

City of **FERNDALE**

Historical & Cultural Resources Element

Adopted May 2012



Cover Photos & Illustrations:

Top left - Shaw House Top right - Victorian Inn
Center - Main Street Illustration from City Letterhead
Bottom left - Ferndale Museum Bottom right - Gingerbread Mansion

City of Ferndale
Historical & Cultural Resources Element

Adopted by Resolution No. 2012-14
May 3, 2012

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City of Ferndale Historical & Cultural Resources Element

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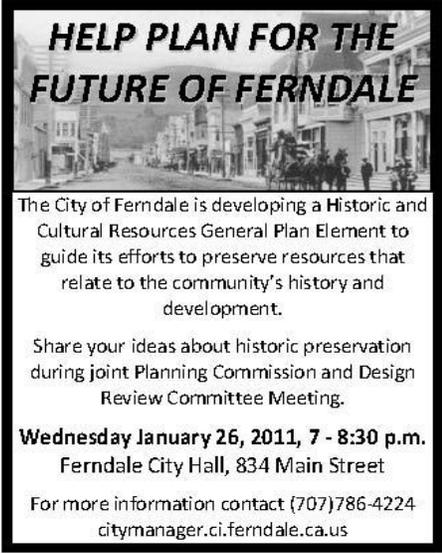
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PREFACE

Historical & Cultural Resources Element Preparation

Managing historical resources important to the City prompted the preparation of this element. Community engagement and participation during Element preparation and review was key to setting direction for preserving existing resources and maintaining the community's vision for the future. The Ferndale Planning Commission held a number of study sessions and public meetings with the Design Review Committee to gather input on historic preservation goals. Public meetings were advertised with notices in the Ferndale Enterprise, flyers, information posted on the City website, and public service announcements on a local radio station. The community was encouraged to participate in these meetings and to share their ideas about historic preservation.



**HELP PLAN FOR THE
FUTURE OF FERNDALE**

The City of Ferndale is developing a Historic and Cultural Resources General Plan Element to guide its efforts to preserve resources that relate to the community's history and development.

Share your ideas about historic preservation during joint Planning Commission and Design Review Committee Meeting.

Wednesday January 26, 2011, 7 - 8:30 p.m.
Ferndale City Hall, 834 Main Street

For more information contact (707)786-4224
citymanager.ci.ferndale.ca.us

The Planning Commission and Design Review Committee held a public meeting that began with an overview of the Element's purpose and outline presented by the City's Contract Planner (CP). Then the executive director of the Humboldt County Convention and Visitors Bureau spoke about the importance of tourism to the City and local economies and the reasons why tourists come to Ferndale. Next a Design Review Committee Member and historic restoration expert discussed the importance of maintaining materials and features of historic structures. Then the meeting was opened up to gather input from attendees about their historic preservation ideas. An overview of the next steps closed the meeting.

The CP and City staff worked with the Planning Commission, Design Review Committee, and public input to craft goals and policies to protect historical and cultural resources that will allow for the continued vitality of the town. The Draft Element was prepared based on relevant research and input received and was presented to the Planning Commission for review and action at a public hearing. Planning Commission requested revisions that were incorporated and the Element was forwarded to the City Council, who conducted their own public hearings prior to adopting this Element and the associated California Environmental Quality Act document.

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1.0 INTRODUCTION

The Historical & Cultural Resources Element of the City’s General Plan sets goals, policies and implementation strategies for the City’s role in planning for the unique historical aspects of Ferndale and its regional cultural setting in the Eel River Valley. This Element is part of the City’s General Plan because preserving community character, history, and architectural features is important to Ferndale. While not specifically mandated under state planning law, 126 California counties/cities have historic preservation general plan elements. Many of Ferndale’s most defining features are its buildings and public spaces. Historical resources include individual structures, the National Register District along Main Street, and the architectural themes found throughout the City. This element also sets goals, policies, and implementation strategies for managing the qualifying historical resources and better defining historic district maintenance.

Purpose of Historical & Cultural Resources Element

The purpose of the Historical & Cultural Resources Element is to preserve and enhance the community’s historic resources for heritage tourism, economic development and a continued source of community identity and pride. The Element also addresses new development to ensure compatibility with existing historical resources and encourages both public and private stewardship. Although the adopted General Plan contains historic preservation goals and polices, the City felt it is important to develop a long-term plan to integrate historic preservation within the context of land use development.

Historic Resources include sites, buildings, places, structures, objects, traditional cultural properties, landscapes, and districts containing a concentration of resources.

Historic preservation is the protection, rehabilitation, restoration, and reconstruction of historical and cultural resources. According to John Lawrence, Dean of the School of Architecture at Tulane University, the basic intent of preservation is “not to arrest time but to mediate sensitively with the forces of change, to understand the present as a product of the past and a modifier of the future” (Bernstein 2002, p 6). Ferndale retains many commercial and residential structures that are examples of the City’s early history. These historic structures enhance community character and identity and are valued both individually and as part of the whole town; which is one aspect of why Ferndale is such a special place to both residents and visitors. Historic resource preservation is not only educational, but also supports economic development by attracting heritage tourists for its authentic streetscape.

