

Historic Preservation Community Workshop



Meeting Purposes

- Provide information and create a shared understanding of architectural and historic resources in Ukiah, as well as outlining past efforts and what the current effort seeks to accomplish
- Facilitate questions and comments to ensure accurate information and a common understanding of the historic preservation process
- Receive preliminary input on the City's approach to the drafting of a historic preservation ordinance



Tonight's Agenda

- **5:45-6:15** – Presentation by City of Ukiah and Historical Society of Mendocino County
 - Q&As on presentation
- **6:15-7:00** – Small group discussions (questions same at all tables)
- **7:00-7:20** – Sharing of comments from group discussions
 - Facilitators will collect final comments from each of the tables.
- **By 7:30** – Wrap up and what's next



What is a Historic Resource?

- A Historic Resource is a building, structure, object, site, landscape, or a grouping of these types of properties (known as a historic district) that is significant in history.
- To be considered historic, the resource generally must be over the age of 50 years and qualify for listing in a local, state, or national register.
- Some resources are listed in the register(s), but some are designated eligible for listing in the register.
- 1966- National Register for Historic Places created. As of 2019, more than 95,000 properties on National Register.



Criteria

The survey update used the criteria of the National Register of Historic Places and applied them strictly.

The criteria state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:


- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- 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; or
- D. that have yielded or may be likely to yield, information important in prehistory or history.

- 1999 Ukiah Historical and Architectural Survey Update (of 1985 Survey)



What is the process for listing a historical resource?

- National Register of Historic Places – National Park Service in coordination with the California Office of Historic Preservation
- California Register of Historic Resources – California Office of Historic Preservation (SHPO)
- Local historic resource inventories – municipal governments like the City of Ukiah
 - The City currently has two historical resources surveys that were conducted, in 1985 and 1999, with several properties eligible for listing but currently maintains no published local register (though treats the surveys as such).
 - Historic preservation strongest at local level.

Programs	Implements Which Policy(ies)	Responsible <hr/> Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>I Historic Preservation Ordinance The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically-sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures.</p>	ENV – 3.1 ENV – 3.5 ENV – 3.6 ENV – 3.7	Community Development					

Programs	Implements Which Policy(ies)	Responsible <hr/> Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>G Historic Structure Preservation Policy and Architectural Inventory The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures.</p>	ENV – 3.1	Community Development		■			
<p>H Cultural and Historic Registry The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.</p>	ENV – 3.1	Community Development	■				



WHY HISTORIC PRESERVATION MATTERS

Historic Preservation

- Revitalizes communities and neighborhoods
- Boosts local economy & small-scale tourism
- Protects town's unique character and history



Benefits of a Historical Preservation Policy

Economic Benefits

- Potential for more stable or increased property values in historic districts.
- Historic districts can spur investment
- Access to grants and incentive programs





Financial Assistance

- Grants available through Certified Local Government program (CLG) through the State of California Office of Historic Preservation



- Federal & state tax credits (20–25%)
- Private grants
- Mills Act

Community Benefits

- Clear, consistent, and transparent guidelines
- Streamlined permitting process for buildings with no historic value
- Strengthens local pride & identity



Environmental Benefits

“The greenest building is the one that already exists.”

