

Historic Survey & Preservation Ordinance Alameda County

Public Meeting
December 6, 2007

Alameda County Survey & Ordinance

Two main questions:

- What properties in unincorporated Alameda County are historic?
- What regulations and incentives should apply to those historic properties?

Alameda County Survey & Ordinance

What properties in Alameda County are historic?

Work completed

- Reviewed previous surveys (Ashland/ Cherryland, East County, San Lorenzo)
- Completed reconnaissance survey (1000+ properties)
- Completed draft historic context statement

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What properties in Alameda County are historic?

Work completed:

- Submitted short list of potentially historic properties and draft historic context to PRHC
- PRHC identified 50 especially important properties

Work remaining

- Finish documenting these properties on State DPR forms

Historic Preservation 101

Historic significance is based on:

1. Association with significant events or broad patterns
 2. Association with significant persons
 3. Association with important architectural style or builder
 4. Ability to yield important historical or prehistorical information
- *A building must satisfy one criterion to be historically significant*

Historic Preservation 101

- Integrity: a building must also be able to convey its historic significance
- Components:
 - location
 - setting
 - workmanship
 - association
 - design
 - materials
 - feeling

Alameda County Preservation Ordinance

The Preservation Ordinance codifies:

- How the Alameda County Register of Historic Resources is defined and maintained
- How properties can be added to the Register
- How properties can be removed from the Register

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The Preservation Ordinance codifies (continued):

- Which alterations to historic properties are subject to review
- Which incentives apply to historic properties

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1. Alameda County Register of Historic Resources

- County Landmarks (141 resources)
 - *50 DPR properties*
 - *91 from previous surveys*
- Structures of Merit (94 resources)
 - *Lower threshold than Landmarks*
- Maintained by the PRHC

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2. How is a property added to the Register?

- Planning Dept, Board of Supes, PRHC or Member of Public request PRHC to consider nomination
- PRHC (public hearing & recommendation)
- Board of Supes (public hearing & decision)
- Appeal to Board of Supes, who may confer with PRHC

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3. How is a property removed from the Register?

- Owner(s) of listed property submits request
 - Planning Dept (preliminary determination)
 - PRHC (public hearing & recommendation)
 - Board of Supes (public hearing & decision)
- Must find that the listed resource “no longer has significant aesthetic, cultural, architectural, or engineering interest or value of an historical nature”
- Appeal to Board of Supes, who may confer with PRHC

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4. What alterations are subject to review?

Work on significant features that could affect the structure's eligibility, including:

- Installation or replacement of windows, doors, and siding
- Construction or alteration of exterior features, fencing or walls
- Replacement or alteration of exterior paint or treatment, where exterior paint or treatment is a significant feature
- Alteration of character-defining interior features of public buildings

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4. What alterations are not subject to review?

- Removal or alteration of insignificant features
- Re-roofing
- Minor additions invisible from public right-of-way
- Ordinary maintenance and repair



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Secretary of the Interior's Standards

- The “Ten Commandments” of Preservation
- Underlying philosophy for all historic preservation work
- Standards for Restoration, Rehabilitation, Preservation, Reconstruction
- National Standards since 1992 (rehabilitation since ‘66)
- Includes detailed Guidelines



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5. For what incentives may historic properties be eligible?

- *California State Historic Building Code*
- *Mills Act Contracts*
- *Federal Tax Credits*
- *Historic Preservation Easements*
- *Flexible application of zoning code*
- *Expedited permitting*
- *Technical assistance with building rehabilitation*

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Work Remaining

- **Historic Preservation Ordinance**
 - Revise ordinance based on this public meeting (Dec 2007)
 - Confer with County to finalize Ordinance (Jan 2008)
- **Historic Resource Survey**
 - Complete field work and archival research (Jan 2008)
 - Submit 50 draft DPRs to PRHC subcommittee (Feb 2008)
 - Submit final DPRs and brief historic context statement (March-April 2008)
- **Planning Commission & Board of Supervisors Hearings**