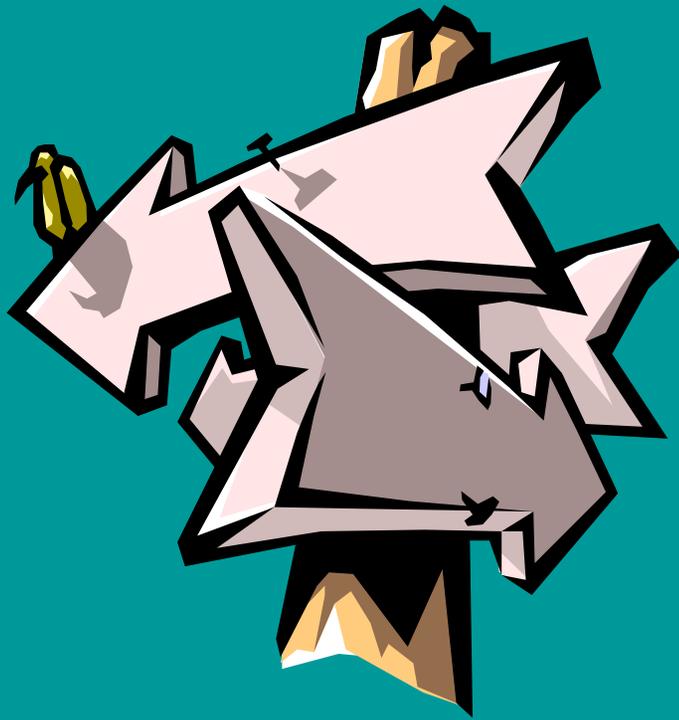
- Who administers and enforces preservation ordinance?
- Composition of Commission
 - Who appoints?
 - Term?
 - Professional qualifications?

Structure Commission

- Membership and responsibility
 - Professionals versus lay members
 - Regulatory power or advisory



Designating Historical Resources 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

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***

Strengths of Local Listing

Local Designation

- Properties designated on basis of local criteria and procedures
- Sets boundaries based on distribution pattern of historic properties

National Register

- Properties designated on basis of uniform national criteria and procedures
- Sets boundaries based on the actual distribution of intact historic properties

Local Designation

- Provides recognition of a community's significant properties
- Can provide for review of proposed demolitions within the district, and provide delays to allow preservation alternatives to be considered

National Register

- Provides recognition by the federal gov't that an area has historical or archeological significance
- Requires that effects of federal projects on historic projects be considered

Benefits of Local Historic Districts

- Local districts protect the investments of owners and residents
- Local districts encourage better design
- Local districts help the environment
- Educational benefits—they are a record of ourselves and our communities
- Positive economic impact from tourism
- Protection of local historic districts can enhance business recruitment potential
- Local districts provide social and psychological benefits

Actions Subject to Review Procedures & Criteria

Appropriate Level & Amount of Review



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

CEQA & Section 106

- Adopt a historic preservation ordinance, and local CEQA and Section 106 procedures/processes that are coordinated
- Use common definitions
- Develop local designation criteria that is modeled on the Cal Register/National Register approach
- Use the Secretary of the Interior's Standards for Rehabilitation
- Promotes streamlining

