



PRESERVATION MATTERS

NEWSLETTER OF THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION

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Preservation is Local!

This past year, our Local Government and Environmental Compliance Unit staff conducted workshops for local governments, and made visits to a number of communities throughout the state. They returned from each of these trips inspired by the commitment to historic preservation clearly present among local governments and their citizenry. Whether the focus was on a specific community project, or revamping an entire preservation program, or the community was already a Certified Local Government, or heading in that direction, it was evident that the mission and value of historic preservation increasingly is gaining traction at the local level. That is a plus for all of us!

The importance of locally-driven preservation efforts is recognized and addressed within the pages of *Sustainable Preservation: California's Statewide Historic Preservation Plan 2013-2017*:

"Historic preservation takes place primarily at the local level. Preservation succeeds when concerned citizens and property owners, preservation advocates, elected and appointed officials, and other local government decision makers work together to recognize, preserve, and appropriately use the historical and cultural assets of their communities by integrating preservation planning strategies and programs into the broader land use planning process."

The critical importance of building an ethic of preservation at the local level is further outlined in three of the State Plan's five major goals:



Farmers' Markets, like this one in Grass Valley, bring people and business into historic downtowns and remind citizens of the value of historic resources to the life and sustainability of their communities.

Goal I: Expand the constituency for preservation by conveying the broad scope of what is considered a historical or cultural resource and communicating how

(Continued on page 2)

Inside This Issue	Page
Arcata	3
Eureka	7
Pittsburgh	10
Sacramento	13
Fresno	17
Monrovia	20
Long Beach	24
Orange	28
San Diego	32

(Continued from page 1)

communities can identify, protect, and make use of what is important to them.

Goal III: Communicate and improve upon the many ways that historic and cultural resources contribute to the livability and sustainability of our communities.

Goal IV: Cultivate a sense of stewardship for historical and cultural resources, and the belief that these resources, and the stories they can tell, enrich our lives and our communities.

So what does all of this look like in real-life application? We are pleased to share with you, within the pages of this newsletter, some first-hand stories of local governments and their approach to historic preservation. From Eureka in the north, to San Diego in the south, and a number of communities in between, historic preservation is very much a part of the local civic and social environment, and takes on a variety of forms in the effort to preserve both the tangible and intangible character of each community. Each of these cities have, in their own



Monroe School, a documented and preserved historic resource in Riverside, one of California's Certified Local Governments. (photo courtesy Steve Jacobs, City of Riverside)

way, answered the goals laid out in the State Plan, and met goals of their own, as well.

For those communities that already have preservation programs in place, we hope you find some new ideas and approaches within these stories. For municipalities whose governance may not yet include a historic preservation program, we hope the articles in this issue provide inspiration to make preservation an integral part of the life of your community. Historic preservation is at its best when it is local, and very much a part of a community's past, present, and future.



Download a copy of *Sustainable Preservation: California's Statewide Historic Preservation Plan 2013-2017* (www.ohp.parks.ca.gov/stateplan). Developed with input from state and local government agencies, preservation organizations, and individual citizens, the Plan offers a bold vision for the future of preservation in California.

Visit our Local Government webpages to learn more about the Certified Local Government Program (www.ohp.parks.ca.gov/clg), Mills Act (www.ohp.parks.ca.gov/millsact), California Main Street (www.ohp.parks.ca.gov/mainstreet), and other programs and incentives (http://www.ohp.parks.ca.gov/?page_id=1072) available to help communities preserve their history and resources.

In California's northern reaches, the City of Arcata is a community rich in history. Arcata is not yet a Certified Local Government, but as this article chronicles, the City has an active and comprehensive preservation program, including a committed effort to identify and designate the community's many treasured historic resources.



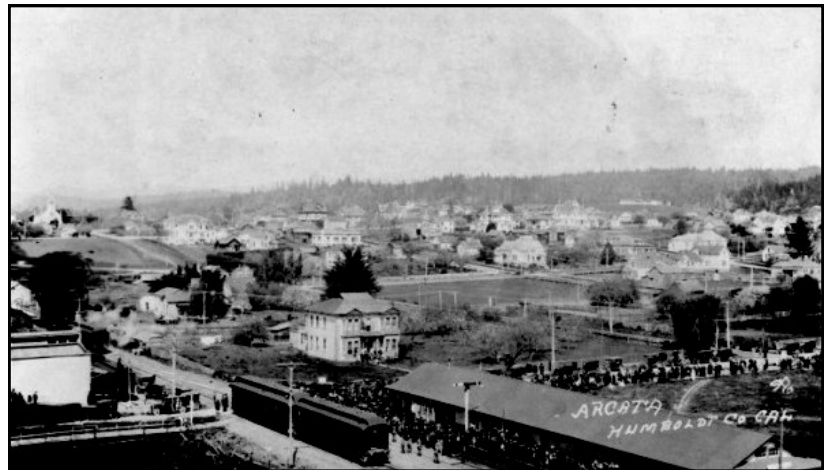
Arcata: Making the Past a Now and Future Priority

By Alyson Hunter, City of Arcata

The City of Arcata is a small, coastal college town of approximately 16,000 people with a colorful history of logging, fishing, and farming. In 1849, the Josiah Gregg party arrived in search of "Trinity Bay," which was presumed to be the mouth of the Trinity River and a way to access by ship the trail to the interior gold mines. Instead, Humboldt Bay was discovered, along with its diversity of wildlife, and already thriving Native American culture. At the time of the Gregg party's arrival in 1849, it is estimated there were perhaps 45 Wiyot villages around Humboldt Bay and its former tidelands. As was the case elsewhere, the indigenous culture did not fare well in the early days of white settlement; many of the local Wiyot were killed or run off their native lands. The arrival of the Gregg party, and displacement of the Wiyot, precipitated the area's settlement period and its architectural legacy, which remains today.

In 1914, Humboldt Teacher's College opened, later becoming Humboldt State University, and establishing the town's identity as a college community. Over the decades, Arcata's location among the vast redwood forests, agricultural

landscapes, and windswept coastal beauty of the north coast fostered a desire to protect and preserve not only the area's natural resources, but also the town's architectural and historic resources.



Arcata, ca 1916. (Photo courtesy City of Arcata)

In the late 1990s, the City Council (Council) made the decision that Arcata's cultural landscape, architecture, and history, were assets that needed to be better understood and preserved whenever possible. This led to the development of a Historic Preservation (HP) Element within the General Plan

(Continued on page 4)

(Continued from page 3)

adopted in 2000. The HP Element provides the guiding principles and goals of preservation within the context of specific neighborhoods, new development, and the restoration of, or other alterations to, existing structures. The HP Element contains several goals and guiding principles for the protection of historic resources, and also provides for the designation of historic districts, such as Arcata Plaza, currently the City's only designated district. From Arcata's earliest days, the Plaza was the center of commerce and daily life, and still serves that purpose today.



Arcata Plaza is at the heart of the city's business and civic life, and is currently Arcata's only designated Historic District. (Photo courtesy of Tony/Creative commons)

code update, the Council adopted the Historical Resource Preservation Ordinance in order to implement the goals and policies of the General Plan. The Ordinance is imbedded in the Land Use Code (LUC).

Soon thereafter, the Council established the Historic Landmarks Committee (HLC) which is an advisory committee to the Council, the Historic & Design Review Commission (HDRC), and the Planning Commission. One of the main goals of the HLC is to educate and inform the public on the many benefits of historic preservation, but it also provides review of specific development projects at the request of the Commissions and Council. The HLC conducts architectural surveys like the one recently completed in Arcata's Bayview Neighborhood Conservation Area (NCA). The HLC ranked over 300 properties within the Bayview NCA (one of three NCAs established in 2000 with the adoption of the General Plan) as either a potential



Jacoby Storehouse, a contributing property of the Arcata Plaza Historic District, is listed on the National Register of Historic Places. (Photo courtesy City of Arcata)

The General Plan also includes a list of the more than 100 locally designated Landmarks, most of which were designated in the 1980s as a result of the first citywide historical survey, *Reflections of Arcata's History: Eighty Years of Architecture* (Susie Van Kirk, 1979). This document still informs and advises decision makers on such topics as architectural features of importance that should be retained, and the historical significance of neighborhoods, structures, and time periods, from the community's past.

In the mid-2000s, as part of the City's comprehensive zoning

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Landmark, a potential Noteworthy property, a Contributor, or a non-Contributor.

