

Sacramento Preservation Roundtable

March 13, 2010

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City of Sacramento's Historic Preservation Program Purposes:

- **IDENTIFY** historic resources
- **PROTECT** historic resources
- **ASSIST** in the preservation and rehabilitation of historic resources





CERTIFIED LOCAL GOVERNMENT PROGRAMMING

- Preservation Plan/Element of General Plan
- Local preservation ordinance
- Qualified historic preservation review commission
- Program for survey and inventory of historic properties
- Public participation
- Eligibility for planning matching grants

City of Sacramento 2030 General Plan Historic & Cultural Resources Element

- **Goal HCR 2.1: Identification and Preservation of Historic & Cultural Resources.** Identify and preserve the city's historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history.

Policies:

HCR.1. **Identification.** The City shall identify historic and cultural resources including individual properties, districts and sites (e.g. archaeological sites) to provide adequate protection of these resources.

HCR.2.1.6. **Planning.** The City shall take historical and cultural resources into consideration in the development of planning studies and documents.

Identifying Historic Properties



Old Tavern/Sacramento
Brewery



McClatchy Senior
High School

Understanding Context

- Movie Palaces
OR
Organic Moderne Style
Crest Theatre



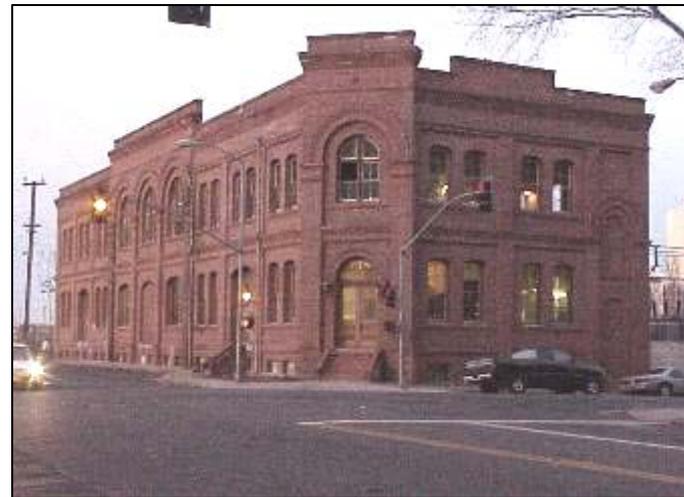
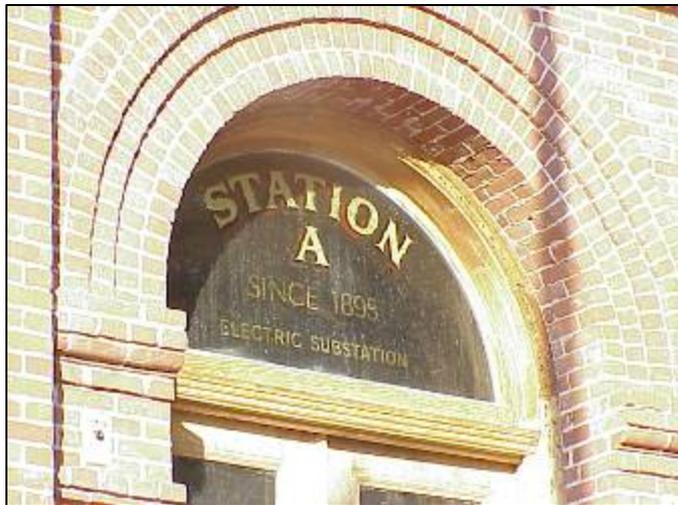
- Agriculture, Grain Mills
OR
Concrete Construction
Globe Mills



Sacramento Register Eligibility Criteria

To be eligible for listing in the Sacramento Register, the property must meet one or more of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of the history of the City, the region, the state or the nation



