



REPORT TO PRESERVATION COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
July 1, 2009

To: Members of the Preservation Commission

Subject: Preservation Development Standards: Traditional Residential Historic Properties and Districts

Location/Council District: Citywide

Recommendation: Review and comment.

Contact: Roberta Deering, Senior Planner (916) 808-8259

Summary: The comments received on the Public Review Draft of the Preservation Development Standards document are being presented for the Preservation Commission's review and comment prior to preparing a final document for review. The Steering Committee, NAG, and other interested parties will also be asked to review these comments prior to returning to the Commission for the final recommendations to the City Council. The City has adopted the Secretary of the Interior's Standards as its' standard for preservation review of development projects involving historic properties. While the Secretary of the Interior's Standards are relatively straightforward, parts may be seen as either vague or open to interpretation, and especially so relative to new infill construction in residential historic districts.

The Community Development Department, Preservation Office, has contracted with Winter & Company to prepare a Preservation Development Standards document designed to help interpret the Secretary of the Interior's Standards for the Treatment of Historic Properties, particularly the Rehabilitation Standards, as applied to preservation development projects in the City of Sacramento, and particularly relative to infill new construction projects in traditional residential historic districts.

This document is intended to help customers – property owners, their architects, contractors, the public, and Preservation staff and Commissioners – have a more predictable and clear understanding of the City's preservation project review process and especially how the Secretary of the Interior's Standards are interpreted for Sacramento's historic residential development projects. The document is also intended to provide a clear and more predictable understanding of preservation project review expectations for the design of alterations, adaptive

reuse, additions, treatment of historic materials and a property's character-defining features, and new construction of historic residential projects.

The Preservation Commission's recommendations on the final document will be presented to the City Council for its review and adoption, tentatively scheduled for September 2009.


Public/Neighborhood Outreach and Comments: The Public Review Draft of the Preservation Development Standards document is being presented before the Preservation Commission for review and comment. The document represents the cumulative effort, to date, of the consultant, a Steering Committee made of members of the public and City staff (see list first page of the document, attached), Preservation staff, public comments solicited at two previous public workshops, comments from other city commissions, as well as online reviews, to develop the document.

Environmental Considerations: The Secretary of the Interior's Standards for the Treatment of Historic Properties are used for California Environmental Quality Act (CEQA) purposes involving historic resources, whereby projects consistent with the Standards will be considered to have a less-than-significant effect on historic resources, and could therefore be exempt the project from environmental review, unless the project affects other elements of the environment. The new Preservation Development Standards document should greatly assist property owners and their architects and contractors in developing designs and programs for preservation projects involving traditional residential historic properties or districts to comply with the standards.

Policy Considerations: The primary policy intent of the document is to provide for more clarity and predictability, particularly related to infill new construction and additions to historic properties, in the application of the Secretary of the Interior's Standards for the Treatment of Historic Properties in City preservation development project reviews. These Preservation Development Standards support and are consistent with the City's Strategic Plan focus areas to achieve sustainability and livability in the City of Sacramento, as well as providing direction for infill new construction in historic districts and adaptive reuse of historic properties. These Preservation Development Standards are consistent with the City's adopted Historic and Cultural Resources Element of the 2030 General Plan, the Historic Preservation Chapter, 17.134, of the City Code, and with the California Environmental Quality Act.

Rationale of Recommendation: Recommendation to provide the Commission's comments on the comments received to date prior to finalizing the document for final review.

Respectfully submitted by:



JENNIFER GLEN
Assistant Planner

Recommendation Approved:



ROBERTA DEERING
Senior Planner for Historic Preservation
WILLIAM CROUCH
Urban Design Manager

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