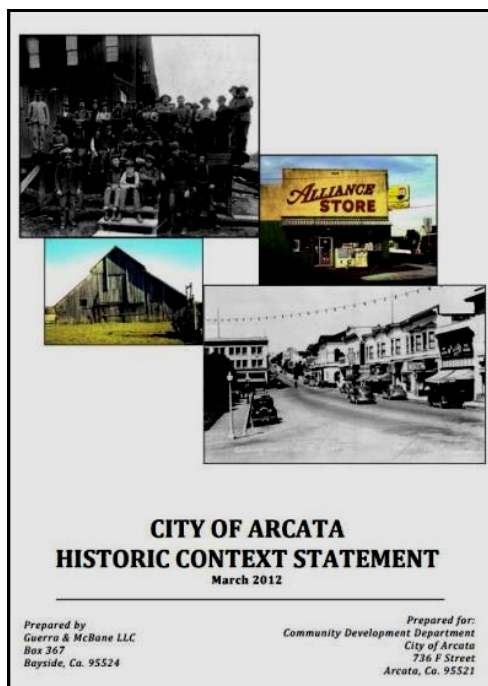
The Landmark and Noteworthy designations are defined in the Land Use Code, as are the eligibility criteria for nominating individual properties to these designations. The label of Contributor or non-Contributor is assigned to properties in Bayview that either

are older but no longer retain significant architectural integrity, or are less than 50 years old or otherwise do not contribute to the overall fabric of the neighborhood. The next step in this process is to take these recommendations first to the HDRC, and then to the Council for formal designation. The LUC allows property owners to contest designations if they so desire.

Another tool developed by the City, to further expand the goals and objectives of the General Plan's Historic Preservation Element, is the completion of a Historic Context Statement (Guerra & McBane, LLC, 2012). The objectives of the Context Statement are to:

- Establish significant events and locational patterns in the development of the City of Arcata with a list of representative property types for the Modern era;

- Develop a list of themes and contexts under which historical resources may be categorized;
- Identify architectural styles representative of Arcata with a list of character-defining features for each architectural style for purposes of establishing historic integrity.



Available to the public through the City's website, the Context Statement has been used by local historians in the preparation of historic resources reports for specific development projects, by the HLC as background information when preparing to advise decision makers, and in completing the Bayview NCA Architectural Survey.

Currently, the City is considering entering into a Mills Act agreement with the Humboldt County Tax Collector's office as a new way to incentivize historic preservation through the benefit of reduced property taxes in exchange for the rehabilitation and maintenance of local, state, or nationally designated historic properties. The Mills Act would support Arcata's other incentives which include the use of the California Historical Building Code for repairs and maintenance; exemption from certain parking and non-conforming use regulations; fee waivers; and the

“Although Arcata is not yet a Certified Local Government, the City’s leadership has acknowledged Arcata’s important past through the development of a robust Historic Preservation Program.”

(Continued on page 6)

(Continued from page 5)

allowance of uses that typically are not allowed in residential zones.

As can be seen, although Arcata is not yet a Certified Local Government, the City's leadership has acknowledged Arcata's important architectural past through the development of a robust Historic Preservation Program, including the adoption of the General Plan policies and ordinances, the designation of Landmark properties, the preparation of the citywide Historical Context Statement, and the creation of the Historic & Design Review Commission



Stone House, one of the many preserved and designated historic resources in Arcata. (Photo courtesy E. Beltz/Creative commons)

and the Historic Landmarks Committee. The HLC recently conducted a neighborhood outreach and information meeting, which drew a large attendance of interested and supportive residents.

The City of Arcata continues to look for ways to make preservation more attainable for everyone through the “carrot vs. stick” methodology— incentives rather than regulations. It is a plan that will serve the community well, now and in years to come.



Alyson Hunter is Senior Planner with the City of Arcata's Community Development Department.

To learn more about Arcata's preservation program, including the city's historic context statement and preservation ordinance, visit the City of Arcata's website: <http://www.cityofarcata.org/>. For additional information on the city's many historic resources, visit: <http://www.arcatahistory.org/>.

A bit further down the northern coast from Arcata is the City of Eureka, another community with deep ties to the region's history. Eureka is a Certified Local Government (CLG), and as we learn here, is embarking on a CLG grant-funded project to create a historic village that will preserve a heritage of craftsmanship, and provide an avenue of sustainability for the City and the region.



Eureka: It Takes a Village to Preserve a History

By Viviana and Eric Hollenbeck, Blue Ox Millworks, and Robert Jensen, City of Eureka

Nestled between redwood forests and Humboldt Bay, the City of Eureka has a long history of remarkable craftsmanship, exemplified in the historic architecture seen throughout the City. With a mind to the City's history and the preservation of its historic resources, Eureka became a Certified Local Government (CLG) in 1999. Recently, the City received a CLG grant to develop a strategic plan for expanding Eureka's Blue Ox Historic Park and Millworks (Blue Ox), near the City's waterfront, into a working village with a focus on traditional arts and education.

Visitors come from around the world to visit Blue Ox. Utilizing much of the same woodworking equipment used to build homes in Eureka from the late 1800s to the early 1900s, Blue Ox produces custom millwork such as doors, windows, columns, balusters, and mouldings. Since 1973, hundreds of historic buildings throughout the country have been restored with the help of millwork made by Blue Ox. Windows for the oldest Russian Orthodox Church in America, doors for the Leland Stanford Mansion in Sacramento, mouldings for the Mecklenburg County Courthouse in

Virginia, and balusters for the Mistletoe Cottage in Jekyll Island, Georgia were all manufactured at Blue Ox.



Chrystina, a student in Blue Ox's high school program, works on a stained glass project. (All photos courtesy Blue Ox Historic Park and Millworks)

The facility also operates as an educational center for the traditional arts, offering workshops for the public in woodworking, ceramics, blacksmithing, stained glass production, spinning, and weaving, to name a few. In partnership with the Humboldt County Office of Education, Blue Ox's high school

(Continued on page 8)

(Continued from page 7)

“The Blue Ox Historic Park and Village promises to be an additional draw for visitors to Eureka, while adding to and enhancing the historic fabric of the City.”

program serves at-risk teens by offering hands-on instruction in the traditional arts.

In a new partnership with the local community college, College of the Redwoods, Blue Ox is now offering a training program for returning veterans. The opportunity to learn craftsmanship skills, and create with their hands, has been a powerful way for these veterans to decompress from their wartime wounds, and gradually transition back into mainstream society. Partnerships with other local businesses ensure the veterans have access to employment opportunities.

The first project proudly produced by the Blue Ox Veterans Program was a full-size, historically accurate recreation of the Lincoln Hearse. The replica hearse was built to participate in the 150th commemorative reenactment of Abraham Lincoln’s funeral in Springfield, Illinois, last May, and will be displayed at the Abraham Lincoln Presidential Library.

The CLG grant-funded study will look at the feasibility of expanding the current facilities and creating a Craftsman’s Village, representing American communities from the late 1800s to the early 1900s. The village will utilize a number of existing buildings on site, as well as other local historic buildings from that time period. Victorian-era houses that have

been saved from demolition are currently stored on an adjacent site, and will be moved to the village and converted to studios and workshops. The fabric arts studio, ceramics studio, blacksmith shop, foundry, print shop, stained glass studio, and decorative plaster studio will have their own buildings at the expanded site. The present woodworking building, built in 1904 by the North Mountain Power Company, with 8,000 square feet of workspace, will remain at its current location, as will the sawmill and moulder buildings.

Viviana and Eric Hollenbeck, the founders of Blue Ox Millworks, envision the Village operating with resident craftsmen (and women!) demonstrating



Veteran Cody Drury, a student in the Blue Ox Veterans Program, demonstrates foundry work to Village visitors.

their crafts for visitors, and offering regular instructional workshops. Master craftsmen, visiting from around the country and the globe, will be able to stay in boarding houses, and offer specialized classes and workshops, bringing like-minded people together.

(Continued on page 9)

(Continued from page 8)

The boarding houses will provide the comforts and feel of vintage late 19th century homes. The Hollenbecks' plans also include a grange hall on site, incorporated as a community space, and "Vivi's Café and Tavern," bringing a taste of home to visitors.

Currently, Blue Ox Historic Park hosts events such as the annual May Day, Craftsman's Days, and the Haunted Mill Tour. With the addition of the Village, events may be expanded to include a Steampunk Ball, a Civil War-era Ball, folk dance gatherings, weddings, and other special events. The new venue for musical performances will be well received by local musicians who already perform regularly at park events.

The location of the Village offers a special visual connection with Indian Island, a culturally significant site to the local Wiyot tribe, and the location of a massacre in 1860. The tribe has expressed interest in partnering with Blue Ox to provide interpretive information about Wiyot history and culture.

To advance the vision for Blue Ox, a non-profit organization was formed with the name "Blue Ox Historic Village and School." Made up of prominent community members, the non-profit will guide the development and operation of the Village, with the mission of promoting craftsmanship as an integral and honored aspect of American life.