PG&E Substation A

Sacramento Register Eligibility Criteria

- It is associated with the lives of persons significant in the City's past



Stanford Mansion

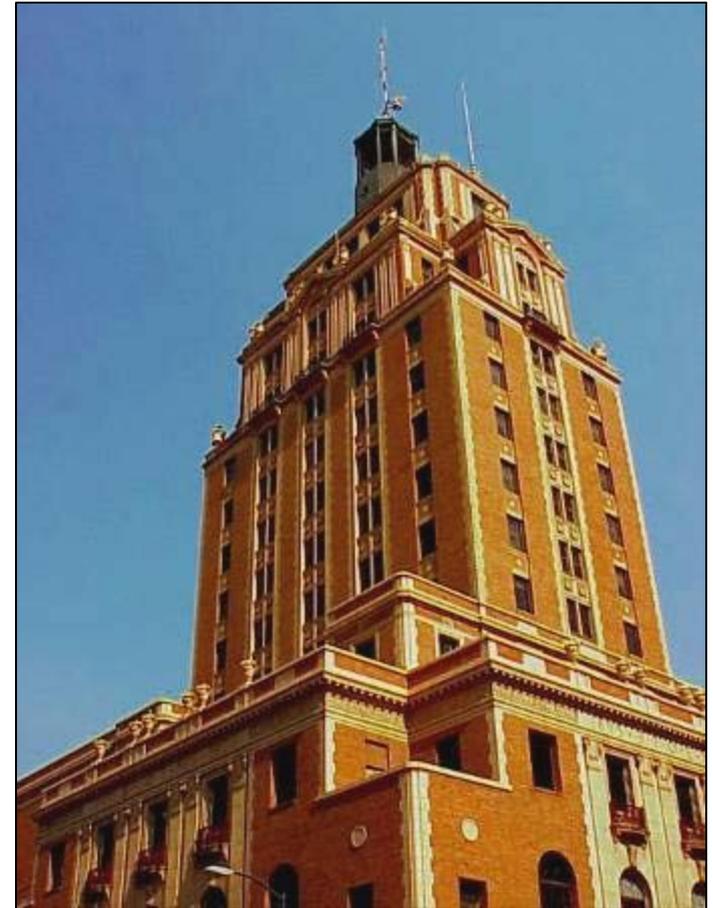
Sacramento Register Eligibility Criteria

- It embodies the distinctive characteristics of a type, period or method of construction



Sacramento Register Eligibility Criteria

- It represents the work of an important creative individual or master

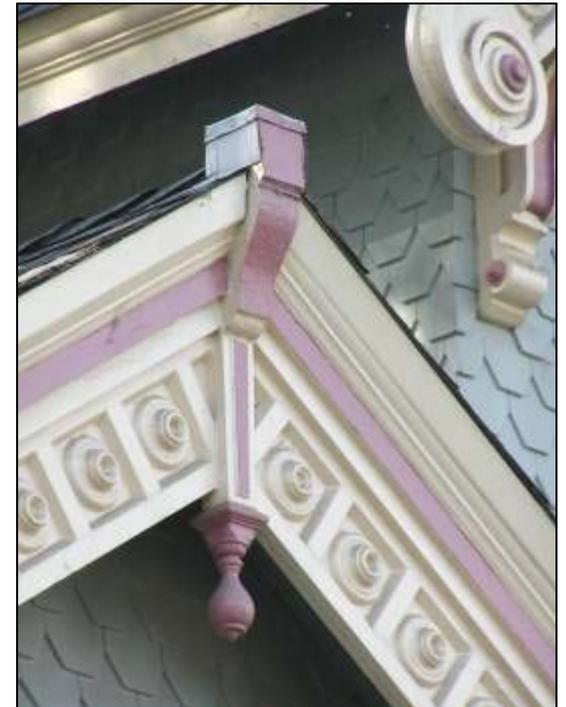


Elks Lodge, 11th and J Streets.

Starks and Hemmings, Architects

Sacramento Register Eligibility Criteria

- It possesses high artistic values



Sacramento Register Eligibility Criteria

- It has yielded or may be likely to yield, information important in the prehistory or history of the City, state or region



Sacramento Register Eligibility Criteria

- Additionally, overall issues related to integrity of location, design, setting, materials, workmanship and condition are also considered



Tower Bridge

Evaluating Integrity Considerations



Identifying Character-Defining Features



Need for Eligibility Determinations

- Review of structures 50+ years old proposed for demolition to determine eligibility
- Discretionary project review pursuant to the California Environmental Quality Act
- For planning purposes, both urban planning and design development



Uses for Preservation Project Review

The Rehabilitation standard emphasizes the retention/repair of **original materials and significant features**, while providing for

alterations or

additions

that may be

needed for the

continued use, or reuse, of the property to meet today's needs.



Informing the Planning Process

- THE ROLE OF CONTEXTS & CHARACTER-DEFINING FEATURES

How would the Specific Plans, Zoning Code, etc., be different in these two areas with distinctly different character-defining features? Curtis Park (top) and

