

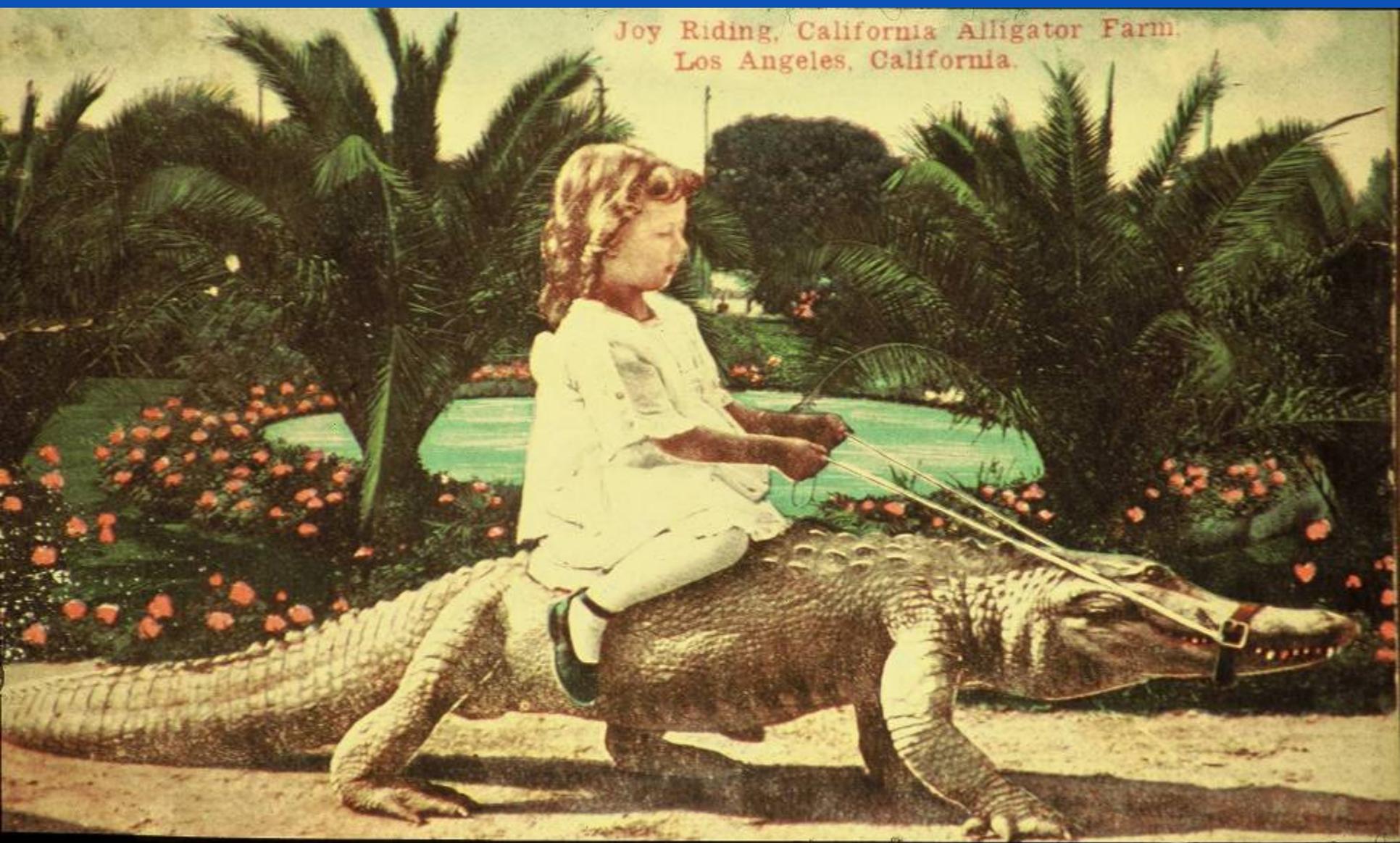
# *California Historical Building Code and the Preservation of Historic Resources*

*Milford Wayne Donaldson, FAIA  
California State Historic Preservation Officer*

*Vernacular Architecture Forum Conference  
May 10, 2008  
Fresno, California*



Joy Riding, California Alligator Farm,  
Los Angeles, California.



# Intent of the State Historical Building Code 2001

“The Intent of SHBC is to save California’s architectural heritage by recognizing the unique construction problems inherent in historical buildings and by providing a code to deal with these problems.”



# Intent of the California Historical Building Code 2007

“The Intent of CHBC is to facilitate the preservation and continuing use of qualified historical buildings or properties while providing reasonable safety for the building occupants and access for people with disabilities.”



# California Historical Building Code

- SB 927, Mills, the California State Historical Building Code, January 1, 1973
- The Regulations are unique in that they are performance-oriented rather than prescriptive.
- All building Departments of every city and county SHALL adopt this code.
- Regulations have same authority as state law.
- Liability is the same as for prevailing law.
- CHBC consists of three parts.
  - Administrative statues as a state wide preservation program.
  - Code Regulations
  - Case appeals to State Historical Building Safety Board.

