

HISTORIC PRESERVATION MATTERS

Sonoma
September 21, 2011

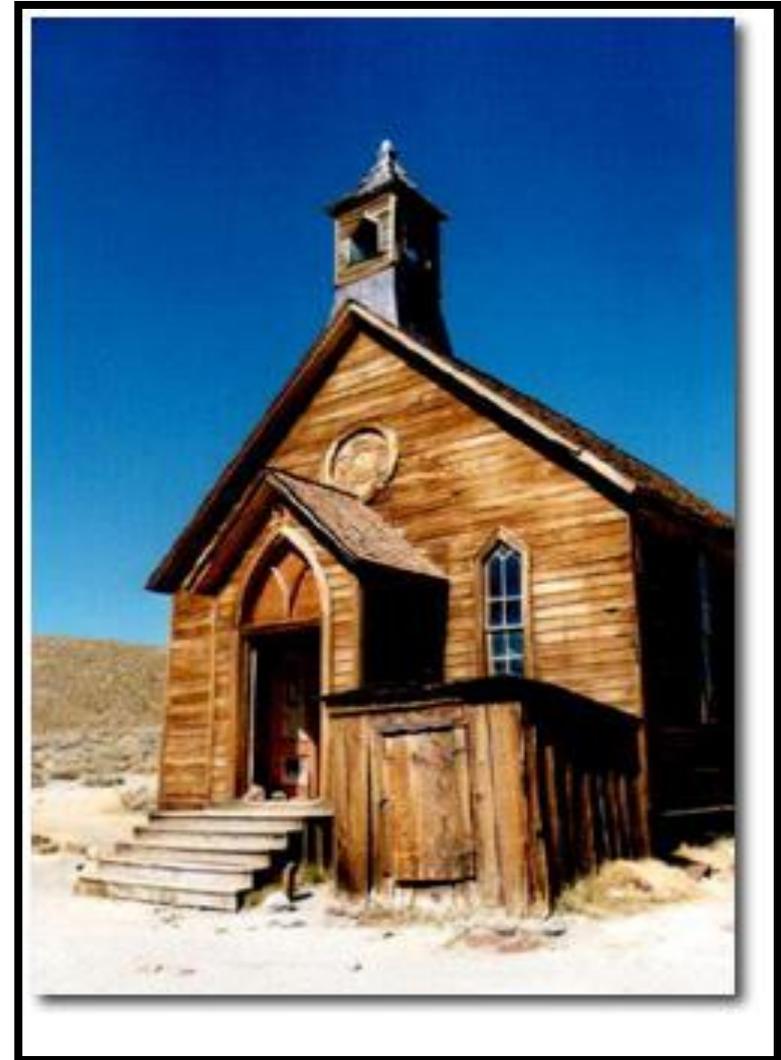
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National Historic Preservation Act

1966

- **Historic Preservation Fund**
- **National Register of Historic Places**
- **Advisory Council on Historic Preservation**
- **Established State Historic Preservation Officers and State Commissions**
- **Certified Local Government Program (CLG) (1980 Amendments)**



- Methodist Church, Bodie SHP



OFFICE OF HISTORIC PRESERVATION

 Recommend  Sign Up to see what your friends recommend.

WELCOME TO THE CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION!

The Office of Historic Preservation (OHP) administers state and federal historic preservation programs and provides technical assistance to federal, state, and local government agencies, organizations, and the general public with regard to historic preservation programs designed to *identify, evaluate, register, and protect* California's historic resources.

OHP also serves as staff to the [State Historical Resources Commission \(SHRC\)](#), a state review board appointed by the governor, which is responsible for reviewing nominations to the four federal and state registration programs administered by OHP.

Created by the [National Historic Preservation Act of 1966](#), OHP is funded by an annual grant from the [Historic Preservation Fund \(HPF\)](#) administered by the National Park Service, Department of the Interior, with matching funds from the State of California. The HPF is funded by Outer Continental Shelf oil lease revenues, not taxes.

Related Pages

- [OHP Mission Statement](#)
- [How Do I?](#)
- [Listed Historic Resources](#)
- [Recovery Act & NHPA Section 106 Review](#)
- [Advisory Council on Historic Preservation Links](#)
- [CEQA & Historic Resources](#)
- [CHRIS / ICs](#)
- [Historic Contexts Library](#)
- [Historic Window Repair & Retrofit](#)
- [In Case of Disaster](#)
- [Mills Act](#)