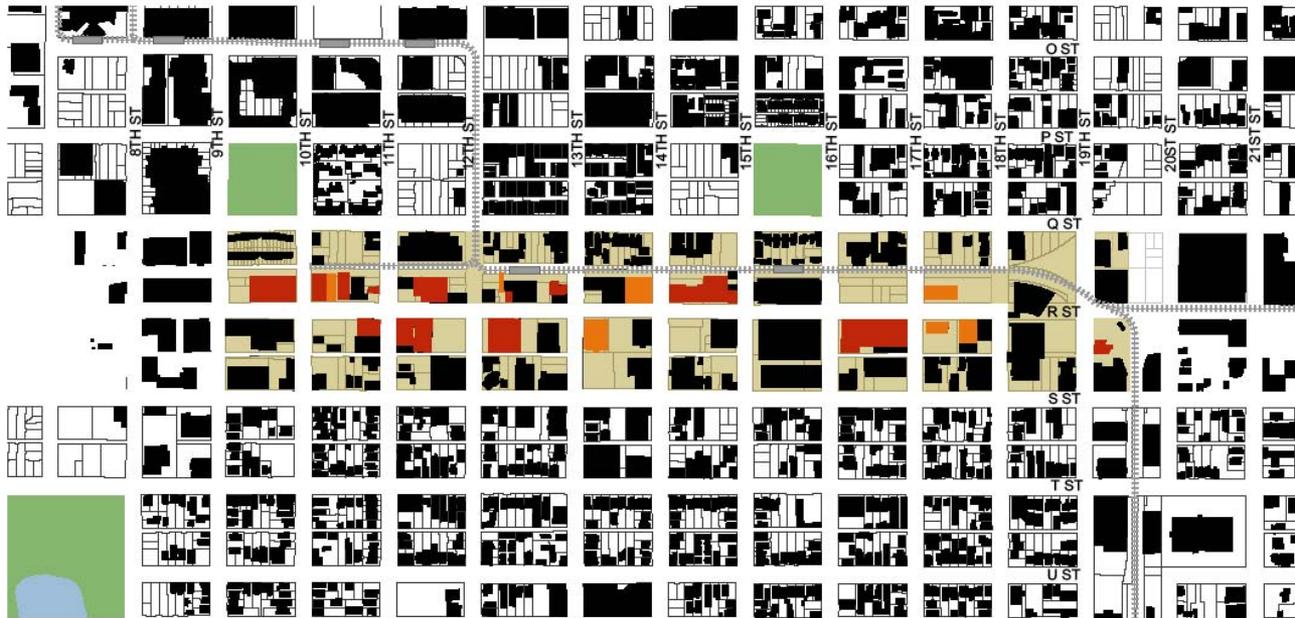
R Street (lower)

**Densities? Building Heights?
Setbacks? Street Standards? Street
Tree Stepbacks?**



Informing the Planning Process

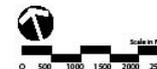




Legend

- Existing Buildings
- Existing Historic Buildings
- Buildings Contributing to Historic Character
- Project Study Area Blocks

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Prepared by MIG, Inc. - April 2004

HISTORIC BUILDING SURVEY MAP
R Street Corridor Urban Design & Development Services

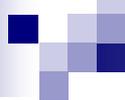
R Street's Context & Character-Defining Features

- **Context** – Industrial district with rail lines
- **Character-Defining Features** – **structures** built to property lines, often with metal canopies and concrete loading docks, generally built of brick, some concrete, punched window openings; **R Street** (east-west alignment) without standard curbs, gutters, sidewalks, planterstrips, street trees and with railroad track and sidings down the center of the street; **cross streets** (north-south alignments) all have standard curb, gutters, sidewalks, planterstrips and street trees.

R Street

Use Survey information
– context, character-
defining features,
original fabric –
to develop a Project
Description that does
not have an effect on
the resource





R Street

ASSESSING IMPACTS

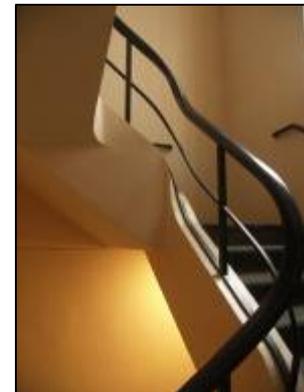
- How would the project impact the context, character-defining features, or original fabric of the historic or cultural resource?
- Would this be a significant impact, such that the project would not comply with the Secretary of the Interior's Standards?
- Would the project jeopardize the resources' eligibility for listing in the Register?



DEVELOPING MITIGATION MEASURES

- What could be done that achieves the project goals and complies with the SOI Standards?
- What could be done using the Historic Building Code?
- What could be done that ensures the property remains eligible for listing in the Register?
- Loss of a historic or cultural resource cannot be mitigated through documentation or recordation.

Applying the California Historical Building Code



Developing Design Standards & Guidelines

Historic Districts and Infill New Construction Standards



Resources

- City of Sacramento website (application forms, Sacramento Register, Commission Agendas)
<http://www.cityofsacramento.org/dsd/planning/preservation>
- National Park Service (Rehabilitation Standards, Technical Preservation Briefs)
<http://www.nps.org>
- State Office of Historic Preservation
<http://www.ohp.parks.ca.gov>

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