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**

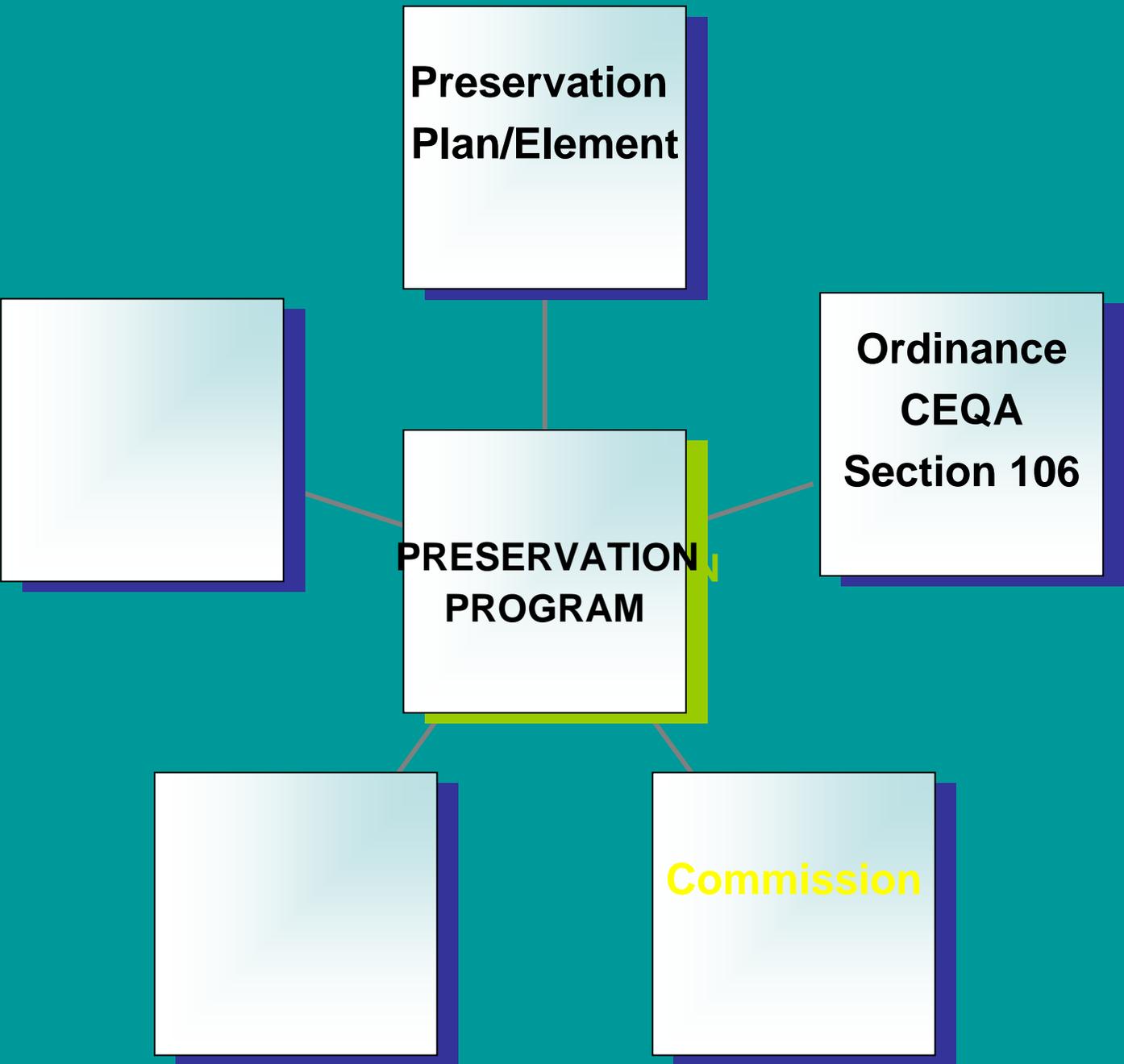
- Penalties for non-compliance need to outweigh the "benefits"
- Remedies for Non-compliance
 - Fines
 - Injunctive relief to stop illegal demolition and enforce ordinance
 - Receiverships & entry onto land to correct
 - Forcing reconstruction
 - Loss of further entitlement



Definitions



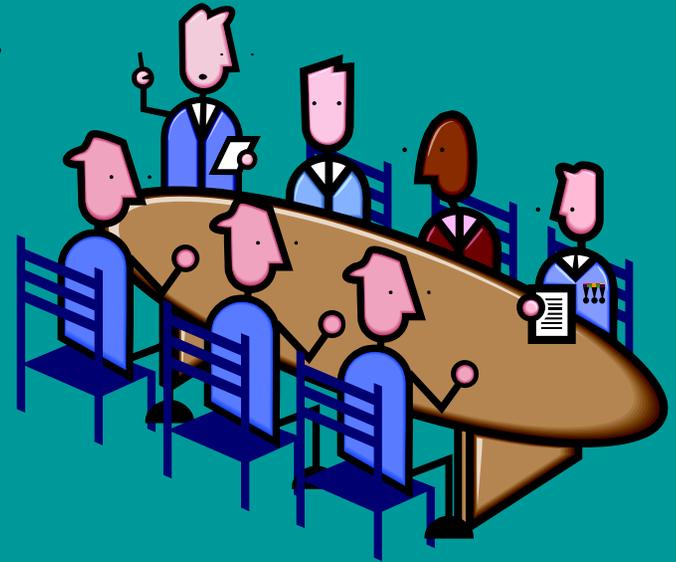
- Use terms and definitions shared by National Register, California Register, and CEQA to promote better understanding
- Thorough and complete definitions needed to sustain judicial challenge
 - Difference between alterations and demolitions
 - Types of buildings, structures, signs, or other features