**View of Fulton Avenue (c1975)**  
Photo: "Publicly Owned Art in Fresno"





# CHBC Table of Contents

- Administration
- Definitions
- Use and Occupancy
- Fire Protection
- Means of Egress
- Alternative Accessibility Provision
- Alternative Structural Regulations
- Archaic Materials and Methods of Construction
- Mechanical, Plumbing, and Electrical Requirements
- Historic Districts, Sites, and Open Spaces



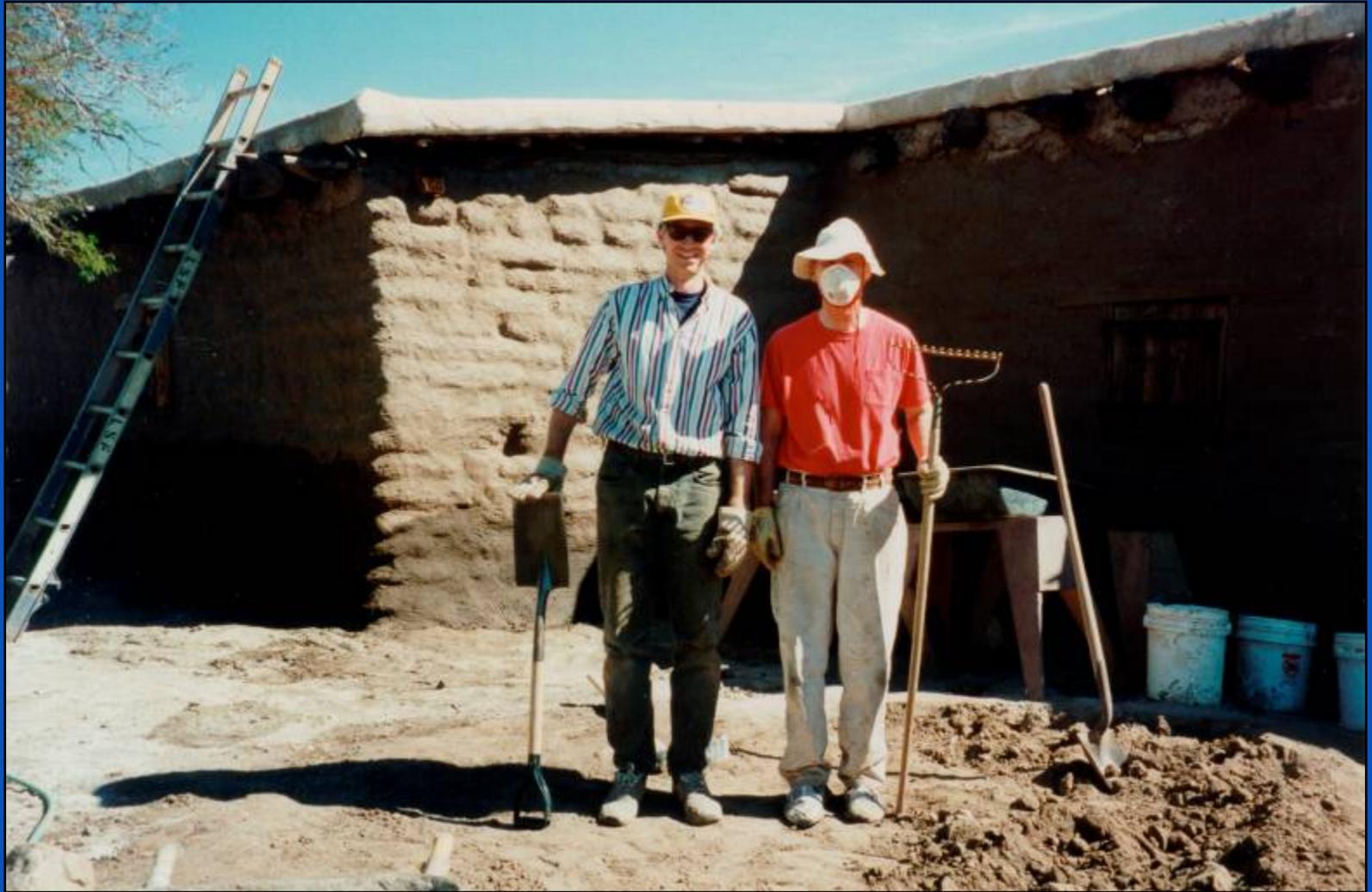
# State Historical Building Safety Board Representation

- Division of the State Architect
- Occupational Safety and Health Standards Board
- Office of the State Fire Marshal
- Office of the Statewide Health Planning and Development
- State Historical Resources Commission
- Department of Housing and Community Development
- Department of Parks and Recreation
- Department of Rehabilitation
- Department of Transportation
- American Institute of Architects/California Council
- California Chapter, American Planning Association
- Seismic Safety Commission
- California Building Contractors
- California Building Officials
- League of California Cities
- California State Association of Counties
- California Council, American Society of Landscape Architects
- Structural Engineers Association of California
- California Preservation Foundation
- Civil Engineers and Land Surveyors of California



# Definition of a Qualified Historical Building or Structure

“ . . . Any building, site, structure, object, place, location, district or collection of structures, and their associated sties, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined eligible for, national, state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and city or county registers, inventories, or surveys of historical or architecturally significant sites, places of landmarks.”





**Irrigation Canal, Fresno County (n.d)**  
Photo: Fresno Historical Society Archives

140A:—Roller Coaster, Mission Beach, San Diego, Calif.