The City of Eureka, along with local consultants Philippe Lapotre Architect, SHN, and Greenway Partners, is utilizing the CLG grant to develop a strategic plan which demonstrates the financial,



The May Day Artisan Faire is a Blue Ox community event that brings people into Eureka's historic core.

regulatory, and cultural pathway to a larger and more sustainable Village site, including the school. The plan will address challenges concerning soil stability, site circulation and design, wetland restoration, and the economic viability of the Village.

Blue Ox is located adjacent to the City's future coastal trail, which will provide strategic access to the Village and tie into Eureka's historic Old Town District. Additionally, an early 1900s replica trolley, restored by Blue Ox Millworks, will provide transportation from the center of Old Town to the site. Blue Ox Historic Park and Village promises to be an additional draw for visitors to Eureka, while adding to and enhancing the historic fabric of the City.



Eric and Viviana Hollenbeck are long-time Eureka residents and founders of Blue Ox Millworks. Robert Jensen serves as Assistant Planner, Community Development Department, City of Eureka.

Visit the Blue Ox Historic Park and Millworks website to learn more about Blue Ox and the City of Eureka's plans to create a historic village: <http://www.blueoxmill.com/>



As illustrated in this article from the City of Pittsburg, a community's preservation ethic can be inspired by, and embodied in, a single project. In this case it is a grand theater that claims prominence both in the City's historic downtown, and in its treasured heritage.

Pittsburg: Giving Preservation Center Stage

By Maria Aliotti and Dick Abono, City of Pittsburg

The tick-tick-tick of the projector is long gone, and the orchestra pit is quiet, but the broad staircase and classy chandelier overhead mark the California Theatre in Pittsburg, California, as a landmark of a bygone era. Built in 1920, the grand old theater recently underwent an extensive, \$8 million renovation that restored it to its rightful place as a premier performing arts venue in the city's historic Old Town district.



California Theatre, ca 1920s. (All photos courtesy City of Pittsburg)

The elegant theater was designed by architect Albert W. Cornelius, designer of other grand theaters in San Francisco and throughout California. Builders Sylvester and Salvatore Enea operated the theater in its heyday in the decades

before the end of World War II. In the early days, adults paid just twenty-five cents, and kids fifteen cents, to see the latest silent movie drama or vaudeville act. An impressive pipe organ resonated during silent films and between shows.

When talking pictures were the newest technology, the theater was modified to accommodate them, and soon Flash Gordon, and cowboy heroes Ray "Crash" Corrigan, Tim Holt, Tex Ritter, and Fred Scott thrilled audiences.

Entertainment tastes changed, and drive-in theaters and television drew audiences elsewhere. The California Theatre closed in 1954. A roof leak eventually damaged the ceiling, which collapsed into the abandoned auditorium. Decades of neglect added to the deteriorating

(Continued on page 11)

(Continued from page 10)

conditions. Over the years, local theater groups and downtown businesses urged its restoration, but the task was overwhelming and costly.

In 2006, the City of Pittsburg committed to renovating the theater, with funding assistance from the City's Redevelopment Agency, as part of an overall plan to improve the city. That citywide effort removed or rehabilitated older, unsafe or underutilized buildings into restaurants, banks, and offices, and updated infrastructure to spur development of new housing and commercial growth.

As restoration work began at the California Theater, one of the first challenges was how to remove a colony of bats that had made the structure its home. Feral cats had also moved in, bringing fleas and other insects that attracted more bats. In fall 2006, a



Main auditorium during restoration. Among the challenges was removing a destructive colony of bats.

humane method to eradicate the bats was employed, using trap doors that allowed bats to exit the building but prevented their re-entry. With the bats gone, work began to remove portions of the old structure that contained mold and asbestos.

The City and the Redevelopment Agency were sensitive to the historical significance of the building, and hired a veteran theater restoration team from Architectural Resources Group (ARG) as the architect. By 2010, construction began. AJF/BHM A Joint Venture was the firm awarded the job that included a seismic retrofit of the building; upgrade of mechanical, electrical, and plumbing facilities; and rehabilitation of retail spaces, lobby, and second floor offices. The work also included installation of ADA-accessible restrooms and elevator, and a new theater marquee.

The work presented numerous challenges, including balancing the desire to keep as much of the original building as possible while still meeting

“The work presented numerous challenges, including balancing the desire to keep as much of the original building as possible while still meeting new codes”



Work included meticulous restoration or recreation of the theatre's original artwork.

(Continued on page 12)

(Continued from page 11)



The fully restored theatre is home once again to the arts and other community events.

To learn more about the city of Pittsburg, and the California Theatre, visit: <http://www.ci.pittsburg.ca.us/> and <http://www.pittsburgcalifornia.com/about/>

new codes for structural reinforcement, accessibility, and other factors. The theater's proximity to the Sacramento River meant a high water table, which needed to be managed during construction of seismic buttresses. Strengthening the unreinforced masonry on the front of the building was another challenge.

Restoration artist Beate Brühl recovered or recreated artwork in the entryway, balcony, and auditorium, recapturing the grandeur of the original. Her painstaking work refurbished or replaced vivid paintings, and original sculptures and murals, including images of winged nymphs dancing on clouds alongside the stage. Light fixtures and handrails were

restored, or when necessary, fabricated to match originals from a half century ago. A colorful, tiled drinking fountain in the lobby was faithfully restored, and has reminded several elderly, former patrons of the theater of childhood afternoons spent at matinees.

In January 2013, the curtain rose once again at the fully restored California Theatre.

Today, the city-owned facility is the home of the Pittsburg Community Theatre troupe, and a popular venue for comedy shows, dance performances, films, and other events. The local community college drama program has drawn audiences, as have puppet shows and performing arts camps for kids. Large group award ceremonies and charter school graduations also fill the theater's seats.

No matter what the event, audiences respond to the grandeur of the building and the history at its heart. The theater stands as an example of the City's efforts to partner with others in preserving the tangible history of Pittsburg, for present and future citizens.



Maria Aliotti is Redevelopment Manager for the City of Pittsburg's Redevelopment Agency. Richard Abono is Senior Civil Engineer for the city's Development Services.

Born out of the National Historic Preservation Act (NHPA), the Certified Local Government Program (CLG) encourages the direct participation of local governments in the preservation of historic properties, and promotes the integration of preservation concerns into local planning processes. This article from Sacramento highlights the main features of the CLG program and the City's incorporation of the program into their city governance and preservation efforts.



Sacramento: Making the Certified Local Government Program Work

By Roberta Deering, City of Sacramento

Certified in 1996 as a Certified Local Government (CLG), the City of Sacramento's preservation program is firmly structured on principles of the CLG program. As part of Sacramento's 2035 General Plan, the City adopted a Historic and Cultural Resources Element as its CLG-required preservation plan. The city's preservation ordinance has been incorporated within the Planning and Development section of the City Code.

Other CLG program requirements also support the relationship of preservation programs and planning efforts, such as the requirements for a local preservation program to survey and inventory historic properties, public participation, and the requirement to perform responsibilities delegated by the State. As outlined in the Office of Historic Preservation's *Certified Local Government Program Application and Procedures Manual*, these State-delegated responsibilities include enacting and enforcing local historic preservation ordinances, as well as

enforcing the California Environmental Quality Act (CEQA) regulations in relation to historical resources. Historical and cultural resources are an element of the environment for purposes of CEQA.



A warehouse once used to store Model T cars, and one of the historic resources identified in Sacramento's Community Plan for the R Street Corridor, was recently rehabilitated into artists lofts. (Photo courtesy City of Sacramento and Preservation Sacramento)

(Continued on page 14)

(Continued from page 13)

“The identification and consideration of historical resources ... in the planning process and ... in the environmental review process, can be an important win-win for a city’s development and planning efforts.”

Local governments in California are required to adopt General Plans and are encouraged to “...integrate the requirements of [the California Environmental Quality Act] with planning and environmental review procedures...so that all those procedures, to the maximum feasible extent, run concurrently, rather than consecutively” (California Public Resources Code Section 21003). To comply with CEQA, General Plans usually include environmental analysis in the form of Master Environmental Impact Reports (MEIRs), from which other planning documents, programs, and projects may tier. The MEIR includes evaluations of the General Plan policies’ impacts on the elements of the environment, including historical and cultural resources.

The MEIRs for the City of Sacramento’s two most recent General Plan updates (2030 and 2035) include cultural resources chapters and technical background reports or appendices, which establish procedures to identify historical resources. Also addressed are potential impacts from General Plan policies and programs, including cumulative impacts, and adoption of measures that would mitigate, lessen, or avoid the impacts.