Economic Development and Historic Preservation

Historic preservation is a sound investment, in that preserving a historic building or resource is often more efficient and profitable than new construction. Groupings of individual buildings increase value as well, through distinctive common characteristics

associated with architectural styles and time periods. Studies have shown that property values increase faster in historic districts than in non-historic areas (Bernstein 2002). Promoting districts, such as Ferndale's Main Street and distinctive individual buildings, complements and enhances individual and community property values. Voluntary preservation of historic and cultural resources can yield significant economic value to the Ferndale community and the region, through heritage tourism as well as an increase in property values.

The Element acknowledges that historic preservation requires a public and private partnership with both monetary and nonmonetary contributions from the participating parties. In economic terms, historic preservation has value in that the economic activity stimulates a range of goods and services for sale and trade along with real estate and tourism (Bernstein 2002). On the other hand, it is also a public good, with benefits for government or nonprofit groups. This Element provides the policy and strategy to maximize the value of these important resources, applying different methods for City government, other local agencies, and building and property owners to work collectively and cooperatively to build value for the community.

Relationship to the Rest of the General Plan

All general plan elements goals and policies must be internally consistent and are interdependent and related to each other. No single element of the plan should be used in isolation without consideration of all other component elements as an integrated general plan. The Historical & Cultural Resources Element goals and policies were reviewed for consistency with other general plan elements including but not limited to the following Land Use and Unique Resources Element goals and policies:

- To encourage the maintenance and preservation of structures having Victorian, historic, or unique architectural features (Goal 2510.4).
- To preserve and protect the existing architectural and historic features of Ferndale and its surroundings (Goal 2550.2).
- Any alteration of buildings or new construction in the Central Business District should be in keeping with the existing Victorian architecture and historic features (Policy 2540.5).
- Design control should be maintained for the portion of the City with Victorian structures and Main Street (Policy 2560.6).

The existing areas surrounding the City, as shown on the General Plan Land Use Map, are open agricultural/dairy lands to the north, east, and west and forested hillsides to the south. These types of land use patterns, along with the low density of development allowed outside the City boundary, help preserve historical and cultural resources by maintaining the historical use of the agricultural lands.

2.0 HISTORICAL & CULTURAL SETTING AND CONTEXT

Prior inhabitants, ancestors and historical figures have shaped the land and community of Ferndale. Documenting and acknowledging their contributions is an important part of preserving Ferndale's history.

Native American (pre-1852)

Prior to European-American settlement, the north coast of California was sparsely populated by Native Americans cultures. The most prominent tribe of the Humboldt Bay region and south to the Eel River Valley was the Wiyot people. The region supported a pre contact Wiyot population estimated at between 1,500 and 2,000 (Wiyot Tribe 2011). The abundant terrestrial, riverine, estuarine, and marine resources sustained the Wiyot people who lived in permanent villages along waterways which served as travel and trade routes.

Humboldt Bay was first visited by European-American settlers in 1849(Wiyot Tribe 2011). Wiyot contact with white explorers and fur trappers prior to the California gold rush changed the character of northwestern California forever and led to the decimation and displacement of the Wiyot. From 1850 to 1865, the territory of the Wiyots became the center for the largest concentration of European-Americans in California north of San Francisco. The Wiyot were forcibly relocated to reservations at Klamath, Hoopa, Smith River and Round Valley during this time period. Today, the Wiyots are, for the most part, associated with three Humboldt Bay area Rancherias. They are involved in various tribal economic projects and in the revitalization of cultural traditions such as languages, basket weaving, ceremonies, and reclaiming ancestral lands (Wiyot Tribe 2011).

Cultural resources can include: archeological sites, waterways, travel routes, and cultural landscapes. Many of these resources were lost before much was understood about the culture, or disturbed by commercial, industrial and residential development from the settlement period through the present day. No known significant Wiyot archaeological sites or artifacts have been found within the city limits of Ferndale. But their connection to, and influence on the development of the city, and its early residents, must be noted.

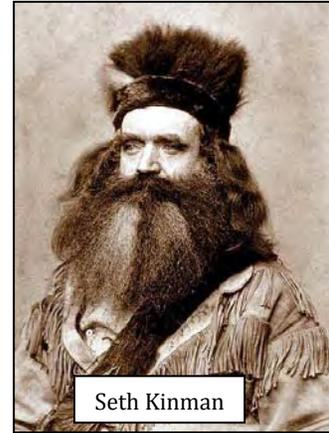
Early Settlement (1850-1870's)

The first European-American settlers to the Eel River Valley arrived around 1850. Within a few years the Gold Rush boom had subsided, and agricultural settlements were beginning to spread out over the open lands around Humboldt Bay and into the interior prairies and coastal valleys. The Eel River Valley was then characterized by small scattered settlements. A number of small settlements were already developed prior to Ferndale's initial establishment including Arlynda Corners, Port Kenyon, Grizzly Bluff, and Centerville. These small communities were situated in the outskirts of Ferndale and contributed to its development and prosperity.