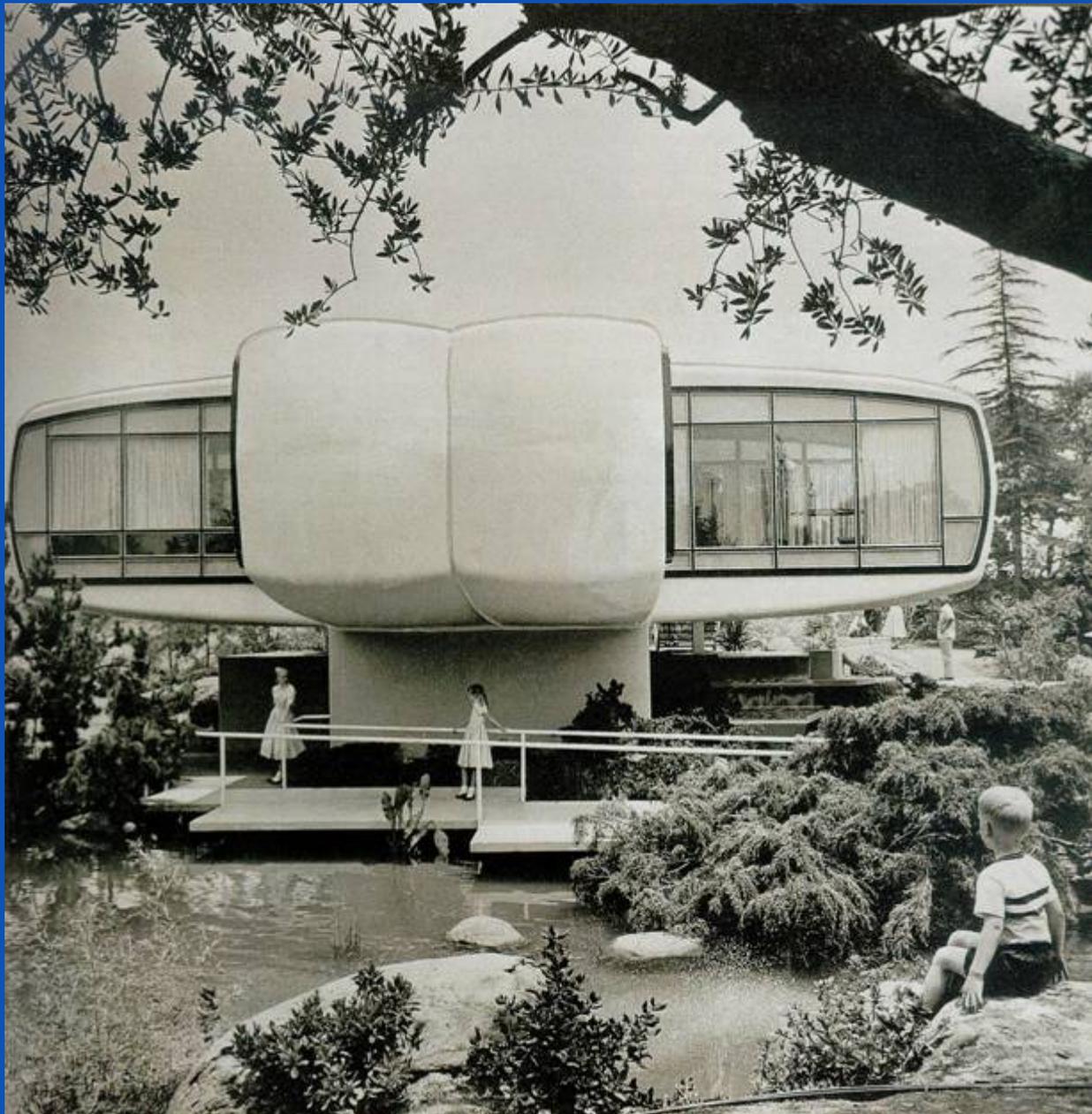






Hangar 1 Moffett Field



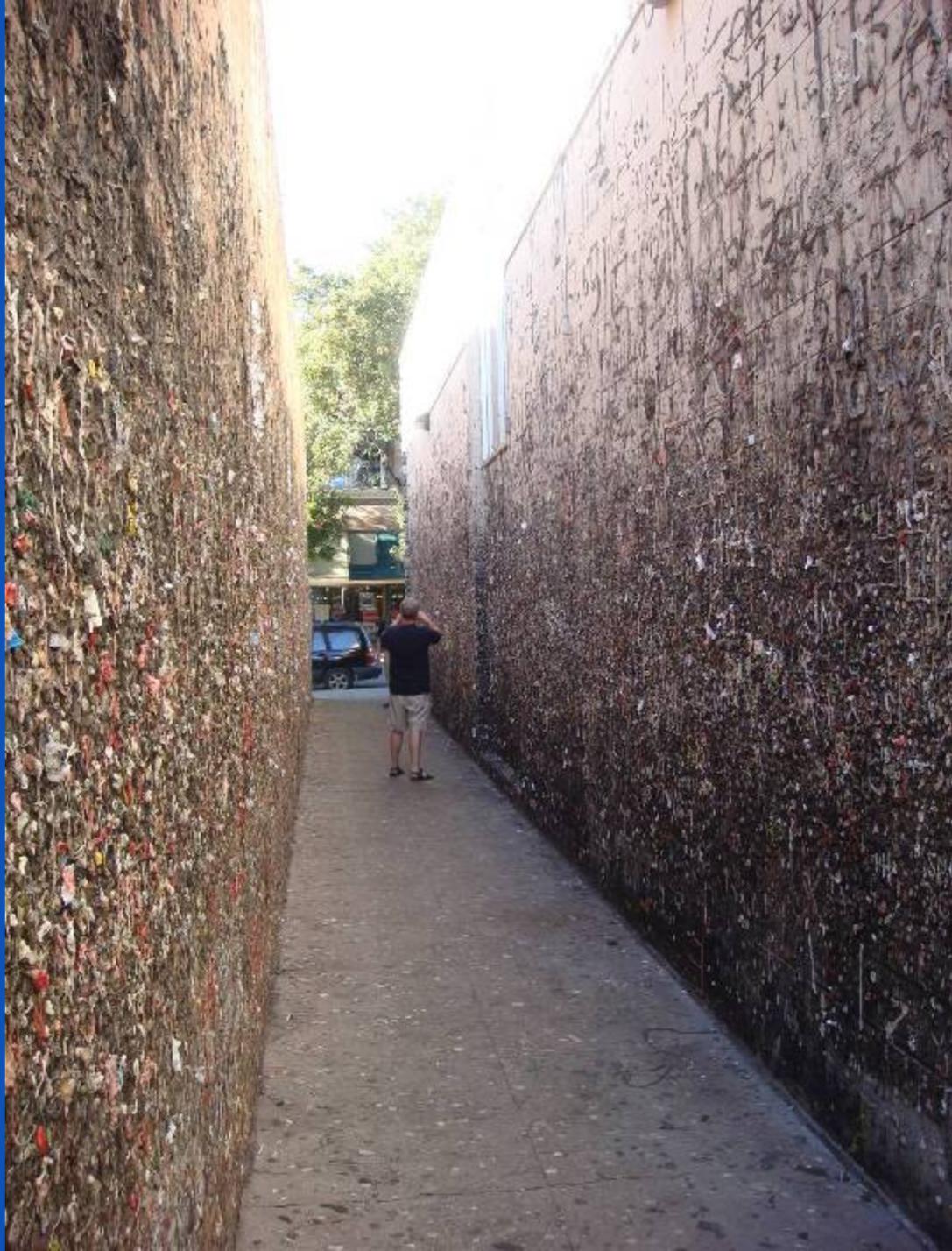




**“Chateau Fresno Park, February 12, 1892. Breaking  
Ground on the Plains of Fresno.”**

**Photo: M. Theo Kearney Collection. Fresno Historical Society Archives**









# Basic Alternative Code Comparisons

## 2006 IEBC

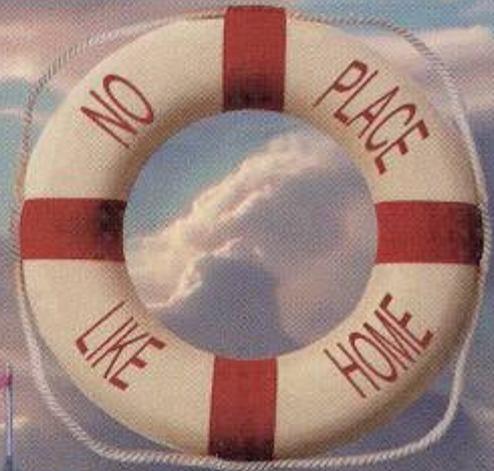
- Model code, needs to be adopted
- Revised on a three year cycle
- Performance compliance numerical sliding scale
- Appeals made to Historic Building Safety Board
- Concept of limiting work area
- Historic building must be listed or eligible for NRHP or State Register
- Five construction classifications
- Relies more heavily on active protection
- Historic report mandatory
- Focuses on buildings & structures

## 2007 CHBC

- State wide mandatory code
- Revised only three times since 1997
- Performance oriented code, no rating system
- Appeals made to State Historical Building Safety Board