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



Identify Historic Preservation Goals and District Needs

- Will buildings be preserved, as is, or rehabilitated for new uses, or restored to earlier appearance?
- Identify the approach or approaches to work that will protect the historical value and significant features, e.g., preservation, rehabilitation, restoration.
- Guidelines should be custom-tailored to the history and characteristics of the district.

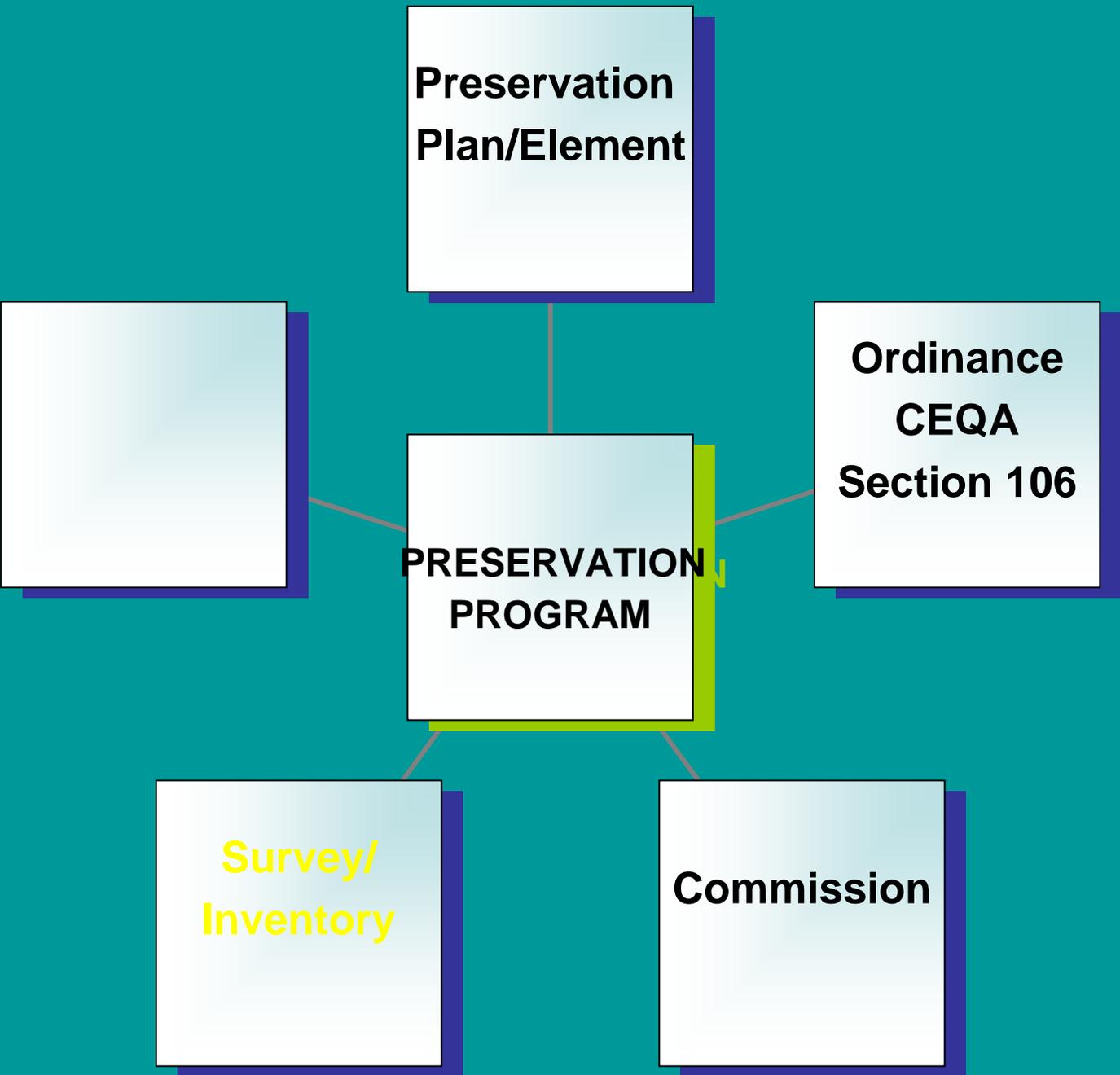