The original vegetation of the lower Eel River valley consisted of dense thickets of alder, scattered forests of spruce and redwood, and fields of ferns, some taller than a man on a horse. It was formidable land to farm, but represented abundant opportunities for hard

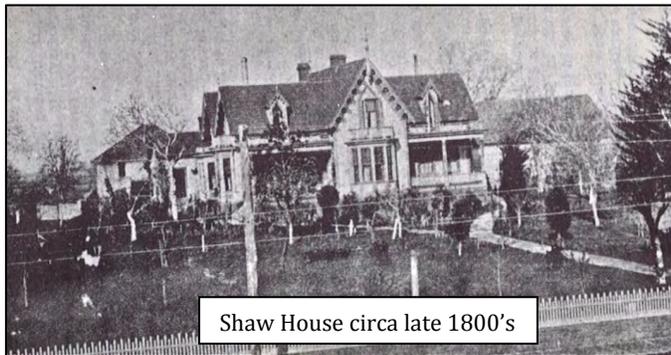
working immigrants (Ferndale Chamber of Commerce 2011). Many early settlers devoted their land to crops and orchards, but it became evident that the cleared land produced a lush, natural pasturage that made the land ideal for dairying or cattle raising.

Seth Kinman was one of the original 12 men (including the Shaw brothers discussed below) who in 1852-1853 spent the winter in what became known as Fern Dale due to the numerous huge ferns along Francis Creek. Kinman made his claim in the vicinity of where Fern Cottage now stands, and lived there until 1855 when he moved to Table Bluff. This is where he made his home until he died in 1888 (Anonymous 2010). Kinman was arguably the most nationally known resident of Humboldt County as he made several trips to the East Coast to personally present chairs he made from elk horns and grizzly bear skins to several presidents including James Buchanan, Abraham Lincoln, Andrew Johnson and Rutherford B. Hayes. At various times, Kinman operated a “museum of curiosities” in Eureka, San Francisco, Sacramento, and Los Angeles. In the 1880’s he ran the Pioneer Saloon at the Table Bluff Hotel where he displayed his curiosities (Anonymous 2010). In 2010 the Ferndale Museum received a donation of several Kinman artifacts from his great-great granddaughter.



Seth Kinman

The reason for Ferndale’s early prosperity was the same reason it came into being in the first place; namely, agriculture and farming. In the summer of 1852, Willard Allard, Seth Louis Shaw, and Stephen William Shaw were assessing the expanse of the Eel River Valley from atop Table Bluff. They located two claims in a level area at the base of the hills, and by winter had cleared several acres of land, built a road from the river, and constructed a crude cabin. In 1854 Seth Louis Shaw began construction on the first large house in the area, which was completed in 1866. In 1860 Shaw’s house became Ferndale’s first post office (Ferndale Chamber of Commerce 2011).



Shaw House circa late 1800’s

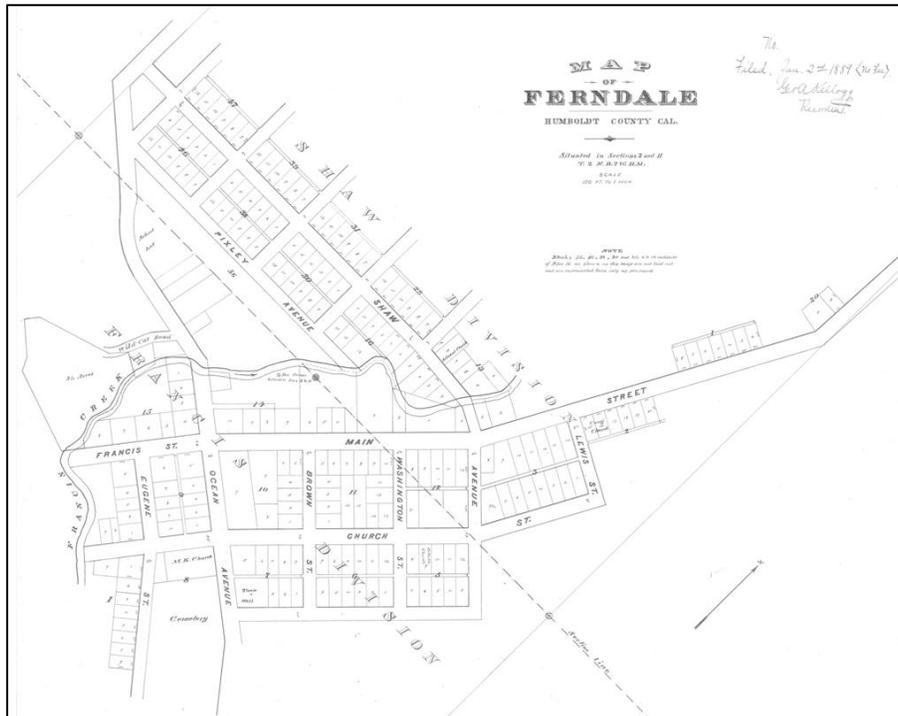
Dairy Farming and Incorporation (1870s- Present)

Between 1852 and 1915 Ferndale was populated by Danes, Swiss, Canadians, Americans, Italians, English, Chinese, Irish, Germans, Italian-Swiss, and Portuguese in various numbers. They all pursued their individual businesses - dairying, cattle and sheep ranching, crop growing, road building and the railroad. Dairy farming in the Eel River Valley began with the Danes who arrived in the 1870’s and brought practices from their homeland. Each small neighborhood of dairymen formed its own cooperative creamery. By 1890 there were eleven separate creameries operating in the immediate Ferndale area (Ferndale Chamber of Commerce 2011).