EARLY PRESERVATION EFFORTS



Mount Vernon

Sutter's Fort



RECENT PRESERVATION DIRECTIONS



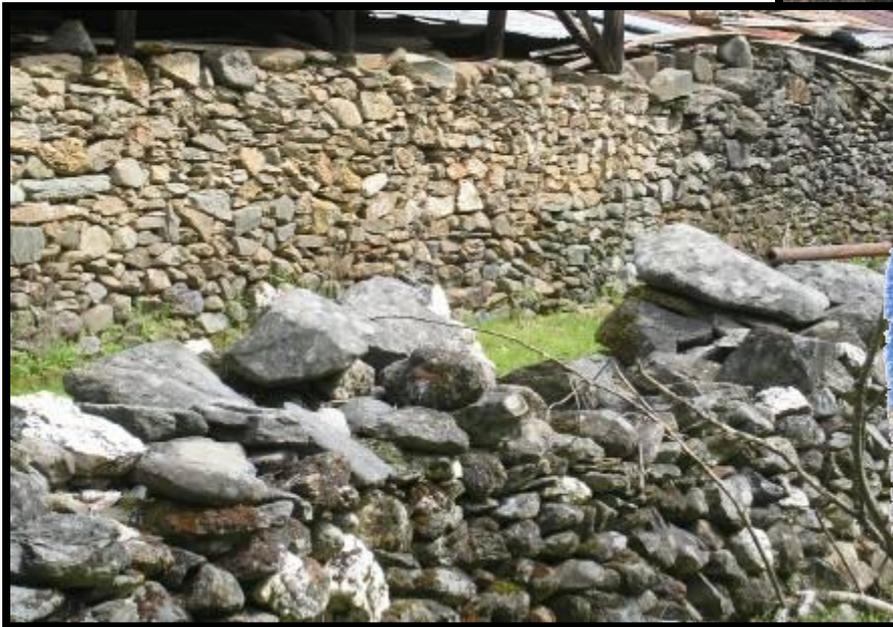
**Neighborhoods
&
Historic Districts**



Cultural Diversity



Cultural Landscapes



Resources associated with the Recent Past





Adaptive Reuse

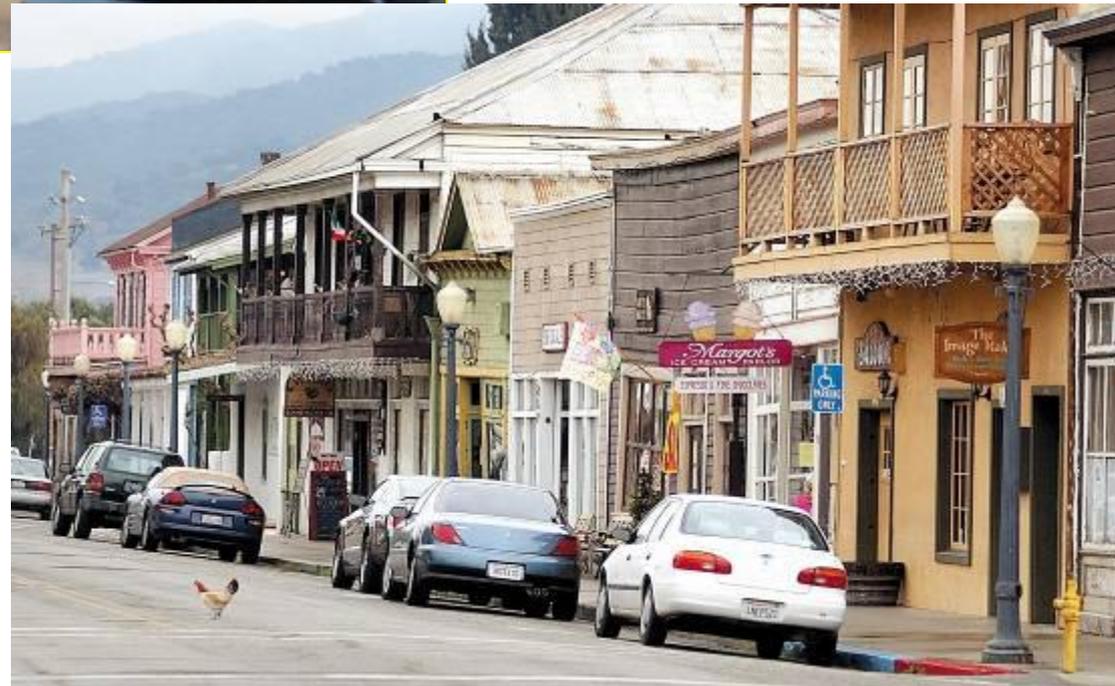
Sustainability





Revitalization

Heritage Tourism



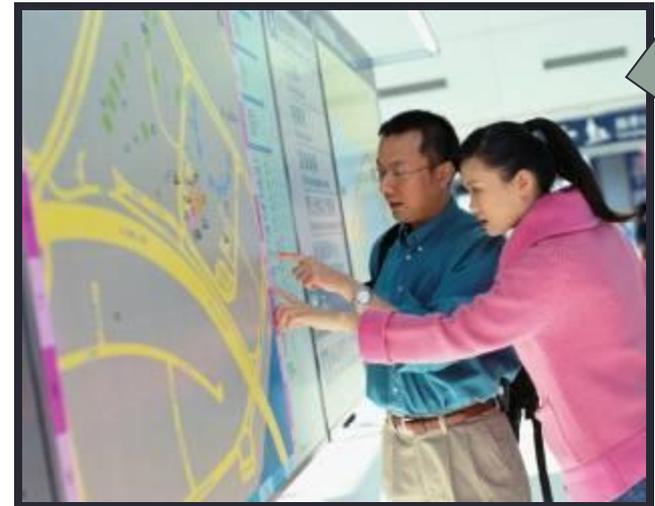
HISTORIC PRESERVATION AT THE LOCAL LEVEL