As outlined in the policies of the 2035 General Plan, the primary objectives of the City of Sacramento’s preservation



The survey of historic properties in Sacramento’s R Street Corridor was one of the city’s earliest efforts of incorporating the identification of historic resources into the planning process. (Photo courtesy City of Sacramento)

program are to identify, protect, and assist in the preservation of historic resources. To support identification efforts, the General Plan includes:

- An implementation program stating, *“The City shall develop a process and schedule for updating and completing existing historic surveys and undertaking historic surveys in areas previously not surveyed to ensure that a citywide historic survey program is established and implemented by 2035. The City shall pursue nomination to the Sacramento Register of Historic & Cultural Resources of additional Landmarks and Historic Districts based on the findings of survey efforts.”*
- Four historic context statements, critical to identifying historical resources in Sacramento, including: a Railroad Historic Context, Agricultural Industries Historic

(Continued on page 15)

(Continued from page 14)

Context, State Government Historic Context, and Post WWII Redevelopment Historic Context.

Even if a local government does not incorporate a cultural and historical resources element in its general plan, or is not a CLG, it is still considered lead agency for CEQA purposes related to review of discretionary and public projects, including during the development of planning documents such as General, Specific, and Community Plans, among others. That review is required to evaluate whether there are historical resources on the project site and if the project impacts historical resources.

One of Sacramento’s earliest examples of the identification of historical resources in a planning process was in the development of an urban design plan initiated by the Capitol Area Development Authority (a City-State partnership entity), and adopted by the City of Sacramento. The plan was



The Central Shops Historic District, in the Railyards, was added to the Sacramento Register of Historic & Cultural Resources. (Photo courtesy City of Sacramento)

incorporated into the adopted Community Plan for the City’s R Street Corridor, a stretch of industrial and warehouse buildings built along historic railroad alignments.

Sacramento’s three most recently adopted Specific Plans—the Railyards, River District, and Sacramento Center for

Innovation— included historical contexts and surveys of the specific plan areas folded in with the documents’ environmental review process as plans for the areas were being developed. Eligible properties were nominated, and their designations went forward to the City Council for adoption at the

(Continued on page 16)



Sacramento Center for Innovation Project was one of Sacramento’s more recent Specific Plans that included historical contexts and surveys as part of the planning process. (Photo courtesy City of Sacramento)

(Continued from page 15)

same time as action on the Specific Plan documents. The Central Shops Historic District in the Railyards, and the North 16th Street Historic District in the River District were added to the Sacramento Register of Historic & Cultural Resources, as were eleven individually-eligible landmarks.



Sacramento Pipe Works is one of the identified and preserved historic resources that continues to serve, and have value for, the Sacramento community. (Photo courtesy City of Sacramento)

The identification and consideration of historical resources, through the development of historic contexts, undertaking surveys in the planning process, and in coordination with a plan’s environmental review process, can be an important win-win for a city’s development and planning efforts. It ensures a planning document that helps to identify, protect, and

preserve historical resources; provides a degree of certainty for the development community; and secures for listed historic properties the benefits available to them through city planning codes, and State and Federal incentives. Making historic preservation part of a city’s planning processes allows a community’s past to enrich its future.



Roberta A. Deering, LEED AP, is Preservation Director in the City of Sacramento’s Community Development Department, Planning Division. Ms. Deering also serves as Executive Director for the preservation non-profit, Sacramento Heritage.

Visit the OHP’s Certified Local Government webpage (www.ohp.parks.ca.gov/clg) to learn more about this important program for local communities. A copy of the City of Sacramento General Plan 2035 can be accessed through the city’s website: <http://www.cityofsacramento.org/Community-Development/Planning/Long-Range/General-Plan>.

The City of Fresno, another Certified Local Government, offers a preservation “postcard,” highlighting this Central Valley community’s active efforts to preserve the region’s historic resources, often in the face of persistent challenges.



Fresno: Preservation “Postcard” from the Valley

By Karana Hattersley-Drayton, City of Fresno

Greetings from Fresno (“ash tree”), a city founded in 1872 by the Central Pacific Railroad as the rail company made its diagonal push down the San Joaquin Valley region of California’s Central Valley. The location for this “new town” was uninviting at best, with barren sand plains in all directions. The 1880s, however, were prosperous years, and the desert was turned into profitable farmland with the introduction of irrigated agricultural colonies, which were planted with drought resistant varieties: palms, eucalyptus, mission olives, and oleanders. This lacework of canals and landscaped boulevards has left an indelible mark on Fresno’s “historic landscape.”

Over the years, architects such as Julia Morgan, Ernest Kump Jr., Edward T.

Foulkes, and Robert Stevens, and landscape architects Rudolph Ulrich, Tommy Church, and Garrett Eckbo, have contributed to a built environment that includes American Foursquares and tankhouses, bungalow courts, adobe garden offices, and a diversity of homes across the range of Period Revival styles.



H. H. Brix Mansion is one of Fresno’s surveyed and designated historic properties. (All photos courtesy City of Fresno)

Joaquin Valley to “otherness” and marginality? Is Fresno really “un-Californian” to quote a *Time* magazine article, or is Fresno and the San Joaquin Valley the “real” Golden State, as described so eloquently by writer and poet Gerald Haslam?

Yet Fresno is easily the brunt of jokes. What is it...the name? Fresno (local hipsters refer to the City as “No-Town”) or is it a kind of regional snobbery that delegates the San

(Continued on page 18)

(Continued from page 17)

“Fresno was designated California’s first Preserve America City, in part due to local partnerships with advocacy groups such as the Fresno Historical Society.”

In the past, some were heard to quip, “Fresno, where preservation is a blood sport,” and indeed, the City has had its share of CEQA lawsuits, in part because citizens do care about their heritage. Many Fresnans also suffer low preservation esteem; “We tear everything down” is a common lament. But it is important to remember that *all* cities have preservation challenges: think the Ambassador Hotel in Los Angeles, or the Emporium in San Francisco. All great cities are a mix of old and new.

Today, Fresno has a very robust preservation program which has gained strength under the current mayor, Ashley Swearingin. The City adopted a Historic Preservation Ordinance in 1979. There are 286 individual properties on the Local Register, four historic districts (with many more in progress), and 16 designated Heritage Properties, all of which are eligible to use the California Historical Building Code. Fresno was designated California’s first Preserve America City, in 2004, in part due to local partnerships with advocacy groups such as the Fresno Historical Society.

Fresno has a demolition review policy, which was recently strengthened by the updated General Plan. Prior to sign-off, *all* demolition permits are reviewed to determine if a building may be eligible to the Local Register. In 2005, staff developed a Fresno Green Incentive

Building Program that included, among other things, points for adaptive reuse of historic buildings, installation of wayside exhibits at canals, and the preparation of historic surveys. The City has hosted several regional and national conferences, including the 2008 Vernacular Architecture Forum, which garnered a Governor’s Historic Preservation Award and a California Preservation Foundation Award for the conference publication.

Historic surveys are mandated for all new developments, which may include parcels that have not been formally evaluated. One recommendation by the



Fresno’s preservation program includes surveying the City’s many architectural types and styles, such as the tankhouse at the Riverview Ranch.

City’s Business Friendly Fresno Task Force (BFF) was to survey the entire city—a recommendation from a group comprised, in part, of developers who, previously, were not always keen about historic resources! Also, thanks to a Certified Local Government matching grant from the Office of Historic Preservation, a 300-parcel survey of the

(Continued on page 19)

(Continued from page 18)

South Van Ness Industrial District, with its mix of fruit packing and Armenian cultural history, was completed, in part, in response to the BFF request.

Things are truly hopping now in Fresno. The City is ground zero for High Speed Rail, and the environmental work for the rail corridor has added significantly to our City's archaeological (sub-surface) research. In addition to a new General Plan approved in December 2014, that includes a Historic and Cultural Resources Element, we are in the process of adopting new development codes and downtown plans, laying out a Bus Rapid Transit line, and shifting away from "drive-by revitalization" to more comprehensive planning.

However, even as we engage in this exciting work, we face another more troubling reality. Fresno is infamous for its intensive pockets of poverty, which have a significant impact on the built environment. Recently, two historic resources burned in a single month alone from fires accidentally set by vagrants camped out in the homes. It is almost impossible to keep people out of boarded-up buildings. Numerous other buildings, historic or not, have burned or have experienced demolition by neglect due to a lack of resources. So what do we do?

The City's Historic Preservation Swat Team (preservation, planning, code, fire, and City Attorney staff) recently held a workshop with the Historic Preservation Commission. We reviewed the carrots and sticks (tools) already on the books, and solicited any and all ideas. Some ideas and considerations that came out of the workshop included: developing a



Vacant, historic properties damaged or destroyed by fire and vandalism—such as the Gerlitz Home pictured here—is one of the more serious challenges facing preservation in Fresno.

Preservation Mitigation Fund, both through an update to our preservation ordinance (similar to that of the City of Ontario), and/or by tagging on a fee to all demolition permits to help fund restorations and cultural heritage programming; building better communication with neighborhood watch and community groups; developing a vetted list of students who might serve as house-sitters for historic properties; and, finally, determining how we can work with property owners to ensure that their buildings are *not* left vacant, for to paraphrase a remark often heard in the city: "If it is vacant, it will burn."