Ferndale butter was considered the finest in the state, bringing premium prices in San Francisco. Ferndale acquired its first nickname, 'Cream City.' Shortly after 1900 many of the small creameries consolidated into larger creameries. The Central Creamery, located on north Main Street, became the mother plant of the Golden State Creamery, one of the largest in the state. Ferndale's pioneer creameries were responsible for a number of innovations in dairy processing and dairy management which helped revolutionize the dairy industry (Ferndale Chamber of Commerce 2011). Dairying is still one of the largest local industries.

Dairying gave Ferndale a stable industry, but it was not the sole reason for the town's growth and prosperity. During the last half of the 19th century, Ferndale became an important transportation center. It had its own port for sea-going vessels on the Salt River and was the terminus for stagecoach lines to the Bear River and Mattole regions to the south, with other daily stages going to Eureka and towns to the north and east (Ferndale Chamber of Commerce 2011).

The following figure shows an 1889 'Map of Ferndale' by J.N. Lentell which shows all of the streets, blocks and lots of the City at the time. Ferndale was incorporated in 1893. In 1911 Fernbridge was constructed, connecting Ferndale with the rest of the county. Prior to that the only way to cross the Eel River was by ferry or temporary bridges during the summer when the river was low.



Throughout the 20th century, the dairy industry remained strong and a mainstay of the local economy as it moved to produce more value added products such as ice cream, butter, and organic options.

During the Cold War Years following World War II, housing was developed by the Navy in support of the Centerville Naval Station. Many current residents of Ferndale were originally stationed at the naval base and returned to Ferndale upon exiting the military or retirement. Following closure of the Centerville base, the housing was utilized by the Coast Guard for several more years. Most recently, the community voted to accept the housing from the Navy and convert it to affordable housing for low and moderate income residents.

Over time the demographics of the Ferndale community have continued to change with many people moving to Ferndale from out of the area slowly adding to the multigenerational origins of native residents. Most recently, people of Hispanic origins have moved here to work on the dairy farms, in construction trades, and other fields adding many of their traditions (i.e., Cinco de Mayo) to the cultural diversity that makes up modern Ferndale.

Landscape

The regional landscape played a significant role in Ferndale’s growth and development and continues to be an important piece of the City’s character. Ferndale’s unique cultural landscape represents the combined work of nature and humans. The City of Ferndale is located on the southern edge of the Eel River Valley, just above the historical flood limits of the Eel River. The City is situated on the alluvial plain created by Francis Creek, which runs through the heart of the City. Francis Creek originates in steep, mountainous terrain to the south and flows northerly to the Salt River. The City is surrounded by flat agricultural lands to the west, north, and east, and forested mountainsides to the south. Ferndale’s rich cultural landscape includes not only the natural elements, but also agricultural features shaped by people over many generations including fields, barns, and homesteads.

Historic Preservation Law

Federal

The primary federal statute that addresses historic preservation is the National Historic Preservation Act (NHPA) 16 U.S.C. § 470 et seq. The NHPA sets forth a comprehensive program to carry out the national policy of protecting America’s historic and cultural resources. It provides the authority for a number of activities that implement the federal historic preservation program, including (1) the National Register of Historic Places, (2) the matching grants-in-aid program, encouraging preservation activities at the state and local levels, (3) the Advisory Council on Historic Preservation, providing information on historic properties, and (4) the “section 106” review process.

State

Public Resources Code section 5020 et seq. is California’s state historic preservation statute. This statute does not prohibit local control of historic properties. Rather, it assists local entities in encouraging historic preservation. Public Resources Code section 5020.1 established the California Register of Historic Resources, which is the authoritative listing and guide to be used by cities to identify existing historic resources deserving of protection. Once a historic site is included in the register, any project that may have an adverse impact

on the site is subject to heightened scrutiny under the California Environmental Quality Act (CEQA). CEQA defines historic resources more broadly than does federal law, and includes both procedural and substantive project review requirements and imposes stricter environmental review requirements than required for federal review under NEPA.

Historic Preservation Incentives

Effective preservation practices can have economic benefits for property owners, local businesses and residents, in addition to maintaining a city's distinctive character. A wide variety of incentives have been created at the Federal and State levels. These include federal tax credits for rehabilitation of qualified historical resources, property tax incentive programs, alternative building codes, and tax deductions for preservation easements.

Incentives for historic preservation include, but are not limited to: *Mills Act Property Tax Abatement Program* - The Mills Act is a state sponsored legislation that grants local governments the authority to participate in a locally based preservation incentive program. Private property owners receive property tax relief in exchange for agreeing to preserve, rehabilitate, and maintain their historic properties for a specified period. The City could create a Mills Act program by adopting an ordinance that meets State established program standards. Private property owners would receive property tax relief in exchange for agreeing by contract to preserve, rehabilitate, and maintain their historic properties for a specified period. In exchange for the reduction in property taxes, the Contract requires the property owner to agree to use the tax savings to finance certain property improvements. The Mills Act Contract is for an initial period of ten years and is automatically renewed annually. The Contract runs with the land and is transferred to future property owners. Although the Mills Act Property Tax Abatement Program allows for both residential and income producing properties to be eligible for tax relief, the City of Ferndale, in adopting the program, may establish specific criteria of eligibility. Rehabilitation projects must comply with the Secretary of the Interior's Standards for Rehabilitation.