Analyze Your District's Character

- Have a clear understanding of the history of the district and how that history is reflected by its physical characteristics.
 - Architecture
 - Streetscapes
 - Setting



Elk Grove
NR
District

- Has district evolved over time or does it represent one period of time?
- Decide exactly what it is that needs to be protected.



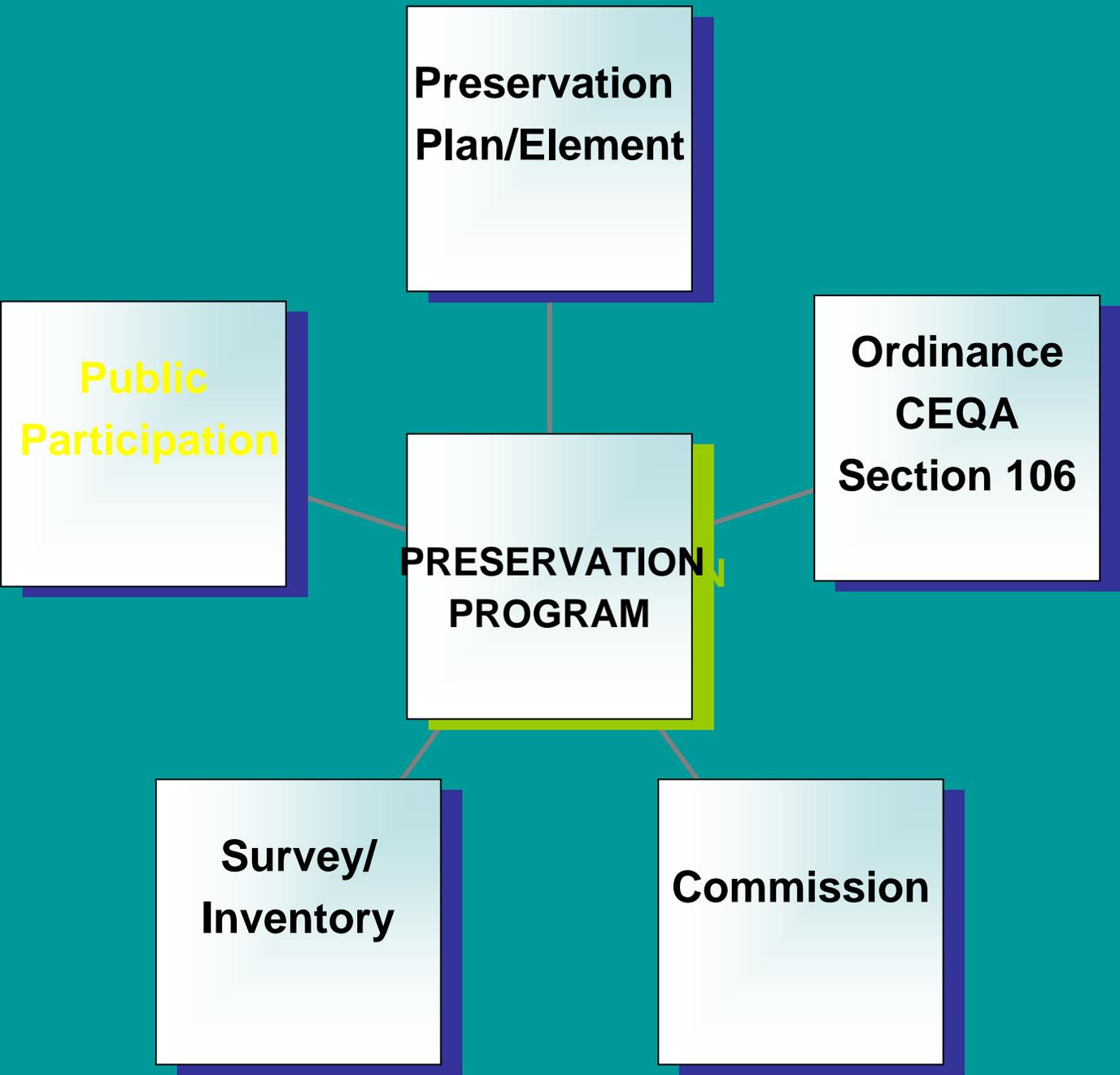
Survey is the **Foundation** upon which preservation planning is built.