The City of Fresno is eager to hear from other communities about their strategies for addressing this particularly complex issue.



Karana Hattersley-Drayton is Historic Preservation Project Manager for the City of Fresno. She earned a B.A. and M.A. from the University of California, Berkeley.

To learn more about Fresno's historic preservation program and historic resources, visit the city's website: <http://www.fresno.gov/Government/DepartmentDirectory/DARM/HistoricPreservation/default.htm>



A few hours south of Fresno, in the eastern portion of the Los Angeles basin, is the community of Monrovia. Like Fresno, Monrovia is blessed with a rich variety of historic buildings and properties. As detailed in this article, the City successfully cultivated a preservation ethic through a comprehensive program of incentives and voluntary participation.

Monrovia: Preserving Big in a Small City

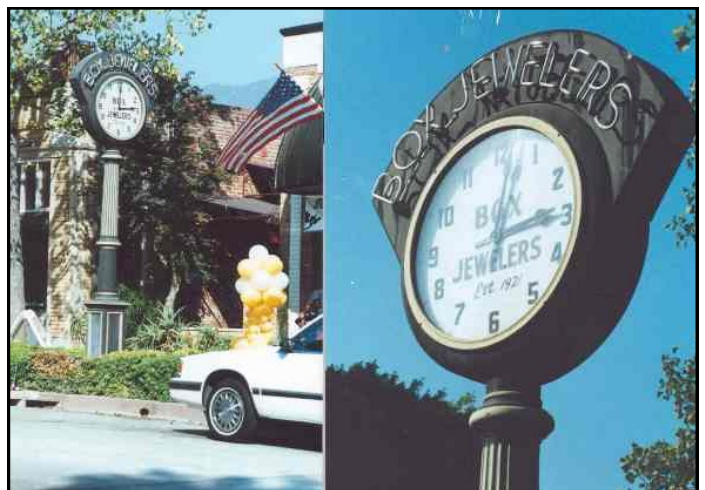
By Ili Lobaco, City of Monrovia

“The community’s desire to preserve the City’s rich architectural heritage is what led to the adoption of the preservation program.”

Last year, the City of Monrovia celebrated the 20th anniversary of its Historic Preservation Ordinance, which was adopted by the City Council in April, 1995. The City’s Historic Preservation Program has proven highly successful as evidenced by the 136 City designated Historic Landmarks, three of which are on the National Register of Historic Places. City designated landmarks include single-family and multi-family residences, commercial buildings, a hotel, and even a clock!

Monrovia is a small community of approximately 37,000 people, situated at the base of the San Gabriel Mountains, 10 miles east of Pasadena. Incorporated in 1887, Monrovia is blessed with a rich collection of original, vintage buildings. Its downtown corridor along Myrtle Avenue, located between Foothill Boulevard and Olive Avenue, boasts commercial structures built in the early 1900s. This

Historic Commercial Downtown area has several restored buildings that line both sides of Myrtle Avenue, and extend outward to the east and west of Myrtle. A large collection of older homes are located within walking distance to the downtown. Throughout other areas of the city, one will find a combination of modest-sized to larger-sized homes that include Victorian-era, Spanish, Mid-Century Modern, Ranch, Tudor, and Craftsman architectural styles.



Monrovia’s efforts to preserve the community’s shared heritage reaches beyond just buildings. (All photos courtesy of City of Monrovia)

(Continued on page 21)

(Continued from page 20)



One of Monrovia’s historic homes that reflects the community’s commitment to preservation.

The success of Monrovia’s Historic Preservation Program can be credited to a city government that is on-board with promoting and upholding a preservation ethic, and a citizenry equally committed to preserving the historic character of their community. The community’s desire to preserve the City’s rich architectural heritage is what led to the adoption of a preservation program. The drafting of the Historic Preservation Ordinance began in 1992, with the creation of the Historic Preservation Advisory Committee (HPAC), comprised of citizens of the community and City Commissioners.

The HPAC’s cornerstone for the ordinance was an emphasis on the voluntary nature of the program. The vision has always been to encourage property owners to voluntarily come forward to request landmark status for their properties. To that end, the City adopted a series of incentives for landmark properties, including the use of the California Historical Building Code,

fee reduction for building permits (including electrical, plumbing, and mechanical), lessened restrictions for conversion to Bed and Breakfast Homes, setback flexibility for single-story additions, relief from non-conforming parking requirements, and Mills Act Contracts.

The City has also adopted other preservation-related ordinances that include review by the Historic Preservation Commission (HPC) of applications for demolition of any pre-1940s residential structures, and review of any proposed façade changes to buildings in the City’s Historic Downtown Corridor. Another ordinance includes the requirement that the Planning Commission must find that a lot consolidation would not result in the demolition of a residential structure built prior to 1940 with architectural or known historic value. Also, in order to facilitate the preservation of existing residential structures that contribute to the character of Monrovia’s neighborhoods, certain zoning regulations may be deviated from in order to encourage retention of qualified structures. These



The owners of this commercial property restored the building’s original transoms and later removed the non-contributing brick façade, thanks in part to supportive ordinances and other incentives of Monrovia’s preservation program.

(Continued on page 22)

(Continued from page 21)

zoning incentives include exceptions and variances for minimum setback and building separation, parking requirements, minimum unit size, and required recreation area.

The latter ordinance was used in 2012 in the development of a Planned Development project that incorporated a 1905 mass plan vernacular cottage. The cottage had been assigned a California Historical Resources Status Code of 6L by the City's HPC, indicating that the

detached units to the side and rear of the cottage with the cottage being preserved and restored to its original condition. This was the first time that an applicant had proposed using this provision in the code to incorporate an existing building into a new multi-family development.

Monrovia's preservation ordinances have allowed the City to be successful with its preservation program as further emphasized by the recent approval of the City's 124th Mills Act Contract in September, 2015. The Mills Act program has been, and continues to be, unprecedented in its popularity and success as the largest of Monrovia's preservation incentives. In Monrovia, a property must be a City-designated Historic Landmark in order to have a Mills Act Contract. With approval of the Contract, all properties also are obligated to abide by a Standards and Conditions list that includes:

- Maintaining the exterior of all structures on the property in excellent condition;
- Requiring a Certificate of Appropriateness for all exterior alterations to any structure on the property;
- Maintaining an open view corridor to enable the general public to see the building from the public right-of-way;
- Installing a Historic Preservation Commission-approved historic plaque on the site within 2 years of contract approval;
- Providing the City with verification of an electrical safety inspection report within 2 years of contract approval;



The use of Monrovia's preservation ordinances helped in the restoration of this vernacular 1905 cottage.

property was determined ineligible for local landmark status, but warranted special consideration in the local planning process. This "special consideration" became a component of the City's 2004 neighborhood compatibility strategies that were incorporated into the Zoning Ordinance. A rating of 6L (or higher) by the HPC allows the entitlement-granting body to use preservation and restoration of a qualified structure as a finding for granting a variance or exception to the Code. In the case of the vernacular cottage, the development resulted in the granting of a variance to construct three

(Continued on page 23)

(Continued from page 22)

- Completing a seismic retrofit within 10 years of contract approval; and,
- Requiring the property owner to submit a progress report to the Planning Division every 2 years for the first 10 years of contract approval, and then, every 5 years thereafter.

Additional requirements may be added to the list depending on the condition of the contract property. Some of these requirements have included replacing non-period windows with period appropriate ones, removing wall air conditioners, preserving Batchelder tile fireplaces, and removing non-permitted additions.

The last requirement on the Standards and Conditions list—submittal of a progress report—has been the one condition that has enabled the City to best monitor compliance with the terms of the Contract. Owners are required to submit their update to the Planning Division on the biannual anniversary of the owner’s contract, to verify they are meeting all contractual requirements. City staff will send a courtesy reminder to the property owner if the update is not received by the biannual anniversary date. When property owners do not submit their required update, review of the Mills Act Contract is placed on the HPC agenda for discussion of noncompliance. Property owners do have the option to request a time extension to complete any of the requirements of their contract. The completion of the



Harding Court is one of Monrovia’s oldest bungalow courts. As a City-designated Landmark property, it qualified for one of the City’s Mills Act contracts.

seismic retrofit is the one condition that generally has the most requests for time extension.

Monrovia continues to build on and enhance the success of its preservation program. The City is currently undergoing another neighborhood compatibility study that will involve a work program for the Historic Preservation Commission and Planning Division Staff. This work program will address compatibility issues in neighborhoods, look at the long term financial feasibility of the Mills Act Program, make amendments to the Historic Preservation Ordinance, and implement a Citywide Historic Resources Survey for eventual submission of a Certified Local Government application. There are many exciting things happening in Monrovia, so stay tuned!