Federal Rehabilitation Tax Cuts - This program fosters private sector rehabilitation of historic buildings and promotes economic revitalization by providing tax credits to property owners for qualified historic property rehabilitation projects. The Federal Historic Preservation Tax incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts. Properties must be income producing and must be rehabilitated according to standards set by the Secretary of the Interior. The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U. S Department of the Interior and the Department of the Treasury, in partnership with the California State Office of Historic Preservation (OHP).

Charitable Contributions for Historic Preservation Purposes - The Tax Reform Act of 1986 retains the provisions established by Section 6 of the Tax Treatment Extension Act of 1980 (IRC Section 170) that permit income and estate tax deductions for charitable contributions of partial interest in historic property. Generally, the IRS considers that a donation of a qualified real property interest to preserve a historically important land area or a certified historic structure meets the test of charitable contribution for conservation purposes. For purposes of the charitable contribution provisions only, a certified historic

structure need not be depreciable to qualify. It may be a structure other than a building and may also be a remnant of a building such as a façade, if that is all that remains, and may include the land area on which it is located. The IRS definition of historically important land areas includes (Code of Federal Regulations at 26 CFR 1.170A-1-(d)(5)) :

- Independently significant land areas including any related historic resources that meet National Register Criteria for Evaluation.
- Land areas within registered historic districts including any buildings that contribute to the significance of the historic district; and
- Land areas adjacent to a property individually listed in the National Register of Historic Places (but not within a historic district) where physical or environmental features contribute to the historic or cultural integrity of historic property.

California Heritage Fund Grant - This is a program of the California State Office of Historic Preservation. It provides grant funding for the acquisition, rehabilitation, restoration or interpretation of historic properties that are listed on, or formally determined eligible for listing in, the National Register of Historic Places or the California Register of Historical Resources.

State Historical Building Code - One of California's most valuable tools for the preservation of historic resources is the State Historical Building Code (SHBC). While the California Building Code (CBC, section 3403.5) makes provisions for the special treatment of qualified historic buildings, the SHBC codifies this protection under statutory law and regulation. The SHBC governs all other statutes or regulations as they may apply to qualified historical buildings (H&S 19956). The SHBC provides reasonable alternatives in situations where strict compliance with established statutes or regulations would impair the integrity or significance of a historic resource or jeopardize its economic viability.

Certified Local Government - This program is a preservation partnership between local governments, the State of California Office of Historic Preservation, and the Nation Park Service's National Historic Preservation Program focused on promoting historic preservation. The benefits of becoming a CLG include but are not limited to: credibility, technical assistance, streamlined environmental review, funding, and economic benefits. To become a Certified Local Government (CLG) a community must address the following minimum goals to demonstrate to the State and NPS that they are committed to historic preservation.

- Establish a qualified historic preservation commission.
- Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
- Maintain a system for the survey and inventory of local historic resources.
- Provide for public participation in the local historic preservation program, including participation in the National Register process.
- Follow any addition requirements as outline in the State's Procedures for Certification.

3.0 HISTORICAL RESOURCES AND DESIGN REVIEW

Historical Resources

This section defines what is (and what is not) a historical resource. This type of resource can include sites, buildings, places, structures, objects, traditional cultural properties, landscapes, or even districts containing a concentration of many or all of the above.

Definition of Terms

Historical Resources - This term includes properties that are:

- Listed in, or determined eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources.
- Included in a public local register of historic resources.
- Determined by the City of Ferndale to be historically significant or significant in the architectural, engineering, scientific, economic, agriculture, educational, social, political, military, or cultural annals of California.
- That embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Yields information important in the prehistory or history.

(See the United States Secretary of Interior *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the Secretary of Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.)

Period of Significance - The date or span of time within which significant events transpired, or significant individuals made their important contributions.

Architectural Themes

Well known as the "Victorian Village," Ferndale also contains a variety of other architectural styles. Ferndale is known for well-preserved Victorian buildings, which are also known as "Butterfat Palaces" due to their construction during an epoch wherein considerable wealth was generated in the dairy industry, especially during the 1880s.

Victorian architecture refers collectively to several architectural styles employed predominantly during the middle and late 19th century (1860-1900). Gothic Revival and Italianate, while not uniquely Victorian, are part of revivals that began before the era; these styles are associated strongly with the 19th century due to the large number of examples that were erected during that period. A summary of the main architectural styles found in Ferndale and identifying features of each style follows (Paradis).

Early National and Romantic Styles

Gothic Revival (1840-1890's, Churches through 1940s) Identifying features include: steeply pitched roof, cross-gabled, decorated verge boards, pointed-arch windows, sometimes stained glass, like churches. Gothic window above entry, one-story porch with flattened, Gothic arches. The first appearance of picturesque (asymmetrical and unpredictable) floor plans, indicating the rise of the Romantic Era in America.