Survey/Inventory: A Multi-Purpose Tool

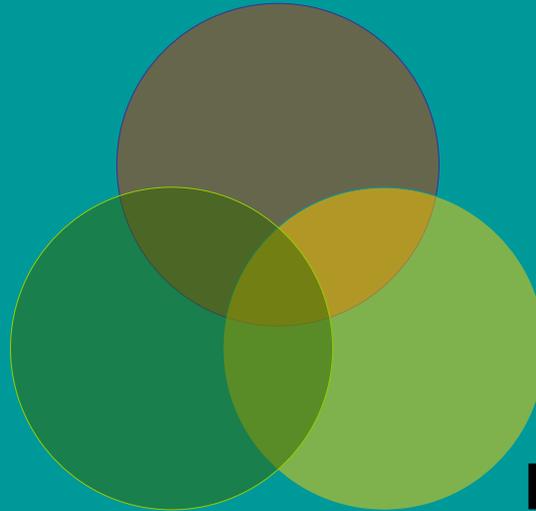


- Data collection
- Provides the information to identify and prioritize preservation goals
- Tells us **where** properties are, **what** they are, and **whether** they are historic properties
- Assists in identification of resources worthy of further recognition or designation
- Offers predictability by alerting ahead of time how properties will be treated in regulatory procedures and code enforcement