- Enabling authority comes from:
 - U. S. Constitution
 - U. S. Supreme Court
 - California Constitution
 - California Statutes
- Land use regulations by local governments, including zoning and historic preservation ordinances, are authorized under the public welfare component of the police power

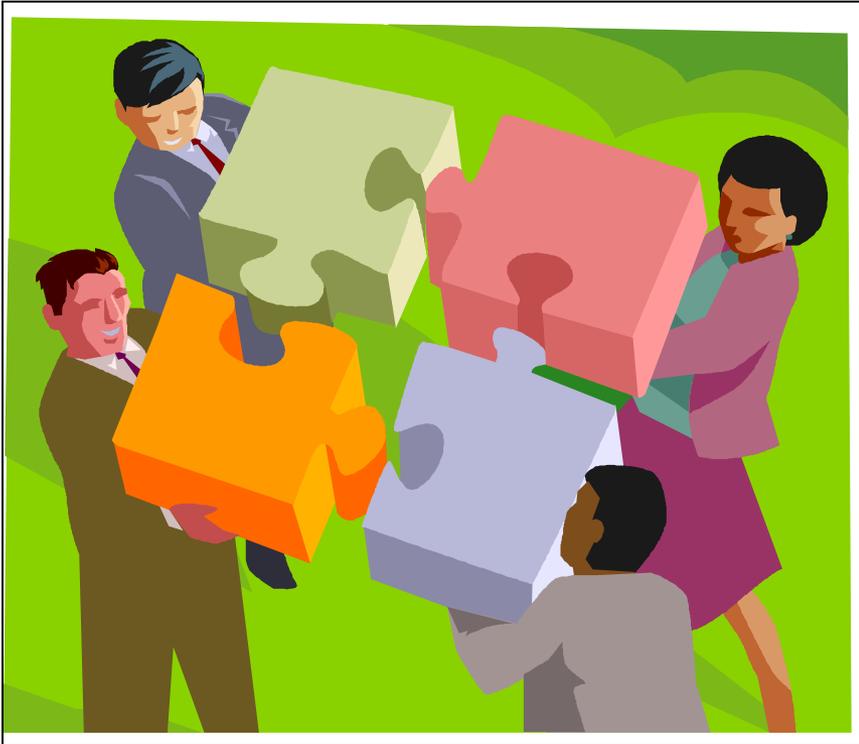


HISTORIC PRESERVATION AT THE LOCAL LEVEL

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



COMPREHENSIVE HISTORIC PRESERVATION PROGRAM



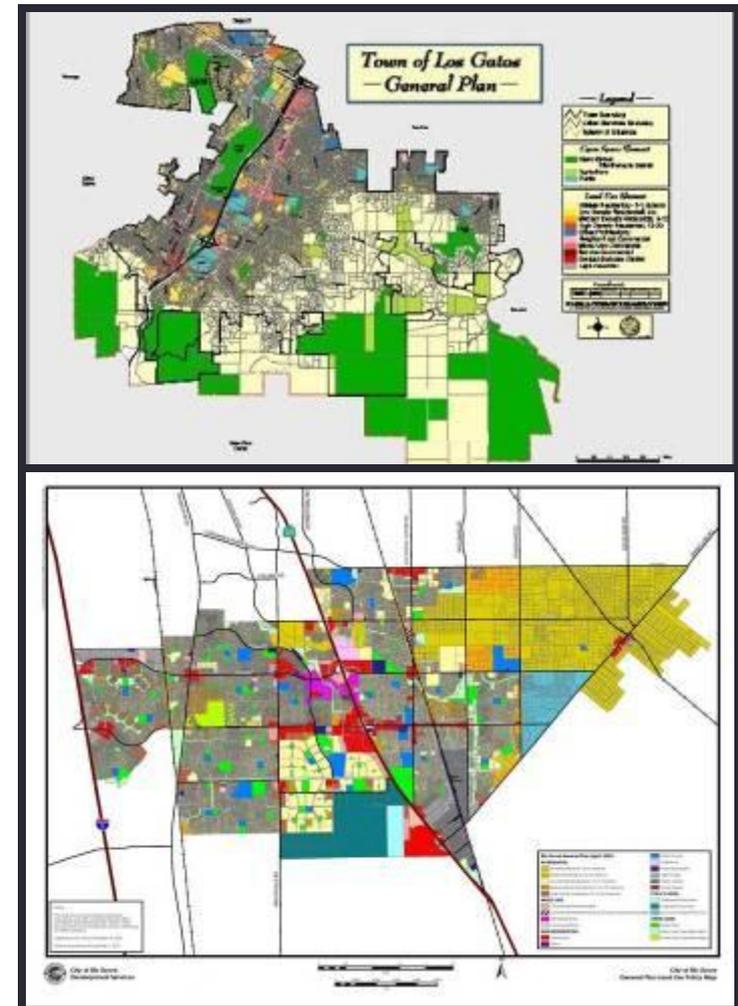
- Element
- Ordinance
- Preservation Commission
- Contexts & Surveys
- Economic Benefits & Incentives
- Education, Technical Assistance & Outreach