Figure 1 The Shaw House at 703 Main Street, Ferndale. Victorian Gothic Revival (Genzoli 1994).

Italianate (1850-1890) Identifying features include: 2 or 3 stories, rarely 1 story; low-pitched roof, widely overhanging eaves; large, decorative brackets beneath eaves; tall, narrow windows (most often on commercial buildings), commonly arched or curved above; some with square cupola or tower (campanile), elaborate wrap-around porch (or smaller entry porch) with decorative Italianate double columns and other details.



Figure 2 The Hart Home at 831 Main Street, Ferndale. Modified Italianate (Genzoli 1994).

Victorian-Era Styles

Second Empire (1860s - 1890s) Identifying features include: Italianate style/forms with Dormer windows, sometimes a square (not round) tower, decorative brackets, molded cornice, similar to Italianate detail on windows and doors, floor plan often includes pavilions: outward projection of a building's center or side.



Figure 3 The Alford-Nielson Home at 1299 Main Street, Ferndale. Second Empire French (Genzoli 1994).

Queen Anne, Eastlake-Stick, Shingle (1880s - 1905) Identifying features include: Steeply pitched, irregular roof shapes; dominant, front-facing gable; patterned shingles, bay windows, picturesque massing (see Gothic Revival), polychromatic and decorative ornamentation; partial or full-width porches of one story; multiple gables and dormers; occasional towers and turrets, rounded or square. Differing wall textures are their "hallmark." This is the most eclectic style of the Victorian era.



Figure 4 The Taubman Home at 1249 Rose Avenue, Ferndale. Queen Anne (Genzoli 1994).

Modern Styles

Neoclassical (1890-1940) Identifying features include: classical symmetry, full-height porch with columns and temple front, and various classical ornament such as dentil cornices. Basically, this is the revival of the Greek Revival style that dominated the first half of the 19th century.



Figure 5 Ferndale Bank Building at 394 Main Street, Ferndale. Neoclassical.

Craftsman/ Bungalow (1900-1930) Identifying features include: Low-pitched, gabled roof, wide overhang of eaves, exposed rafters (rafter tails) under eaves, decorative brackets (knee braces or corbels), incised porch (beneath main roof), tapered or square columns supporting roof or porch, 4-over-1 or 6-over-1 sash windows, hand-crafted stone or woodwork, often mixed materials throughout structure. Bungalows can either be front-gabled, side-gabled, or cross-gabled.



Figure 6 The Benemann House at 446 Eugene Street, Ferndale. Craftsman/ Bungalow.

Mission (1900-1940) The Mission style originated in southern California and was the first style to diffuse eastward from the West. The style includes Mission-shaped dormers and/or roof parapet; wide, overhanging eaves, exposed rafters, red-tiled roof, stucco walls, arched windows/doors on ground level.



Figure 7 The New Hart Building at 399-405 Main Street, Ferndale. Mission.

Ranch Style (1940-1970) The ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. Features include: single story, low pitched gable roof, deep-set eaves, horizontal, rambling layout: Long, narrow, and low to the ground, rectangular, L-shaped, or U-shaped design, large windows: double-hung, sliding, and picture, sliding glass doors leading out to patio, attached garage, simple floor plans, emphasis on openness (few interior walls) and efficient use of space, and built from natural materials: Oak floors, wood or brick exterior.



Figure 8 Ranch Style Home at 1274 Van Ness, Ferndale. Ranch Style.

Over the years, in many towns, countless historic buildings have been destroyed by fire. A significant factor in the preservation of Ferndale's historic buildings is the fact that the fire station is located downtown enabling rapid response to fire hazard as witnessed by the recent fires in the Candy Stick and Nilsen's feed barn.

Churches and the Ferndale Cemetery

Ferndale is home to five churches which were constructed prior to 1940 and are still in use today; three of which were constructed before 1900. Each of these churches was established by a different group of immigrant based upon country and denomination.

- The First Congregational Church was built in the style of New England Congregational churches and was constructed in 1881. Over the years, this church has been the home of a variety of denominations to finally become a community church. It is known today as the Ferndale Community Church and is located on the corner of Main Street and Lewis Court (across Main Street from Shaw House).
- The Assumption Catholic Church was constructed in 1896 at its current location off the corner of Washington and Berding Streets.
- Our Savior's Lutheran Church was constructed in 1899 on Shaw Avenue near 4th Street and has an 80 foot tall steeple.
- Saint Mary's Episcopal Church was built in 1909 and is the oldest standing Episcopal structure between Garberville and the Oregon border. It is located on the corner of 4th Street and Shaw Avenue, across from Our Savior's Church.
- St. Mark's Lutheran Church was constructed in its present location on the corner of Berding and Fern Streets in 1938 after moving from its original location between 3rd and 4th Streets.



The **Ferndale Cemetery**, located on a hill in the southern part of the City, has historic markers dating back to the last century. Overlooking Ferndale and the Eel River Valley to the east and the Pacific Ocean to the West, the Cemetery is a popular tourist attraction. **St Mary's Cemetery**, located east on Bluff Road from the Ferndale Cemetery, is dedicated to the Catholic Assumption Church.