- Portions of a historic building can comply
- National, State, Local registers, eligible resources, inventories and surveys
- Construction classifications follow regular code reference and NPS treatments
- Active and Passive Protection based upon threat and performance standards
- Structural evaluation may be required
- Allows use of CHBC for any qualified resource including sites, objects and features including relocated resources



Be it ever so humble...



Encinitas, California





WINTER 2007 LIVING TODAY...  
THE MID-CENTURY MODERN WAY

# CA MODERN

Serving California's Eichlers | Cliff Mays  
Strengs | Palm Springs Classics & Beyond

P12 | Modern kitchen makeovers  
that bring back the joy of cooking

P4 | Ranchos of Long Beach:  
once shunned, now on the rise

P18 | Today's modern prefabs:  
are they prefabulous or a fad?

P24 | Quirkiest Alexanders of all  
found in exotic desert hideaway

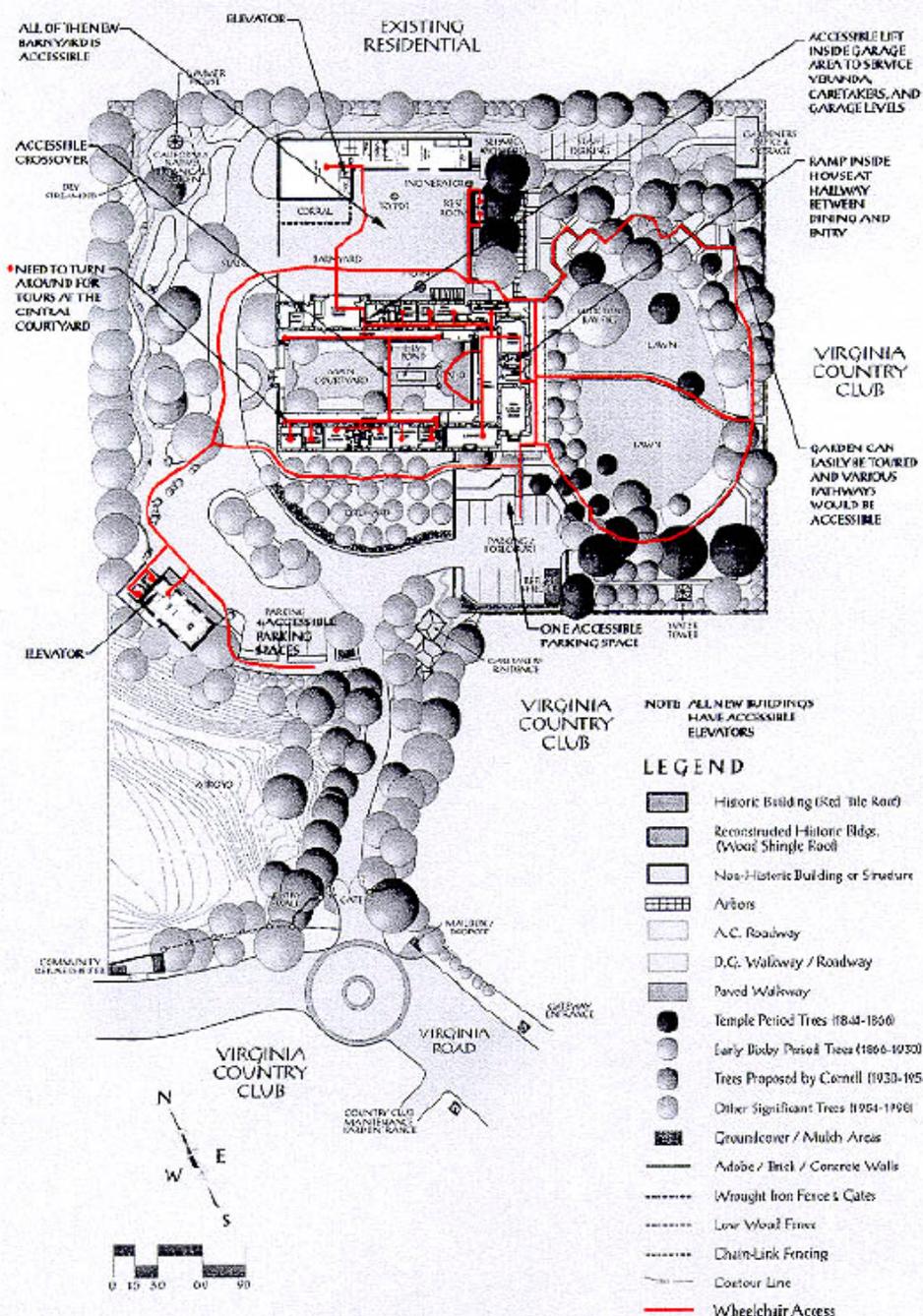
## Futuro comes alive!