Visit the City of Monrovia’s Historic Preservation website to learn more about the preservation program, and view images of the city’s historic properties:
<http://www.cityofmonrovia.org/communitydevelopment/page/historic-preservation>



Ili Lobaco recently retired after working as an Associate Planner with the City of Monrovia for 15 years. Ms. Lobaco continues to work actively in the preservation field.



Economic hard times, while difficult for communities, can also be a catalyst for new opportunities and directions. For the City of Long Beach, weathering the recent Great Recession led to the chance to revive and reinvent the city's preservation program.

Long Beach: Tale of a Preservation Program Reborn

By Christopher Koontz, City of Long Beach

“The first step to expanding a historic preservation program is streamlining the existing process for the benefit of the public, applicants, commissioners, and staff.”

The Great Recession led many cities to cut back historic preservation initiatives, sacrificing new expanded efforts for merely maintaining existing programs and keeping the lights on. The City of Long Beach was not immune to this phenomenon. However, the more interesting story is one of rebirth, and rebuilding a City's program to achieve shared goals in partnership with the community it serves. In Long Beach, we have focused our historic preservation program around five broad initiatives: deliver efficient and effective customer service, incentivize historic preservation, engage the public, establish new landmarks, and enhance our landmark districts.

Long Beach is home to 133 distinct individual landmarks, 16 National Register properties, and 17 historic districts covering over 400 acres and thousands of individual properties. This rich, well-preserved history is an incredible asset for the City. Over the decades, this asset also became an administrative burden with more than



Long Beach's tangible heritage is preserved and evident in the city's wealth of historic properties and districts.

40 certificates of appropriateness going to our Cultural Heritage Commission, and more than 400 being reviewed by staff. The first step to expanding a

(Continued on page 25)

(Continued from page 24)



The Koffee Pot rehabilitation project is one example of the city's collaboration with property owners to preserve Long Beach's historic resources and ensure the sustainability of local businesses. (Photo courtesy City of Long Beach)

historic preservation program is streamlining the existing process for the benefit of the public, applicants, commissioners, and staff.

To deliver better service with limited resources, the City updated its Cultural Heritage Ordinance. The revisions provide clear definitions, match eligibility criteria to that of the State, clarify the appeals process, and create a clear path for processing new landmark nominations. Our previous ordinance was well-intentioned but contained a complex and cumbersome set of criteria for new landmarks, a two-step process where new landmarks went to both the Cultural Heritage Commission and Planning Commission before finally arriving at City Council for review. The new ordinance also eliminates all ambiguity about which cases require Commission review versus staff-level review, and includes details for how appeals should be heard.

The next steps in improving customer service include updating staff procedures manuals, simplifying forms and applications for the public, and allowing electronic plan submittals for applicants. In addition to streamlining operations, the City has been very fortunate to hire a new Planning Manager, Advance Planning Officer, Preservation Officer, and Current Planning Officer, all with extensive preservation experience.

Customer service also is about staff diligence, creativity, and problem solving. One recent example involves the complete

rehabilitation of the Koffee Pot Cafe on 4th Street in Long Beach's East Village. The City worked with a new owner to rehabilitate the 1932 programmatic structure, and recently approved a comprehensive project that will restore the structure while also providing a



Ocean Center is one of more than 130 designated Local Landmarks in Long Beach. (Photo courtesy City of Long Beach)

(Continued on page 26)

(Continued from page 25)

“The ability to retain significant libraries, fire stations, park buildings, and other historic assets is the primary goal of the City-owned property initiative.”

revenue-generating cafe use for the property owner. The City’s rehabilitation program involves details ranging from forensic paint analysis, to finding the perfect stained glass for a structure originally built during the Great Depression using available discarded materials. The Koffee Pot Cafe project is currently under construction, and serves as a model for how cities should collaborate with property owners on preservation.

The City’s Planning staff has been hard at work; in June 2015, the City revived its Mills Act Program, accepting new contract applications for the first time since 2006. We know that the Mills Act is one of the strongest incentives, not only to rehabilitate existing resources but also to designate new properties for preservation. The first year focuses on contracts for existing landmark properties, and the program will expand in 2016 to include the option to create new landmarks and execute a Mills Act contract, all in one action. We are confident that this strong incentive will help us reach our goal of preserving and rehabilitating more properties within Long Beach.

The power, resources, and expertise of City Hall can only go so far. This is why Long Beach is working so hard to engage and partner with the public throughout

all of our preservation efforts. To that end, we recently partnered with the Long Beach Heritage Coalition to host a summit of leaders from each of the City’s designated historic districts. This meeting joined City staff, homeowners, and preservation advocates to exchange ideas, resources, and even war stories and other concerns in a productive, open forum. Smaller group meetings will continue quarterly, with the large summit occurring annually. These meetings are not only a way to exchange information, but are extremely beneficial to the City and our constant effort to provide residents with a list of



The Queen Mary is one of Long Beach’s best known National Landmark resources. (Photo courtesy City of Long Beach)

resources in everything from appropriate wood windows, to repair of aging furnaces.

We are working with our public partners to develop new preservation outreach materials, provide technical assistance on home maintenance and remodel tasks, and reestablish our relationship with the public. This engagement, along with annual letters to every owner of a protected historic property, is helping to improve compliance with historic

(Continued on page 27)

(Continued from page 26)

regulations and lessen the City's code enforcement burden.

Although the Mills Act Program provides one incentive to create new landmarks, the City is also looking at all of its options in bringing additional properties under landmark protections. We are starting with our own backyard, inventorying and evaluating all City-owned properties for historic value and integrity. All structures add to the City's unique character, and historic preservation is important for conserving all aspects of history. Our civic assets, however, do hold a special significance for our shared heritage and our ability to connect the present to the City's architectural and cultural past. The ability to retain significant libraries, fire stations, park buildings and other historic assets is the primary goal of the City-owned property initiative.

For private properties that are under consideration, we have streamlined the approval process and made a commitment as a City to do the background and additional research on a property once an application is filed. This entailed a significant dedication of resources, but it was critical to us that the burdens of preparing a proper recordation form, or comprehensive historic structures report, not be the reason a property owner does not preserve a resource. We want to create a system that encourages applicants to take the first step, and feel confident in knowing that the City will walk beside them throughout the process and ultimately help them across the finish line.



Killingsworth Office, a local monument, is still in use as an architectural office. (Photo courtesy City of Long Beach)

The same is true of designated historic districts, where we are re-engaging where we left off a decade ago, on expanding existing districts and creating new ones. We are also seeking to enhance our districts through the creation of distinct design guidelines, intended to help reduce confusion and conflict among staff and homeowners. The guidelines will include updated surveys; clarification on contributing and non-contributing status; and graphical, easy to understand guidance for everything from window repair to home additions for growing families.

The cutbacks we faced over the last seven years did not happen overnight and neither will the rebuilding. Challenges aside, however, the good news is that local governments are reviving their preservation programs to be stronger, more efficient, and built on lasting partnerships, incentives, and results.

Visit the City of Long Beach website to view a copy of the city's Historic Preservation Element, and other features of the historic preservation program: http://www.lbds.info/planning/historic_preservation/



Christopher Koontz, AICP, is Advanced Planning Officer for the City of Long Beach.



Less than an hour's drive east from Long Beach, via California Highway 22, is the community of Orange. As described in this article, the City of Orange discovered that putting together the mechanisms of a successful preservation program was much like identifying the key ingredients to a winning recipe.

Orange: Serving Up a Successful Historic Downtown

By Marissa Moshier, City of Orange

Creating a successful historic downtown is like preparing a delicious meal. Each historic downtown requires the unique ingredients of historic buildings, the right tools to encourage rehabilitation, and a little time to simmer. The City of Orange's historic preservation program

has developed over more than 20 years, to create a lively historic downtown that is brimming with restaurants and shops in re-used historic buildings. The recipe for this

success is founded on community support for historic preservation, and

careful planning to recognize the importance of Orange's historic resources and encourage thoughtful adaption of historic buildings.

Designation of the City's historic resources in the National Register of

Historic Places was key to developing a robust historic preservation program. Beginning in the early 1980s, Orange's local community groups partnered with the City to nominate the Plaza

Historic District to the National Register. The City of Orange was incorporated in



An early step in Orange's preservation efforts occurred in the 1980s when the city's downtown Plaza Historic District was listed on the National Register of Historic Places. (All photos courtesy City of Orange)

(Continued on page 29)

(Continued from page 28)



The city developed Design Standards, and worked with property owners to preserve the historic character of the Plaza while making it a go-to destination for shopping and dining.

1888 around the Plaza, which to this day surrounds an elliptical park at the intersection of two major streets. The area around Plaza Square grew into the commercial and social center of Orange with early 20th century commercial buildings serving a variety of tenants.