Historic Designations

State Historic Landmark

The City of Ferndale was designated as a State Historic Landmark (No. 883) in 1975 by the California State Parks Office of Historic Preservation.

"[This] pioneer agricultural community, settled in 1852, helped feed the booming population of mid-century San Francisco. Long known as "Cream City" Ferndale made innovative and lasting contributions to the dairy industry. Local creameries and the town's role as a transportation and shipping center in the late 19th and early 20th centuries, fostered prosperity that produced Ferndale's outstanding Victorian Gothic residences and false-front commercial architecture."

Main Street Historic District

The City of Ferndale's Main Street was designated as a Historic District in 1994 by the National Park Service and placed on the National Register of Historic Places.

"Buildings within the City's Main Street Historic District represent two distinct architectural periods: 1) the late Victorian era of the 19th century (1880-1900) and the early Modernistic period in the 20th century (1920-1936). Other styles include Italianate, Queen Anne, Neo-Classic, Bungalow, and Mission."

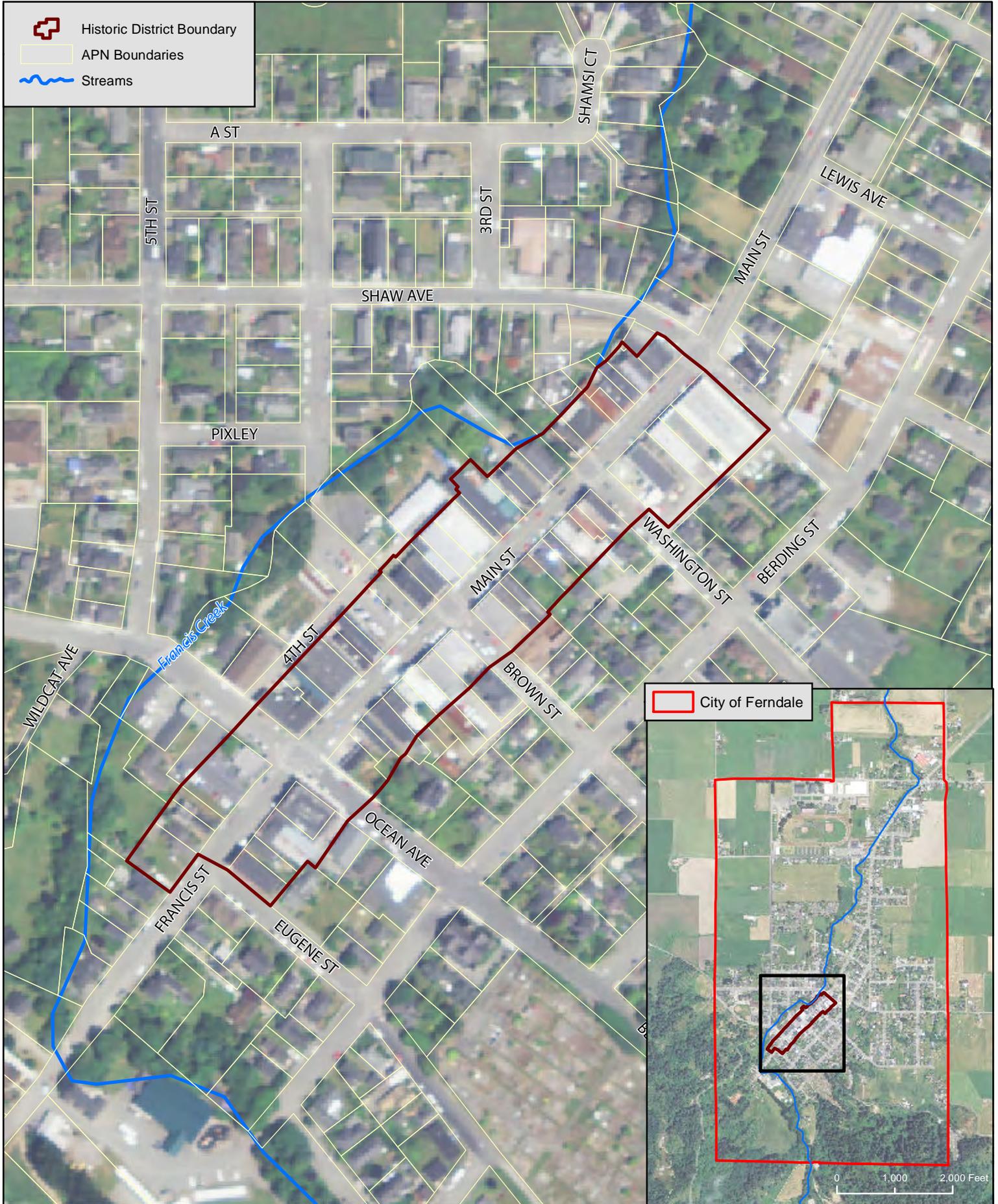
The period of significance is 1872-1936 beginning with the construction of the earliest extant building, the 1877 Alford's Drug Store (Poppa Joe's). The Main Street Historic District includes 39 contributing buildings that best represent a particular architectural style or are the works of local architect T.J. Frost. 13 buildings are considered non-contributing. Since the Historic District was established in 1994, some of these non-contributing structures may now qualify as contributing (current Red Front Store, Lentz's Department Store among others) because they are older than 50 years.