It came from beyond the past...  
California its final destination

EICHLER  
NETWORK

# Basic Provisions

- Regular code for persons with disabilities shall be applied unless strict compliance will threaten or destroy the historical significance or character-defining features.
- Alternative provisions applied on an item-by-item or case-by-case basis.
- Each alternative should attempt to provide the greatest accessibility standard.
- Documentation is to be provided stating the reasons.
- Documentation shall be maintained as part of the public record.
  - Local Building and Safety Department
  - Local Accessibility Advocate Group
  - State Historical Building Safety Board records.
- Equivalent provisions are permitted.



**Proposed Master Plan: Wheelchair Access for Persons with Disabilities**  
**Rancho Los Cerritos Master Plan**







# Exceptions

- If no equivalent facilitation in this code can be provided than an exception may be provided with the following conditions:
  - Exceptions only on an item-by-item or case-by-case basis.
  - Interpretive exhibits of the exempted historical aspects are provided in an accessible public location (including persons with hearing and sight impairment).
  - Equal services are provided.
  - Enforcement official shall document.



USS *Recruit*, NTS San Diego



*In the Rose Garden, Kearney Park, Fresno, Cal.*



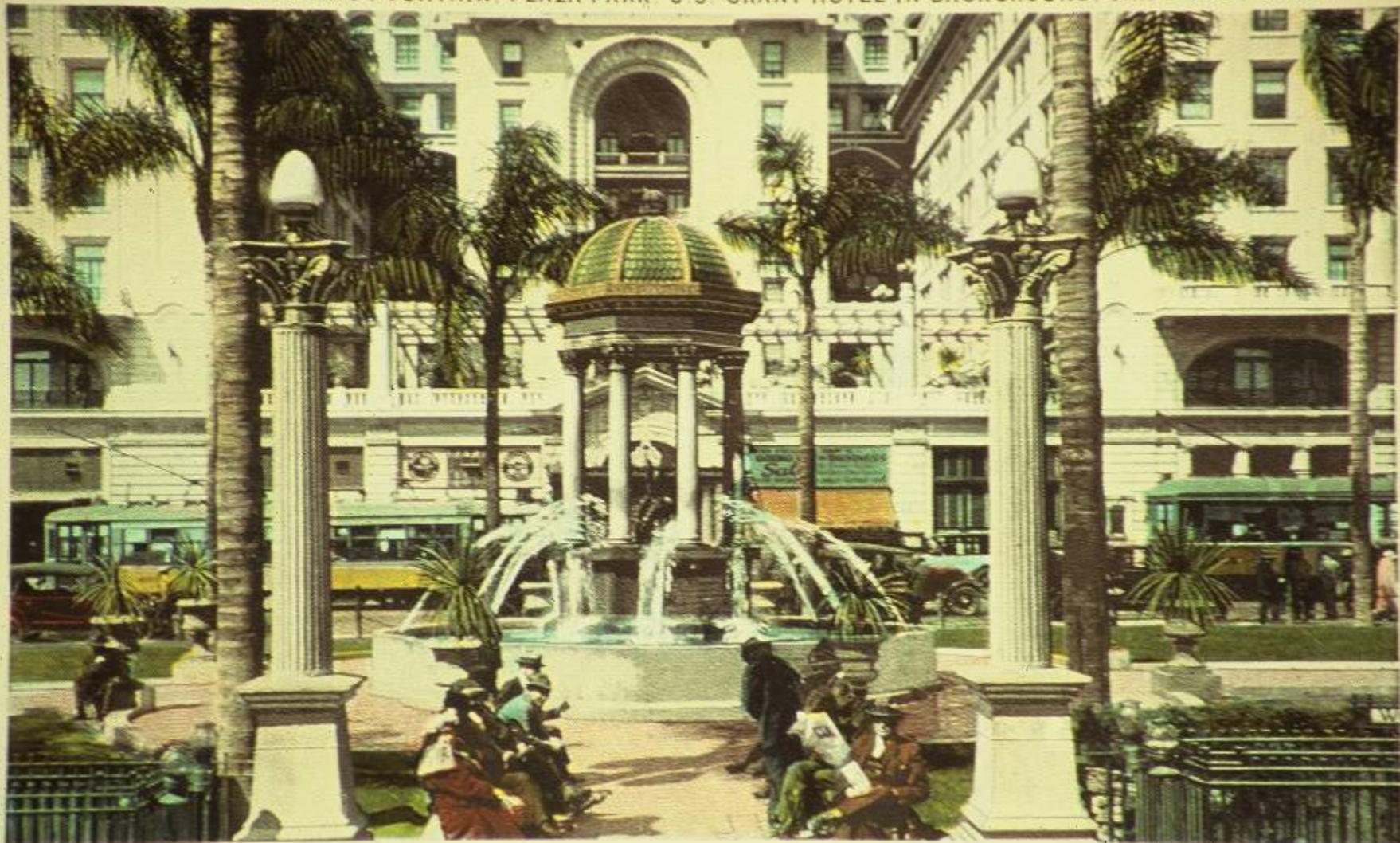
## **Kearney Park Rose Garden c1910**

**Nothing remains today of what was intended to be the finest and most expensive rose garden in California, if not the United States.**