The Plaza Historic District recognizes this history, and has become a source of civic pride that kicked off a greater level of community support for historic preservation, including designation of the surrounding, nearly one mile square, Old Towne Historic District of early 20th century residences. The designation also led the City and community partners to create the Historic Preservation Design Standards for Old Towne Orange (Design Standards), which provide guidance for preservation and rehabilitation of the

community's historic buildings. The Design Standards encourage restoration of covered or lost historic building elements, installation of compatible new storefront systems, and creation of historically referenced signs, including use of exposed neon. Additional emphasis is placed on preservation of the unique character-defining features of the Plaza and Old Towne, so that preservation projects are tailored to Orange's distinctive history.

With the solid foundation of the Plaza Historic District's designation and development of the Design Standards, the City also worked with the Plaza community of residents and business owners to create incentives to further encourage reuse and revitalization of historic buildings. Recognizing that the Plaza is a pedestrian-oriented commercial destination, the City developed a Downtown Plaza Parking District to allow new uses in existing buildings without requiring additional parking. Plaza parking is provided, instead, by several City-owned public parking lots, and street parking, where visitors and residents can park once and enjoy shopping and dining while strolling through the Plaza. This approach preserves streetscape character by avoiding additional surface parking, reducing the costs to businesses moving in to the Plaza, and taking pressure off outlying historic buildings that might otherwise be replaced with surface parking. By recognizing the pedestrian-oriented history of the Plaza, the City continues to incentivize new uses in historic commercial buildings.

To encourage a more pedestrian-friendly Plaza, the City also set up outdoor dining

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*“The Plaza
Historic
District ...
has become a
source of civic
pride that
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of community
support for
historic
preservation”*

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Original leaded-glass transoms were rediscovered and preserved during the Blaze Pizza rehabilitation project.

zones on the public sidewalks. In 2001, the City removed non-historic brick planters in sidewalks around the Plaza and replaced them with historically compatible decorative sidewalk paving. Paving areas are now available for businesses to use through an Outdoor Dining Program. The City also developed an Outdoor Dining Ordinance to

encourage businesses to set up pedestrian-friendly areas with tables, chairs, and umbrellas on wide sidewalks. Restaurants, taking advantage of the additional area for seating, create a lively streetscape for the Plaza.

The results of the City’s programs and incentives are investments by business owners in stellar preservation projects that revitalize the jewels of the Plaza Historic District. At one corner of the Plaza, Blaze Pizza recently opened in the ground floor of an early 20th century commercial building. The space previously housed Radio Shack, and for many years, the historic leaded glass transoms were covered with corrugated metal from the exterior,

and drywall from the interior. With encouragement from the City’s historic preservation staff, Blaze Pizza engaged a specialist in leaded glass restoration to rehabilitate the stunning historic transoms. A new paint palette now brings these hidden gems to life.

In another corner of the Plaza, Urth Caffe is investing in the restoration of a significant historic building. The Ainsworth Block is one of the oldest buildings in the Plaza, initially built in 1888 as a one-story brick real estate and insurance agency. By 1908, the building was expanded with additional storefront bays and a second story. Over the years, the ground floor of the building was remodeled multiple times, resulting in a mix of non-historic walls closing off the building from sidewalk life. Urth Caffe is using historic photographs and physical evidence to recreate the pedestrian-oriented, early 20th century storefronts. In June, original cast iron columns were uncovered behind a decades-old layer of stucco, and will be incorporated into the restored storefronts. Historic brick



Blaze Pizza after rehabilitation, with the transoms fully restored.

(Continued on page 31)

(Continued from page 30)

finishes and a prominent parapet sign will be restored to give this building new life as a restaurant.

Not only is the Plaza seeing new uses in historic buildings; one of the original Plaza businesses is also getting an update. Established in 1899, Watson's Drug Store claims to be the oldest pharmacy and soda fountain in Orange County. This significant anchor building is a dynamic mix of early and mid-20th century commercial architecture that reflects the changing character of the Plaza over time. The building's present use as a restaurant is continuing life under the historic Watson's name, with new finishes that reflect its long history. Non-historic canvas awnings have been removed to reveal mid-century metal-edged canopies, providing the perfect place for an exposed neon sign. The distinctive blue glazed tile bulkhead will be repaired, and the storefront will get a new pass-through window for serving ice cream cones and shakes in a continuation of the soda fountain tradition.

The ingredients that shaped the success of Orange's Plaza Historic District were assembled from long-standing community support for historic preservation, and attentive planning to encourage the best development for these historic buildings. The character of



Ainsworth Block, one of the oldest buildings in Orange, is being restored by its present-day owner, with careful attention to historic accuracy. The building's original cast iron columns will be incorporated into the restored

the Plaza, enhanced by guidance from the Design Standards, and incentives for parking and outdoor dining, has attracted a high level of investment in Orange's historic downtown. The result is a lively downtown core that continues its long tradition as a commercial and social center of the City, and historic heart of the County.



Marissa Moshier is a native of Orange, and works for the City as the Historic Preservation Planner in the Planning Division, Community Development Department. She holds an M.S. in Historic Preservation from the University of Pennsylvania.

The City of Orange's "Preservation Online" website provides information about the city's historic resources, and preservation program, with links to city departments and to the city's General Plan Update: http://www.cityoforange.org/depts/commdev/preservation_online/preservationonline.asp



Having started in California’s northern territory, we fittingly end our tour of local governments with the City of San Diego in the southernmost reaches of the state. As this article chronicles, San Diego has, over the last few decades, taken a multi-faceted approach to preservation, intent on preserving the community’s many historic resources, and its richly diverse heritage.

San Diego: Preservation Past, Present, and Future

By Kelley Stanco, City of San Diego

The City of San Diego has long understood the importance and value of protecting the cultural and built-environment resources that embody the community’s unique history. In 1965—one year prior to the passage of the National Historic Preservation Act—San Diego created the Historic Sites Board and adopted its first ordinance to identify, designate, and preserve the City’s historic resources. Two years later, the city designated its first historic site and district: the 1915 Panama-California Exposition buildings in Balboa Park, unquestionably the City’s most prominent historical and cultural landmark.

San Diego entered into its first Mills Act contract in 1973, but interest in the program was minimal at first, with execution of each contract requiring City Council approval.

Acknowledging that there was significant public benefit in granting Mills Act contracts to qualified properties, the Council established a policy in 1995 that authorized the City Manager to enter into Mills Act agreements within defined parameters. This resulted in the Mills Act becoming the City’s most powerful tool in promoting and incentivizing historic preservation. In the twenty years since the establishment of the Council’s Mills Act Policy, an additional



The 1915 Panama-California Exposition buildings in Balboa Park became San Diego’s first designated historic site and district. (Photo courtesy City of San Diego)

(Continued on page 33)

(Continued from page 32)



La Jolla Women's Club was the first property to receive a Mills Act contract from the City of San Diego. (Photo courtesy Library of Congress, Prints & Photographs Division, CA-1957-3)

860 individual resources and ten historic districts have been listed in San Diego, and the City boasts over 1,300 active Mills Act contracts.

In 1979, the City of San Diego Progress Guide and General Plan was adopted, containing a Cultural Resources Management Element. San Diego was one of only a few cities, at the time, to include a separate element addressing historic preservation. The General Plan identified shortfalls within the existing ordinance and historic preservation program, including the lack of a comprehensive citywide survey of historic and cultural resources, the need for a written historic preservation plan to systematically guide preservation efforts, and the need for a stronger organizational framework with adequate personnel to implement management activities.

Over the next two decades, the City took action to address the shortfalls, and

achieve the goals outlined in the General Plan. In 1986, San Diego became one of the first jurisdictions in California to achieve Certified Local Government (CLG) status, an important milestone in the City's journey to strengthen and improve the historic preservation program. This official recognition of San Diego's full compliance with preservation best-practices, and time-tested provisions of the

National Historic Preservation Act, brought validity and credibility to a discipline that can appear subjective and inconsistent to non-practitioners.