GOAL:

Integrate historic preservation into local land-use planning

GENERAL PLAN: HISTORIC PRESERVATION ELEMENT

- General Plans represent the only formal, unified overview of the quality of life in a community
- Identify long-term goals and policies for community growth and development
- General Plans are the place to link historic preservation into land use planning



PRESERVATION ORDINANCE

- ✓ Provides the policy for protection of historic properties
- ✓ Establishes an objective and democratic process for designating resources
- ✓ Protects the integrity of designated historic properties through design review
- ✓ Authorizes design guidelines for new development within historic districts
- ✓ Stabilizes declining neighborhoods and protect and enhance property values through incentives and protections



ORDINANCE KEY ELEMENTS

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



- Appeals
- Definitions
- Severability

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

PRESERVATION COMMISSION

Scope of Powers

- Maintain local inventory
- Designation
- Review and Comment on projects involving historic resources
- Make recommendations
- Incentives
- Public education

Relationship with Planning Commission, City Council, and other agencies



Other Local Preservation Tools

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



DESIGNATION OF HISTORICAL RESOURCES



- Provides protection
- Use local criteria that match National Register and California Register to facilitate CEQA and Section 106 reviews
- Provide clear criteria for eligibility
- Think in terms of historic zoning – HPOZs; Conservation Districts, etc.

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



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

* Make it easy for people to preserve and difficult to adversely affect or demolish



BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM

CREDIBILITY

- Consistency with federal and state laws that have stood the test of time and court decisions

PREDICTABILITY

- Know ahead of time how properties will be treated in regulatory procedures and code enforcement
- Insulates the preservation program from charges of being arbitrary and capricious

BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM

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 OF A COMPREHENSIVE PRESERVATION PROGRAM

INVOLVEMENT

- Brings local preservation boards and commissions into broader land use planning and project approval processes
- Builds on local initiative and incorporate efforts and expertise of grass-roots preservation groups in local policy making



CERTIFIED LOCAL GOVERNMENT PROGRAM

National Park Service Program

- Provides overall rules
- Provides some funding

Administered by State Office of Historic Preservation

- OHP's role remains advisory

Local governments carry out the program

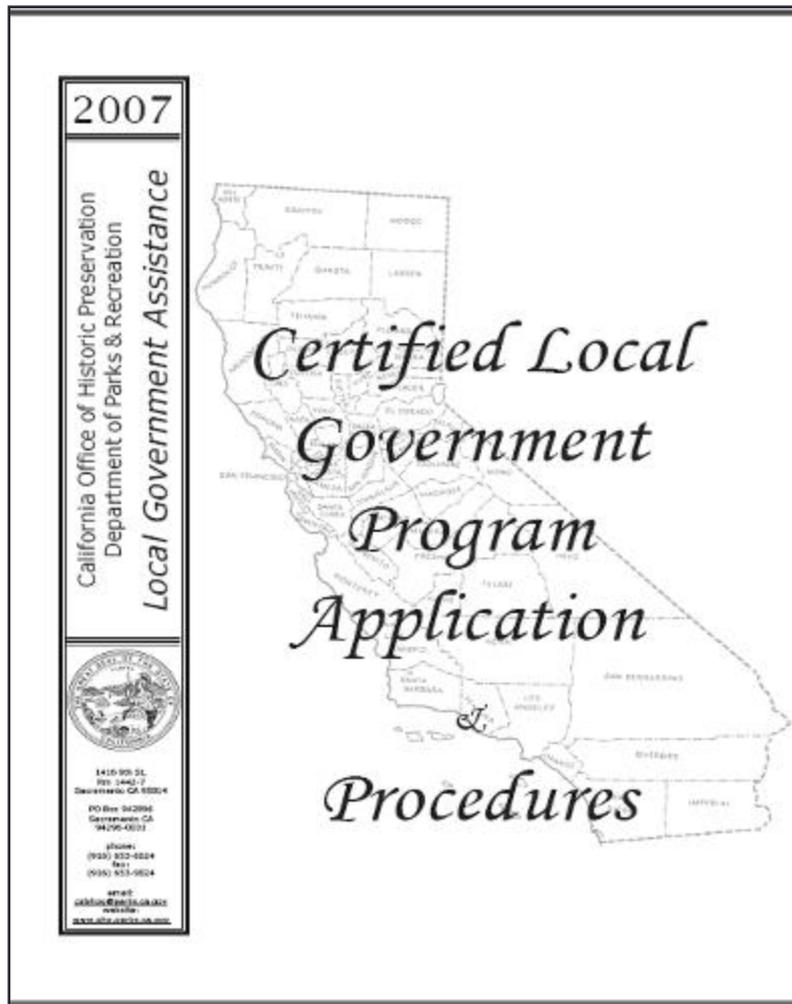
- Partnership with federal and state government
- Autonomy - Neither the NPS or OHP have regulatory authority over local governments