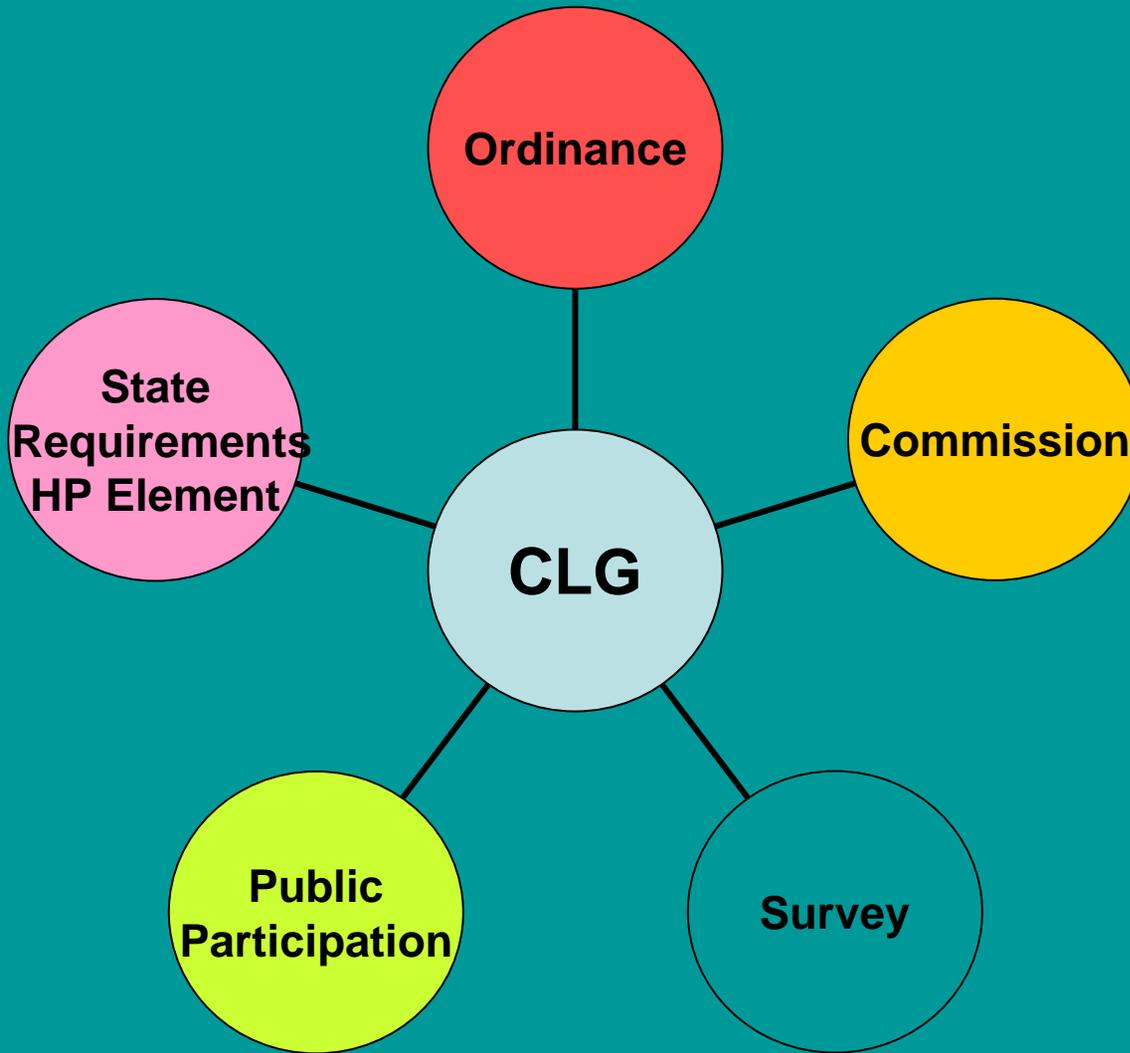
Public Participation

Websites



Personal
Outreach

Publications



CLG REQUIREMENTS

1. Enforce state and local laws and regulations for the designation and protection of historic properties
2. Establish an historic preservation review commission by local ordinance
3. Maintain a system for the survey and inventory of historic properties
4. Provide for public participation in the local preservation program
5. Satisfactorily perform responsibilities delegated to it by the state

BENEFITS OF BECOMING A CLG

- CREDIBILITY

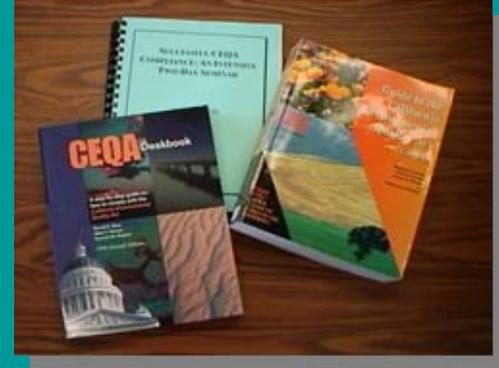
- Consistency with federal and state laws that have stood the test of time
- Insulates the preservation program from charges of being arbitrary and capricious
- Added value of prestige and cachet

BENEFITS OF BECOMING A CLG

- TECHNICAL ASSISTANCE
 - Access to CLG listserv hosted by SHPO
 - SHPO staff use listserv to forward information about training, publications, grants, etc.
 - Local governments use listserv to query other CLGs about issues, procedures, etc.

calclg-l@ohp.parks.ca.gov

BENEFITS OF BECOMING A CLG



- STREAMLINING

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

BENEFITS OF BECOMING A CLG

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



BENEFITS OF BECOMING A CLG

- FUNDING

- Each state is required to pass through 10% of its annual Historic Preservation Fund grant from the NPS to CLGs to fund preservation activities
- Maximum is \$25,000 (60% grant 40% match)



What do we fund?

Preservation Planning Efforts

- Preservation plan/element
- Ordinance revisions
- National Register nomination for districts
- Archeological preservation plan
- Historic structure report
- Preservation education & outreach
- Information Management

Examples of CLG Grants

- **Eureka**
- **Riverside**
 - Survey to identify mid-20th century properties
 - Survey to identify properties remaining from WWII Camp Anza that are now part of the community
- **Vallejo**
 - Historic structure report of St. Peter's Chapel on Mare Island
- **Ontario**
 - Develop California Historical Resources Information Database for use statewide
- **San Juan Bautista**
 - Ordinance revision—emphasis on incentives offered by city

BENEFITS OF BECOMING A CLG

- AUTONOMY
 - OHP's role remains advisory
 - Neither the NPS or OHP have regulatory authority over local governments



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