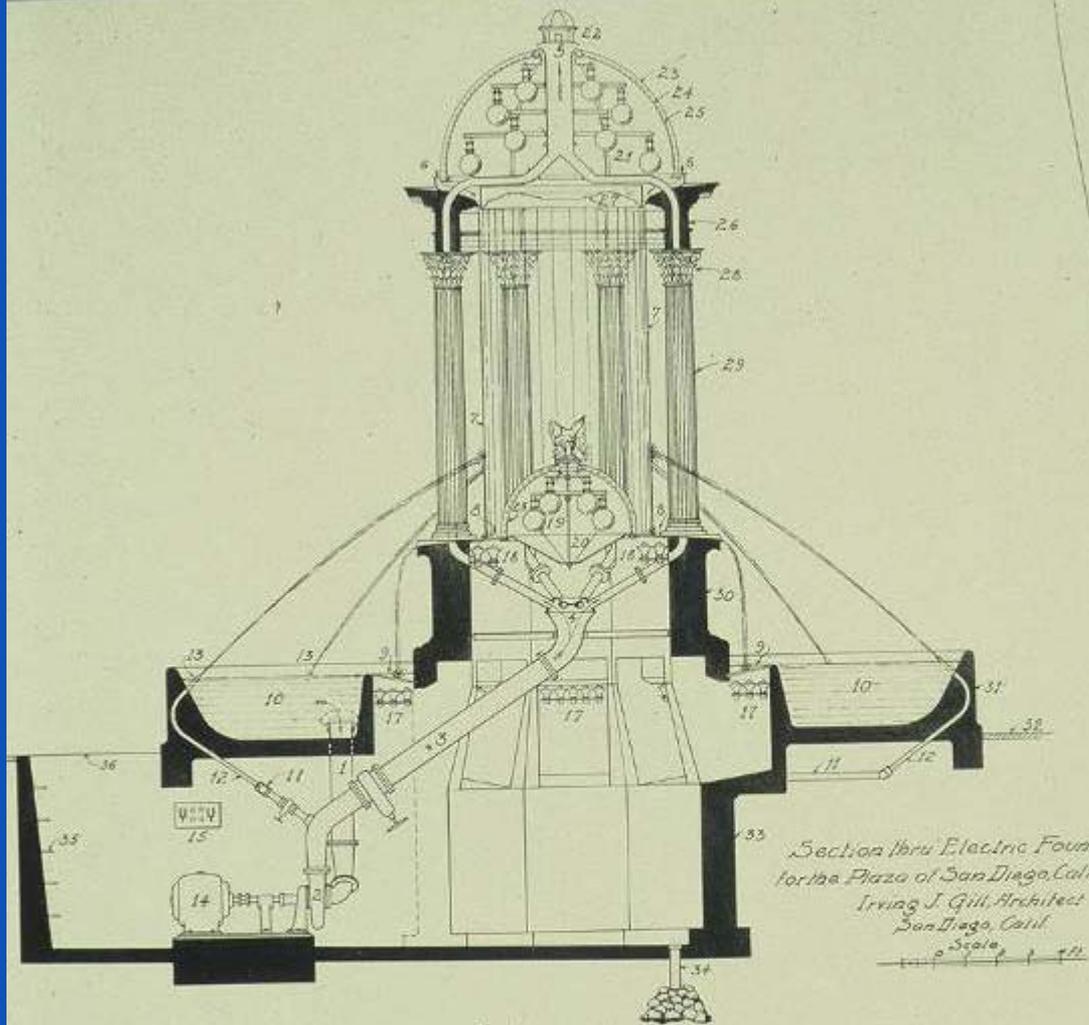
**From a full color postcard, collection of M. Graham.**



4577. ELECTRIC FOUNTAIN, PLAZA PARK, U.S. GRANT HOTEL IN BACKGROUND, SAN DIEGO, CALIF.



98787



Section thru Electric Fountain  
for the Plaza of San Diego, California  
Irving J. Gill, Architect  
San Diego, Calif.

Scale 1/8" = 1'

Index.

- 1. Suction Pipe
- 2. Centrifugal Pump
- 3. Delivery Pipes
- 4. Distributor with 7 Outlets
- 5. Bronze Overflow
- 6. Bronze Water Catch
- 7. Circular Water sheet
- 8. Glass Plates
- 9. Glass Plates
- 10. Water in Basin
- 11. Distributing Pipe for Side Streams
- 12. 8 Delivery Pipes
- 13. 8 Nozels
- 14. Electric Motor
- 15. 15" x 15" Base

- 21. Upper Dome & 48 500 Watt Tungst Lamps
- 22. Bronze Lantern
- 23. Bronze Ribs
- 24. Bronze Grille over Glass
- 25. Prismatic Glass
- 26. Marble Entablature
- 27. Copper Ceiling
- 28. Bronze Capitals
- 29. 8 Fluted Marble Columns
- 30. Granite Base
- 31. Composition Stone Basin
- 32. Red Tile
- 33. Concrete Foundation
- 34. Drain
- 35. Iron Steps