Primary Goal

Integrate historic preservation into land-use planning

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 historic preservation program

BENEFITS OF BEING A CLG

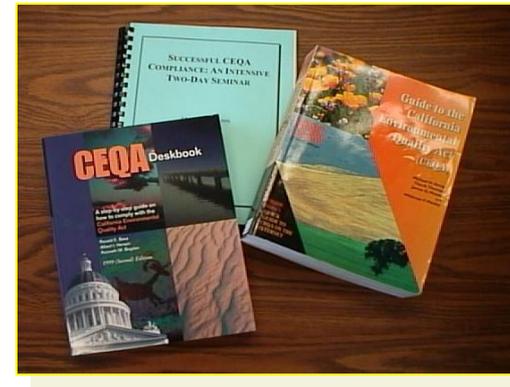
TECHNICAL ASSISTANCE

- CLG listserv hosted by SHPO
- Training
- Consultation

CLG GRANTS

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

SUPPORT for and **RECOGNITION** of the aesthetic, economic, and social values of historic preservation to the community



HISTORIC RESOURCE?



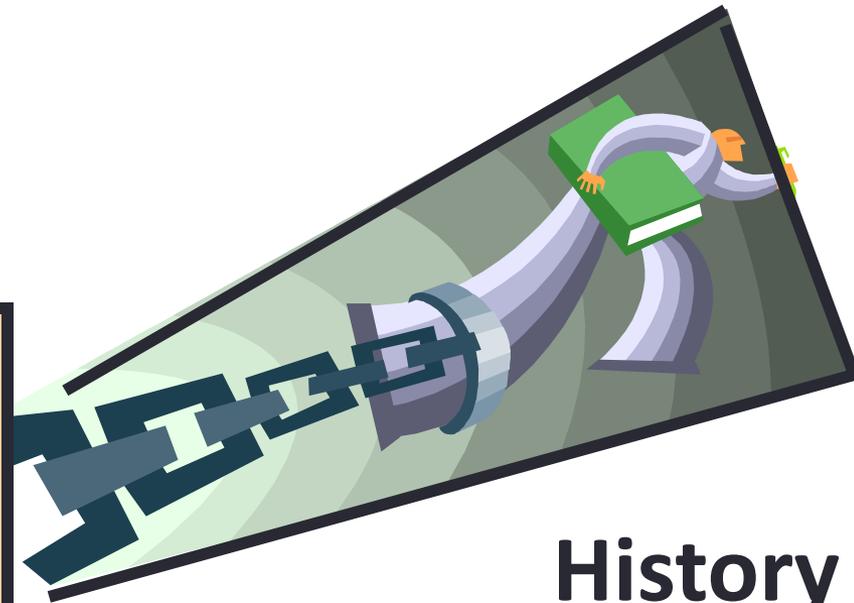
HISTORIC RESOURCE?



What is a Historic Context?

Describes significant aspects and broad patterns of development

Built Environment



History

of an area's history and cultural development.

ARCHEOLOGY AND HISTORIC PRESERVATION:

Secretary of the Interior's Standards and Guidelines

[As Amended and Annotated]

Contents
Standards & Guidelines for:
Introduction
Preservation Planning
Identification
Evaluation
Registration
Note on Documentation and Treatment of Hist. Properties
Historical Documentation
Architectural and Engineering Documentation
Archeological Documentation
Historic Preservation Projects
Qualification Standards
Preservation Terminology
 print

Agency: [National Park Service](#), Department of the Interior. Action: Notice.

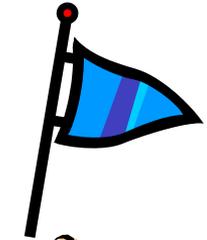
Summary: This notice sets forth the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. These standards and guidelines are not regulatory and do not set or interpret agency policy. They are intended to provide technical advice about archeological and historic preservation activities and methods.

