



City of Paso Robles
Historic Preservation Training
Session Three

HISTORIC RESOURCES GROUP

Existing design guidelines and the Secretary of the Interior's Standards.

EXISTING DESIGN GUIDELINES

1. Main Street.
2. Downtown (south of the park).
3. Spring Street.
4. Riverside District.
5. Westside Historic District.

GENERAL DESIGN GUIDELINE CONCEPTS

1. Guidelines for new construction and restoration or remodeling of existing.
2. Designs must complement the historic character of downtown Paso Robles in scale, proportion, and tradition.
3. Encourages traditional building materials, period colors, and historicist ornamentation.

Using the Standards to Make Adequate Findings in Local Review.

STANDARD 1

A property shall be used for its historic purpose or be placed in a new use that requires **minimal change** to the defining characteristics of the building and its site and environment.

- How is minimal change defined?
- How does use impact design?

STANDARD 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- What is historic character?
- How does it relate to character-defining features?

STANDARD 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a **false sense of historical development**, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- What is false historicism?

STANDARD 4

Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.

- What is significance over time?
- How are alterations assessed?

STANDARD 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

STANDARD 6

Deteriorated historic features shall be **repaired rather than replaced**. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

- When to repair? When to replace?
- How does use impact design?

STANDARD 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the **gentlest means possible**.

- What are appropriate cleaning techniques?

STANDARD 8

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- How are archeological resources relevant?
- How do they relate to findings about the built environment?

STANDARD 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be **differentiated from the old** and shall be **compatible with** the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- How is compatibility defined?

STANDARD 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if **removed** in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- How is reversibility defined?
- Is this concept overused?



HISTORIC RESOURCES GROUP

What is a Certified Local Government?

The Certified Local Government (CLG) program is a partnership among local governments, the California Office of Historic Preservation (OHP), and the National Park Service. The program is designed to promote the direct participation of the local government in the identification, evaluation, registration, and preservation of historic properties within its jurisdiction.

CLG REQUIREMENTS

- Enforce appropriate state and local laws and regulations for the designation and protection of historic properties.
- Establish an historic preservation review commission by local ordinance.
- Maintain a system for the survey and inventory of historic properties.
- Provide for public participation in the local preservation program.
- Satisfactorily perform responsibilities delegated to it by the state.

CLG BENEFITS

- Added credibility of the local preservation program.
- Faster, more efficient, and less costly environmental review under CEQA and Section 106 through the use of National Register/California Register criteria and the Secretary of the Interior's Standards.
- Greater involvement of local preservation boards and commissions in broader land use planning and project approval processes.
- Eligible to apply for yearly planning and education grants from the Office of Historic Preservation.



HISTORIC RESOURCES GROUP

What are incentives for historic preservation?

FEDERAL TAX CREDITS & INCENTIVES

- 20% rehabilitation credit
- 10% rehabilitation credit
- New market tax credits
- Federal stimulus funding

GRANT PROGRAMS

- NEA and NEH grants
- Save America's Treasures
- Preserve America

NATIONAL TRUST FOR HISTORIC PRESERVATION PROGRAMS

- National Main Street Center
- National Trust Loan Funds
- Preservation Development Initiative
- Heritage Tourism
- Preservation Leadership Training

CONSERVATION EASEMENTS

- National Register properties
- Given to qualified receivers (nonprofits)
- Most stringent preservation protection and most lucrative to donor
- Stays with the property

MILLS ACT PROPERTY TAX ABATEMENT

- Single most important economic incentive in California; encourages restoration and preservation of qualified historic buildings in private hands
- Agreement is between the City and owner of a designated historic structure
- Agreements require the property owner to maintain and rehabilitate it according to the Secretary of the Interior's Standards
- Resulting tax abatement varies, but typically saves 20-60% per year

MUNICIPAL PROGRAMS

- Technical assistance
- Waiver of permit fees
- Certified local government programs
- Local homeowner grants
- Design awards programs
- “Main Street” and other marketing programs
- Heritage Tourism promotion



HISTORIC RESOURCES GROUP

Applying the
appropriate designation criteria.

NATIONAL REGISTER CRITERIA

Districts, sites, buildings, structures and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history.
- B. That are associated with the lives of persons significant in our past.

NATIONAL REGISTER CRITERIA (CONTINUED)

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

CALIFORNIA REGISTER CRITERIA

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
2. It is associated with the lives of persons important to local, California, or national history

CALIFORNIA REGISTER CRITERIA (CONTINUED)

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation

Suggested designation criteria for Paso Robles?

PASO ROBLES DESIGNATION CRITERIA

A building, structure, or historic district may be considered a historic architectural resource if:

- a) It reflects special elements of the city's historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development;
- b) It is identified with persons or events significant in local, state, or national history;

PASO ROBLES DESIGNATION CRITERIA (CONTINUED)

c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city; or

PASO ROBLES DESIGNATION CRITERIA (CONTINUED)

d) It has yielded or has the potential to yield, information important to the history or prehistory of Paso Robles, California, or the nation.

What is a Point of Interest?

POTENTIAL CRITERIA FOR A POINT OF INTEREST

Point of Interest means any real property or object:

A. That is the site of a building, structure or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character of architectural style.

B. That has historic significance, but was altered to the extent that the integrity of the original workmanship, materials or style is substantially compromised.

POTENTIAL CRITERIA FOR POINT OF INTEREST (CONTINUED)

- C. That is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred there and the historic significance is sufficient to justify the establishment of a historic landmark

Thank You.

City of Paso Robles
Historic Preservation Training
Session Three

HISTORIC RESOURCES GROUP