# SAN DIEGO





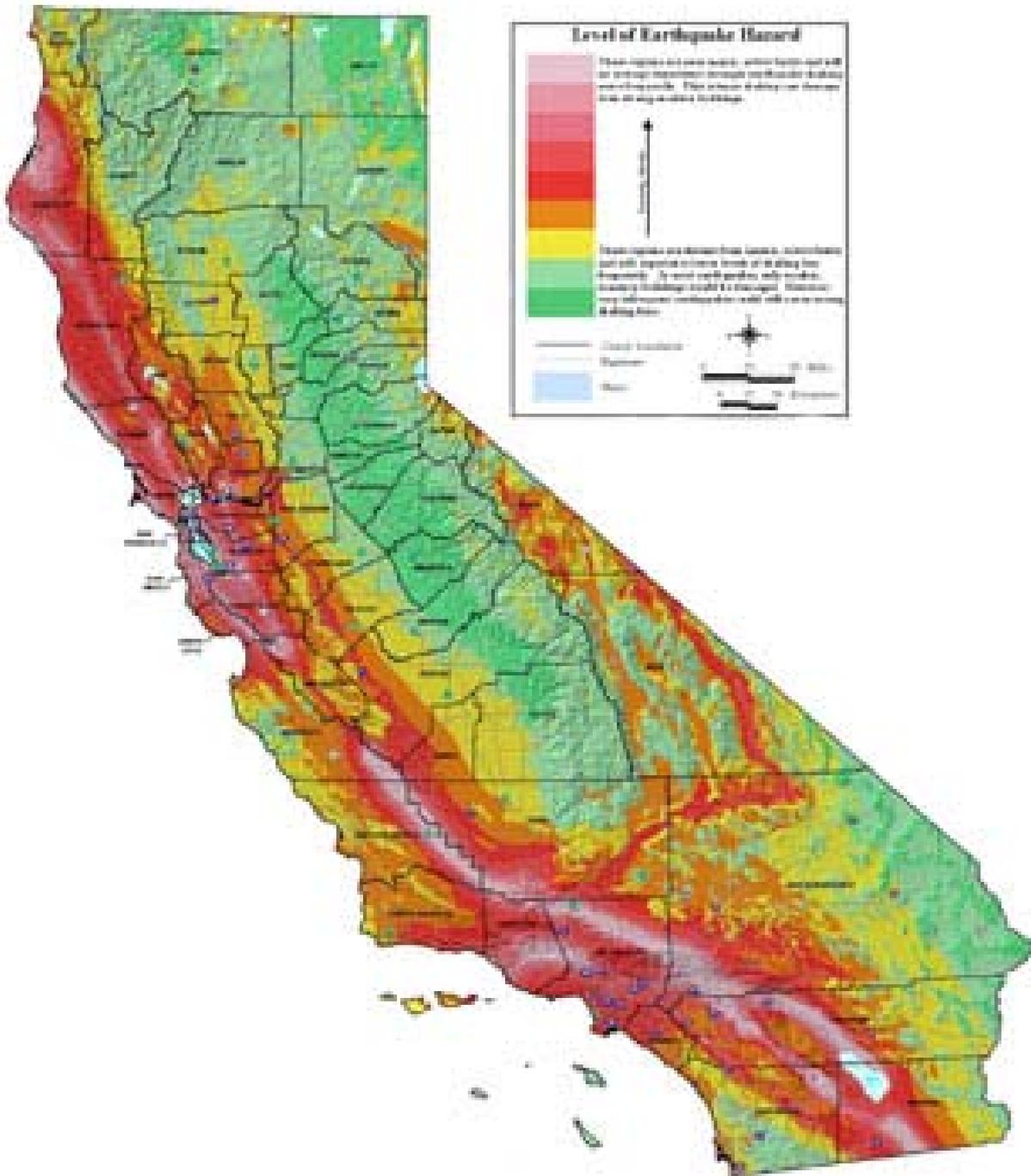


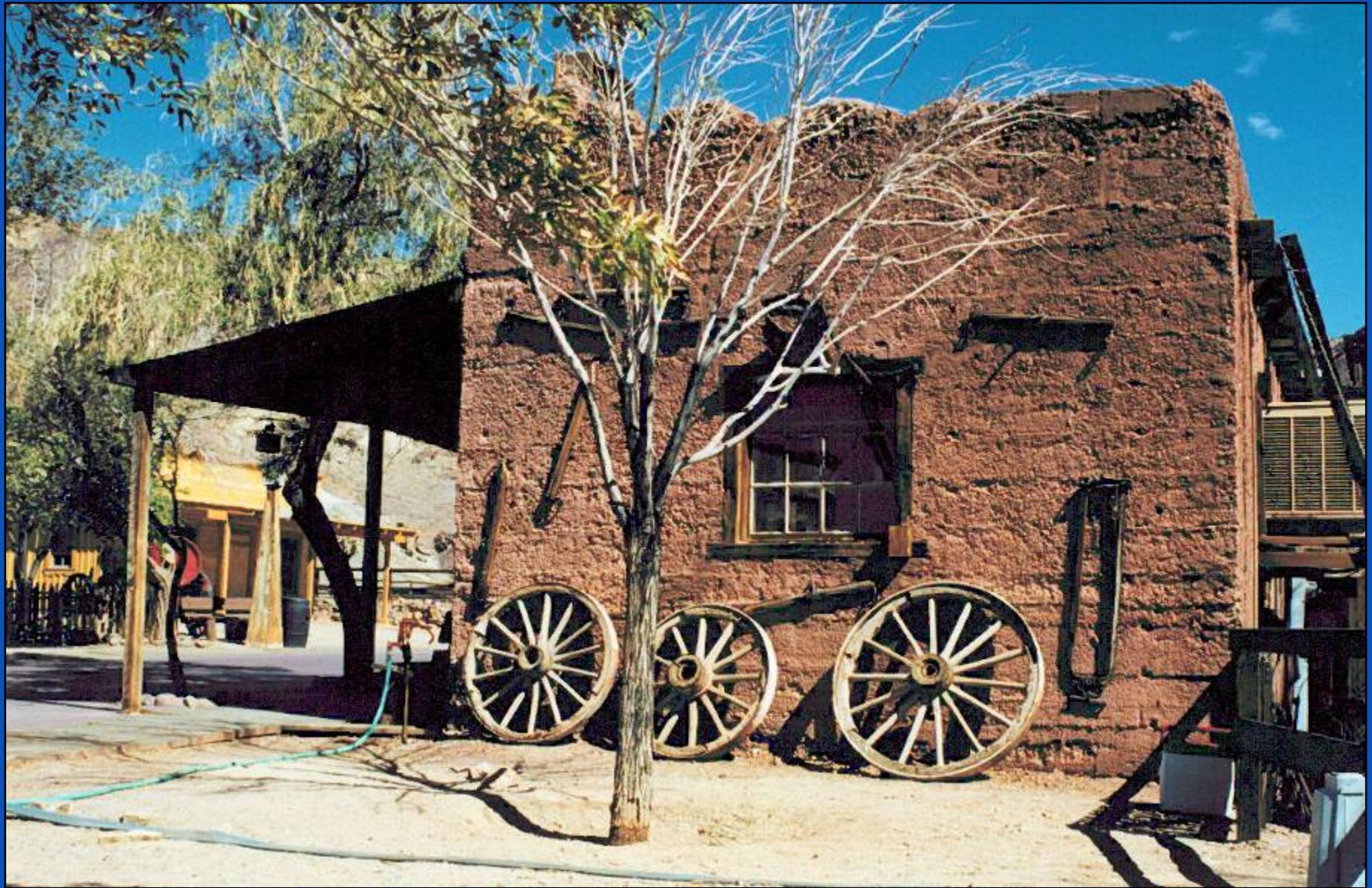


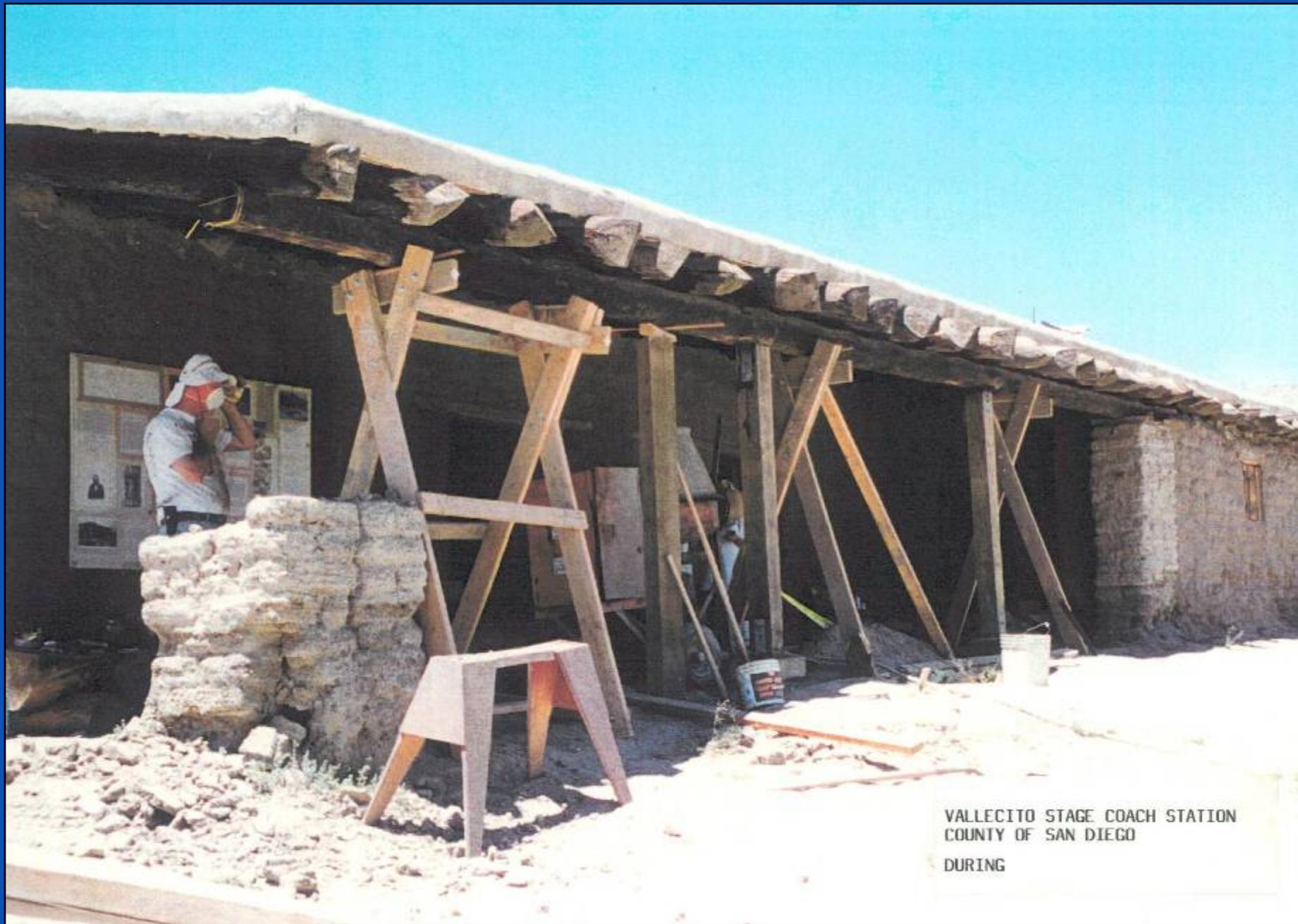












VALLECITO STAGE COACH STATION  
COUNTY OF SAN DIEGO  
DURING



VALLECITO STAGE COACH STATION  
COUNTY OF SAN DIEGO  
DURING WITH NCCC VOLUNTEERS



119-232