Dates: These Standards and Guidelines are effective on September 29, 1983.*

*[The National Park Service has not republished "The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation" since 1983 (48 FR 44716). NPS has updated portions of the Standards and Guidelines. Where NPS has officially revised portions and published the revisions in the Federal Register, such as the Historic Preservation Project standards and the treatment definitions, we strike through the 1983 language and provide a link to the new material. Where the 1983 language is not current but NPS has not officially replaced it, such as the technical information, we strike through the out-of-date materials. We then provide current technical information and links to NPS and partner websites where this information is available.]

Language within brackets has *not* been published for effect in the Federal Register as a part of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.]

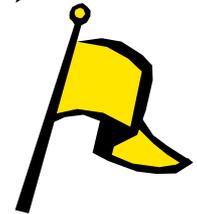
SOI Preservation Planning Standards



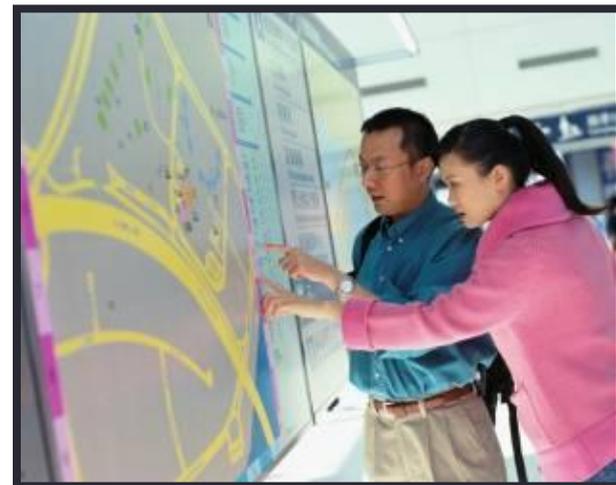
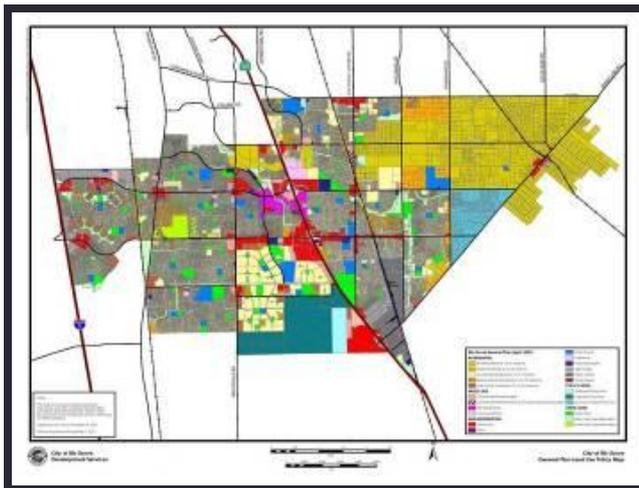
Standard I: **Establishes Historic Contexts**



Standard II: **Uses Contexts To Develop Preservation Goals & Priorities**



Standard III: **Preservation Planning Is One Element Of Larger Planning Processes**



WHY DO WE NEED A HISTORIC CONTEXT?

- Resources do not exist in a vacuum.
- Land use patterns & the built environment are expressions of the ideas and cultural practices of individuals and groups in response to the climate, geography, economy, politics, technology and available resources in a particular locale.
- The significance of a resource can only be understood within its historical context.



“The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties”

HISTORIC CONTEXTS

Tell the stories that explain

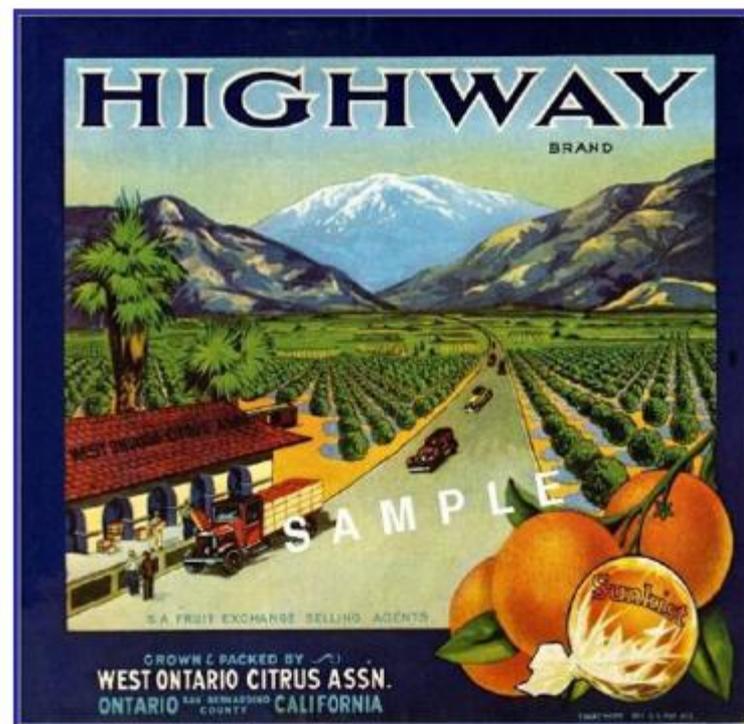
how,

when, and

why

the built environment developed or looks the way it does.