– Carl Elefante, former president of the American Institute of Architects

- Promotes adaptive reuse



Historical Surveys

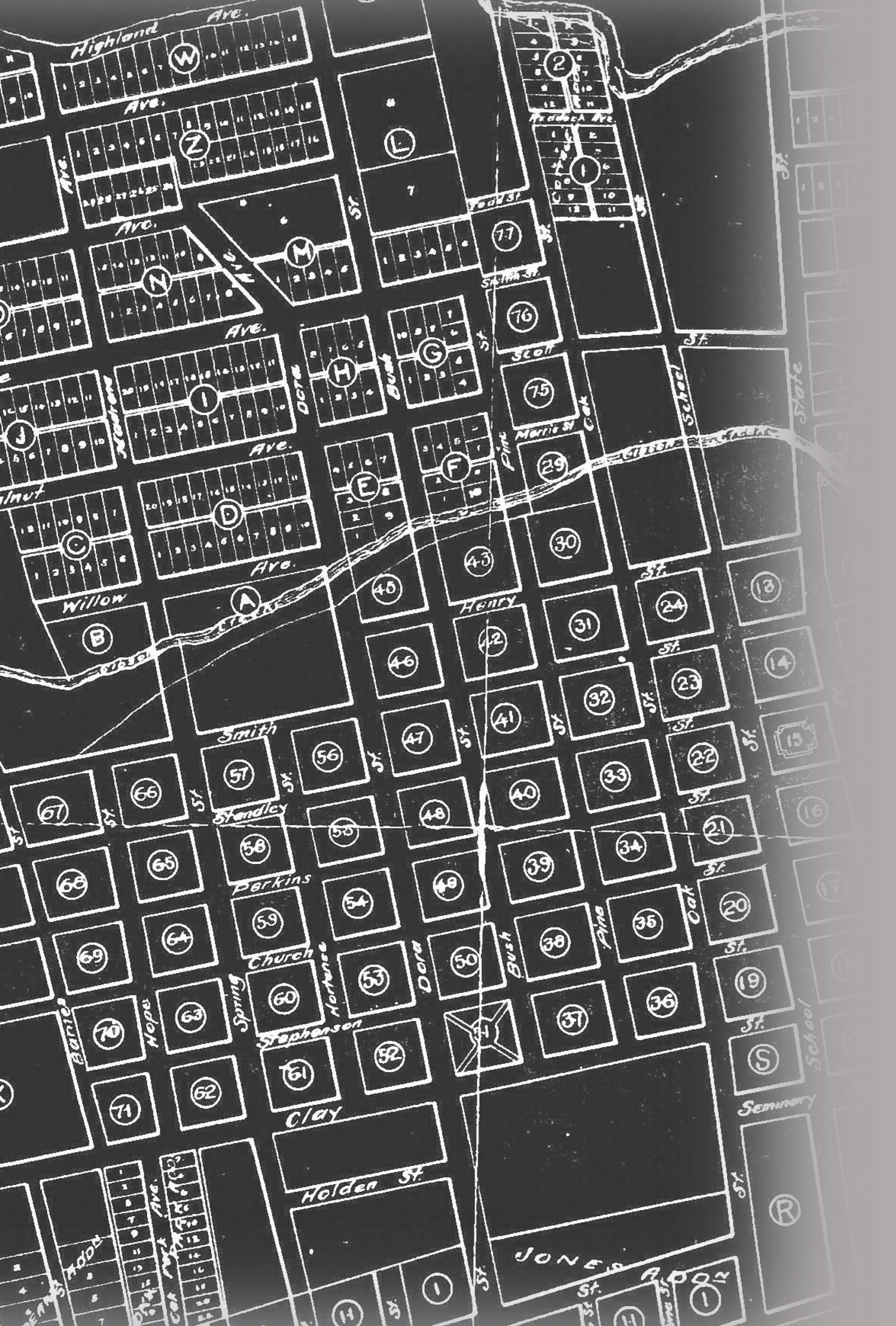
- *City of Ukiah Architectural and Historical Inventory Report*, published in 1985.
- *Ukiah Historical and Architectural Survey Update*, published in 1999.
- 26 years since Ukiah's last survey
- Structures from the mid-1930s – 1975 have not been surveyed



Historical Resources in Ukiah

- 251 structures listed with the State of California
- 1 CA Historical Landmark
- 9 California Register of Historic Places (CRHP)
- 5 National Register of Historic Places (NRHP)
- 25 structures eligible for the NRHP and/or CRHP.
- Over 200 currently known historical resources without protections unless it comes at the local level.





Historic Districts

5 identified historic districts in Ukiah

- **Bench and Bar Historic District**

(8 homes, W. Clay, S. Hortense, S. Dora)

- **Wagenseller Historic District**

(10 homes on Clara)

- **Albertinum School Historic District**

(5 structures between Hope and Barns)

- **Todd Grove Park Historic District**

(Boundaries of the park)

- **Ukiah Cemetery Historic District**

(Boundaries of the cemetery)

Why Now?

1983

Citizens push for a historical preservation program. City adopts temporary demo. code.

1988

Work begins on a historic preservation code.

1999

Ukiah resurveys its historic buildings in a new push to develop a program.

2025

Historic Preservation ad-hoc formed with council members Sher and Criss and City staff.

1985

Ukiah's historic buildings surveyed and the City of Ukiah Architectural and Historical Inventory Report published.

1998

The "temporary" demolition code is amended until a preservation program can be developed.

2022

City of Ukiah 2040 General Plan published with new historic preservation goals and deadlines. City staff and the HSMC begin collaborating to make the demolition code more functional.

Some structures we have lost along the way