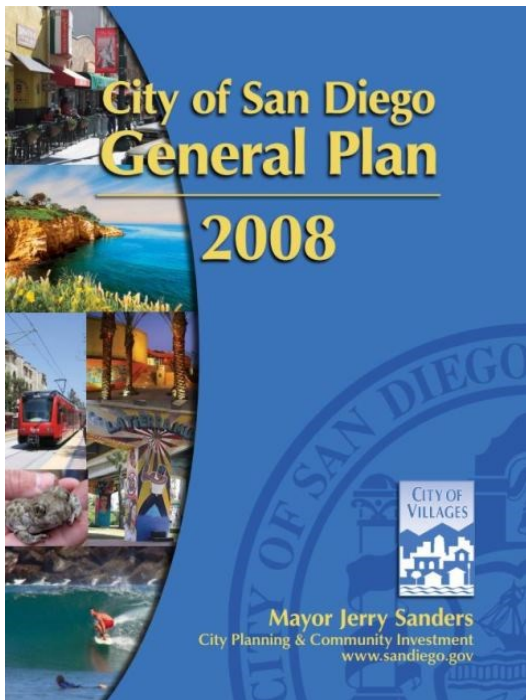
In 1991, the City adopted its first Comprehensive Historic Preservation Plan, consisting of inventory, education, and incentives elements. Nine years later, the City's efforts to address the need for regulations consistent with sound historic preservation principles, while recognizing the rights of private property owners, culminated in new guidelines and regulations. Designed to better protect and manage San Diego's historical resources, the new policies include City review and approval of improvements to designated historic resources listed on local, State and National registers; and potential historic resource reviews intended to address the challenges of maintaining a comprehensive historical resource survey in a jurisdiction of more than 270,000 land parcels.

“In 1986, San Diego became one of the first jurisdictions to achieve Certified Local Government status, a milestone in the city's journey to strengthen and improve the historic preservation program.”

(Continued on page 34)

(Continued from page 33)

The General Plan was updated in 2008, and once again included a separate Historic Preservation Element (HPE). The HPE noted that “the continuing challenge is integrating effective historic preservation into the larger planning process. As future growth in San Diego shifts attention from building on open land to a focus on reinvestment in existing communities, historical and cultural resources will be increasingly viewed as sites with opportunity to redevelop....This development pressure



will threaten both the built environment (including the potential loss of historical buildings and structures negatively affecting neighborhood character) and archaeological resources...”

In tackling this challenge, the City is taking a multi-pronged approach involving long-

range planning; development review; identification, evaluation and preservation of historic resources; and public outreach and education.

Long-range Planning: Historical Resources staff has been directly involved in the process of updating the City’s many Community Plans, which provide more specific planning and land use policies for each of the City’s fifty-

two communities. Ten Community Plan Updates (CPUs) have been or are in the process of being updated. All of these CPUs have included Historic Context Statements to provide a foundational understanding of the community’s development, and an HPE to address the preservation issues unique to each community. In seven of the ten CPUs, a historic resource reconnaissance survey was conducted as well. The Historic Context Statements and the surveys helped to inform not only the HPEs, but also land use designations and allowable development intensity, in an effort to reduce redevelopment pressure on potential resources.

Development Review: The City’s potential historic resource review process requires that all exterior building and development permit applications on a parcel containing a structure 45 years old or older be reviewed by historical resources staff. Staff determines if the building meets one or more of the City’s criteria for designation. If so, the project is reviewed to assess the impact of the proposed development on the structure. If the development may adversely impact a potential historic resource, a report is required to evaluate the building under all criteria and, if needed, is forwarded to the Historical Resources Board to consider designation. This review process, which involves knowledgeable members of the community, resulted in the review of approximately 2,000 properties per year in recent years, as well as protecting and preserving hundreds of potentially historic properties. Many of those properties were designated and added to the City’s register.

(Continued on page 35)

(Continued from page 34)



Oaks North is one of the San Diego neighborhoods developed from the late 1960s through the 1980s. (Photo courtesy Google Earth)

Identification, Evaluation, and Preservation of Resources: The City continues to support a robust registration program, consistently processing 40-50 new individual resource nominations every year, in addition to four new historic districts established over the past eight years. To encourage resource nominations, and make the process understandable and accessible to the public, the City established clear guidelines for preparing individual and district nomination reports, and applying the City's designation criteria.

Education and Outreach: Historic preservation isn't always an easy sell to property owners wary of additional government regulation, particularly in areas with high land valuation. San Diego has addressed this apprehension through proactive public outreach and education efforts. The City offers free consultations to members of the public to discuss whether or not their properties may be eligible for designation, and if there is a project proposed, whether or not that

project is consistent with the U.S. Secretary of the Interior's Standards.

Staff also participates in community forums, on a variety of preservation topics, hosted throughout the year by community planning groups,

historical societies, and neighborhood groups. Historical resources staff also has partnered with the City's building department to publish Information Bulletins describing the permitting review process for designated and potentially historic properties.

However, the most successful outreach and education platform is the City's website. Members of the public can visit the website to learn how to get their property historically designated, apply for a Mills Act Agreement, view recent survey data, and review the California Historic Resources Inventory Database (CHRID) of all designated historic sites, complete with full nominations, staff reports, and resolutions.

Looking ahead, there are some challenges on the horizon, as well as some exciting new opportunities to grow and strengthen the City of San Diego's historic preservation program. With an ever-increasing number of properties reaching 45 years of age, the City will

“With an ever-increasing number of properties reaching 45 years of age, the City will need to address ... the context in which these properties will be evaluated.”

(Continued on page 36)

(Continued from page 35)

need to address both the volume of new reviews this will create as well as the



The City of San Diego recently received a CLG grant to develop a Historic Context Statement addressing the San Diego region’s LGBTQ history and resources. (Photo courtesy Lambda Archives, Gary Gulley Collection)

context in which these properties will be evaluated. As we move from Modernist to post-Modernist resources, we find ourselves in a familiar quandary—how to wrap our minds around an architectural movement that is “coming of age” and in the minds of many, “too new” to be historic.

This speaks to the critical need for Historic Context Statements that facilitate proper identification and evaluation of resources. The Historic Context Statements and surveys prepared in conjunction with the CPUs have touched on subjects and themes that are deserving of their own Context Statements. These include contexts addressing Victorian-era architecture, bungalow and apartment courts, San Diego’s surfing history, Mexican-American/Latino history, Japanese-American history, African-American

history, and Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) history.

Understanding the importance of context, particularly in relation to social history, the City of San Diego currently is undertaking a CLG grant-funded project to develop a citywide Historic Context Statement addressing LGBTQ history and resources. This project provides a wonderful opportunity to better understand the themes and resources significant to San Diego’s LGBTQ community, while also contributing to a broader state and nation-wide preservation effort that began with San Francisco, Los Angeles, and the National Park Service’s LGBTQ Heritage Initiative.

In the coming years, the next steps beyond Historic Context Statements will be Multiple Property Listings (MPLs) and historic districts. This will require the development of additional implementing procedures for local MPLs, as well as availability and commitment of City resources. However, these efforts will be critical in moving beyond identification to evaluation and effective preservation of these resources.

There is much work to be done, and many lessons to be learned along the way. It is truly an exciting time for historic preservation in the City of San Diego, and our staff is proud to be a part of it!

To learn more about historic preservation in general, and in San Diego specifically, visit the City’s website: www.sandiego.gov/historic. San Diego’s Historic Preservation Element can be accessed here: <http://www.sandiego.gov/planning/genplan/pdf/generalplan/adoptedhpelem.pdf>



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The mission of the **Office of Historic Preservation (OHP)** and the **State Historical Resources Commission** is to provide leadership and promote the preservation of California's irreplaceable and diverse cultural heritage.

To fulfill our mission we:

- ◆ Partner with local, state, federal, and tribal agencies, non-profit organizations, and the general public to help ensure cultural resources are appreciated and maintained as a matter of public interest and community pride;
- ◆ Carry out mandated responsibilities and administer programs under federal and state historic preservation laws;
- ◆ Promote a comprehensive preservation planning approach and urge the integration of historic preservation with broader land use planning efforts and decisions;
- ◆ Offer technical assistance and preservation training in order to create a better understanding of the programs OHP administers;
- ◆ Support sustainability and adaptive reuse of historic resources in ways that preserve historic character and provide economic benefits;
- ◆ Maintain the statewide Historical Resources Inventory and make available information about the state's historical and archaeological resources, and
- ◆ Encourage recognition of the vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits of historic preservation for the enrichment of present and future generations.

GET INVOLVED!

Want to be more involved with historic preservation in your community? Here are some suggestions for making preservation local!

- ◆ Talk to your city's planning department to find out if your community has a historic preservation program.
- ◆ Attend city council meetings to learn the latest actions regarding the city's historic resources.
- ◆ Join a local historical society or preservation organization.
- ◆ Nominate a historic property in your town for listing on the National Register of Historic Places.
- ◆ Shop and dine in your community's historic downtown district, and learn the history of some of the long-established local businesses.
- ◆ Volunteer at a local museum or history site and help spread the word about your community's unique heritage.

Preservation Matters is the newsletter of the California Office of Historic Preservation. The views expressed are those of the authors and do not necessarily reflect the opinions of the OHP. All text and photographic content is the property of the OHP unless otherwise noted. If you have questions or comments about the newsletter, please contact: **Diane Barclay, Editor**, at diane.barclay@parks.ca.gov, or 916-445-7026. This publication is available in alternate format upon request.