Historic Context for
The City of Ontario's Citrus Industry



Prepared For:

City of Ontario Planning Department
303 East "B" Street, Ontario, CA 91764

Submitted to:

Cathy Wahlstrom, Principal Planner

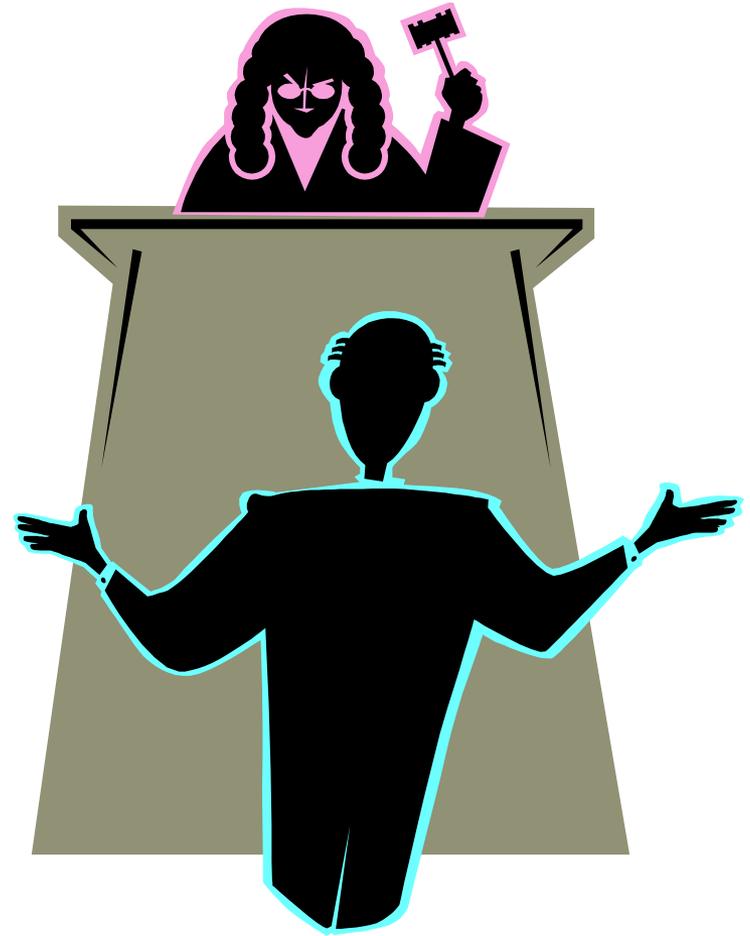
Prepared by:

Market Research & Observations
GPA 1611 South Pacific Coast Highway
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Redondo Beach, CA 90277

February 2007

HISTORIC CONTEXTS

- Identify significant themes and associated property types
- Make the case for historical significance
- Establish eligibility criteria and integrity thresholds
- Provide the rationale for preservation activities



Historic Context Statements



- **Focus** on property types.
- **Permit** identification, evaluation, and treatment of resources even in absence of complete knowledge of individual properties.
- **Facilitate** better understanding of the relative importance of resources for initial study as well as planning purposes.
- **Identify** additional Information Needs
- **Recommend** Preservation Goals and Strategies
- **Evolve** as additional information is acquired

The “*So What?*” Test for Historic Contexts

- ***So what*** are the important facets of this community’s history?
- ***So what*** are the important forces which shaped the current built environment?
- ***So what*** are the important property types associated with those themes?
- ***So what*** is the appropriate context for evaluation a particular resource
- ***So what*** characteristics does a resource need to have to be significant as a representative property type within its appropriate context?
- ***So what*** does this paragraph/section/map/ tell me that helps me to identify, evaluate, or appropriately treat a historic resource?



“The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.”

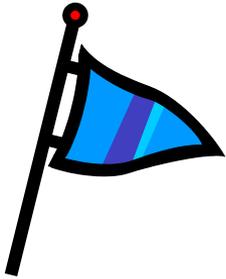


HISTORIC CONTEXTS



Analytical frame work for decisions about the *identification*, *evaluation*, *registration* and *treatment* of historic properties

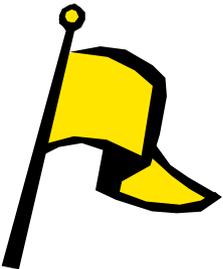
SOI Identification Standards



Standard I: Identification of Historic Properties Is Undertaken to the Degree Required To Make Decisions



Standard II: Results of Identification Activities Are Integrated Into the Preservation Planning Process



Standard III: Identification Activities Include Explicit Procedures for Record-Keeping and Information Distribution

SURVEYS

Systematic process for

- *Gathering information* about a community's historical resources.
- *Identifying* and
- *Evaluating* the quantity and quality of historical resources for *land-use planning purposes*.



SURVEYS PROVIDE CLUES

- **What** resources exist?
- **Where** are the resources are located?
- What are the **character defining features**?
- Why are they **significant**?
- Have they retained **integrity**?
- How does each need to be considered in planning?

Revisit, Reevaluate, Update



CONTEXTS & SURVEYS

Provide Direction for Preservation Planning

Revitalization

Incentives

Design Guidelines

General Plan Element

Specific Plans

Registration

NR Multiple Property Submission

**Transportation &
Infrastructure**



**Infill & Community
Development**

Adaptive Reuse

Affordable Housing

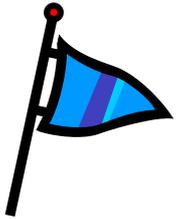
Heritage Tourism

Project Review

Ordinances

Disaster Planning & Response

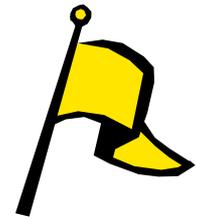
SOI Evaluation Standards



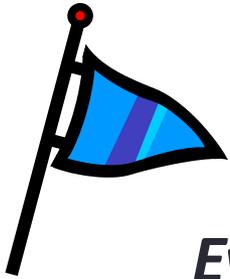
Standard I: Evaluation of the Significance of Historic Properties Uses Established Criteria



Standard II: Evaluation of Significance Applies the Criteria Within Historic Contexts



Standard III: Evaluation Results in A List or Inventory of Significant Properties That Is Consulted In Assigning Registration and Treatment Priorities

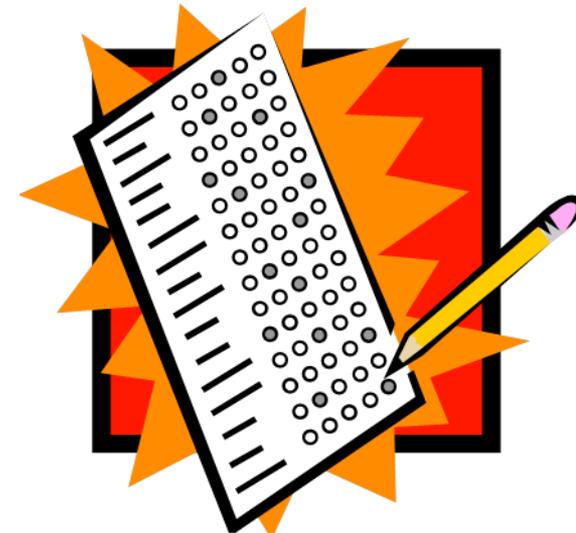


Evaluation Standard 1

Evaluation of the Significance of Historic Properties Uses Established Criteria

Evaluation is the process of determining whether identified properties meet defined criteria of significance.

- **National Register Criteria**
- **California Register Criteria**
- **Local Criteria**
- **CEQA**



National Register

- Buildings, Structures, Objects, Sites, Districts
- Local, State, or National significance
- in American history, architecture, archeology, engineering, and culture

*Less than 50 years old, needs to meet special criteria considerations

California Register

- Buildings, Structures, Objects, Sites, Districts, Area, Place, Record, or Manuscript
- Historically or Archaeologically significant
- Significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

* **NO 50 year rule**: ...if sufficient time has passed to understand its historical importance

CEQA Criteria

- (mandatory) Resource listed in or determined eligible by the SHRC for listing in the **California Register**
- (presumed) Resource included in a **local register** of historical resources, or
- (presumed) Resource identified as significant in an **historical resources survey** (status codes 3-5) shall be presumed to be historically or culturally significant
- (discretionary) Any B,S,O,S,A,...which a lead agency determines to be historically significant...

HISTORIC RESOURCES = ASSETS

Wise management of assets

- Respect value
- Prolong life
- Effective use
- Multiple benefits
- “Stewardship”



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



For More Information:

- Office of Historic Preservation www.ohp.parks.ca.gov
- [Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines](#) for Planning, Identification, Evaluation, and Documentation of Historic Resources
- ["Guidelines for Local Surveys: A Basis for Preservation Planning," National Register Bulletin 24.](#)
- [How to Apply the National Register Criteria for Evaluation](#) *National Register Bulletin #15*
- ["How to Complete the National Register Multiple Property Documentation Form"](#) *National Register Bulletin #16 B.*
- [Defining Boundaries for National Register Properties](#)
- [National Trust- Historic Preservation & Sustainability](#)
- Donovan D. Rypkema, ["Downtown Revitalization, Sustainability, and Historic Preservation"](#)
- Richard Moe, ["Sustainable Stewardship: Historic Preservation's Essential Role in Fighting Climate Change"](#)