Historic districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural, or architectural background. (See Figure 1 for current boundaries.) Individual resources within an historic district may lack individual significance, but be considered a contributor to the significance of the historic district. In terms of this assessment, significant resources that are components of the district are referred to as "contributing." "Non-contributing" sites, although located in a district, do not possess integrity within the period of significance.

Currently, there are numerous historically significant structures (residential dwellings, barns, and other agricultural outbuildings) scattered throughout the City limits which are outside of the historic district and the Design Control Combining Zone (D-zone), but of historical interest nonetheless.

Ferndale Main Street Historic District

-  Historic District Boundary
-  APN Boundaries
-  Streams



Map Compiled 30 August 2010
Source: Imagery - 2009 USDA NAIP Imagery
City Limits - Planwest Partners Inc.
Historic District - Planwest Partners Inc.
Streams - CA FRAP (frap.cdf.ca.gov)

0 200 400 Feet



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Table 1. Ferndale Main Street Historic District Contributing Buildings*

<i>Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Year Listed</i>
Alford House	207 Francis St	1884	Victorian-Second Empire	1994
Masonic Temple	212 Francis St	1891	Victorian - Eastlake-Stick	1994
Enterprise Office	219 Francis St	1881	Victorian - Commercial False Front	1994
Faulkner House	230 Francis St	1899	Bungalow	1994
Russ Bank Building	290 Francis St and 400 Ocean Ave	1891	Victorian - Eastlake-Stick	1994
Robert's Hotel/Ferndale Hotel	315 Main St.	1875	Victorian	1994
Taylor Building	325-327 Main St	1898	Victorian	1994
Enterprise Building	334 Main St	1923	Modernistic	1994
Post Office/ Drug Store Building	337 Main St	1889	Victorian - Commercial False Front	1994
M.H. Donnelly Building	341-353 Main St	1902	Victorian - Commercial False Front	1994
Loewenthal's Ferndale Reliable Store	344 Main St	1900	Victorian - Commercial False Front	1994
Brown's Office Building	350 Main St	1902	Victorian - Commercial False Front	1994
Rose Mullady's Millinery & Art Needle Store	358 Main St	1928	Victorian - Commercial False Front	1994
D.A. Bransetter Building	361 Main St	1902	Victorian - Commercial False Front	1994
Rings Pharmacy	362 Main St	1896	Victorian - Eastlake-Stick	1994
Russ & Sons Meet Market	376 Main St	1900	Victorian - Eastlake-Stick	1994
Town Clock	385 Main St	1923	n/a	1994
P.F. Hart Building	393 Main St	1896	Victorian - Eastlake-Stick	1994
Ferndale Bank	394 Main St	1911	Neoclassical	1994
New Hart Building	399-405 Main St	1924	Mission	1994
Alford's Drug/Michel Drug Store	409 Main St	1877	Italianate	1994
Mullady Building	424 Main St	1894	Victorian - Commercial False Front	1994

<i>Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Year Listed</i>
Masonic-Odd Fellows Hall	425-431 Main St	1875	Victorian - Commercial False Front	1994
Meng Building	430-436 Main St	1891	Victorian - Commercial False Front	1994
Hart Theatre	441-451 Main St	1920	Modernistic	1994
Gill House/Blackburn Building	444 Main St	1876	Commercial False Front	1994
Grangreen-Ward-Gill House	452 Main St	1870	Residence joined to storefront	1994
G.W. Williams Building	455 Main St	1888	Commercial False Front	1994
Eel River & Southern Telephone Co. Building	460 Main St	1924	Commercial False Front	1994
Dahlquist Plumbing & Electrical Shop	468 Main St	1936	Modernistic	1994
New York Cash Store/Red Star Clothing Store	475 Main St	1898	Victorian - Eastlake-Stick	1994
Gill Building/Hiller Building	476 Main St	1891	Commercial False Front	1994
Paine Building	484 Main St	1901	Victorian	1994
Old Red Front Store	505 Main St	1900	Italianate	1994
Kemp Building	513-525 Main St	1930	Mission	1994
Petersen's Service Station	524 Main St	1930	Modernistic	1994
R.H. Edwards Building	535 Main St	1901	Commercial False Front	1994
Hiram Hatch Building	543 Main St	1901	Commercial False Front	1994
Charles A. Doe Building	561-563 Main St	1901	Neoclassical	1994
S&E Garage and Ford Dealership	580 Main St	1927	Commercial False Front	1994

*According to Survey conducted for 1994 Main Street Historic District Designation

Other Listed Historic Landmarks in Ferndale**

Shaw House	703 Main St	1854	Gothic	1984
Berding House (Gum Drop Tree House)	455 Ocean Ave	1875	Gothic	1983
Catholic Church of the Assumption Rectory	563 Ocean Ave	1896	Queen Anne	1982
Ferndale Public Library	807 Main St	1909	Neoclassical	1990
Alford-Nielson House	1299 Main St	1874	Victorian - Second Empire	1986

** National Register of Historic Places

Design Review

The City adopted provisions by ordinance to preserve the City's historic resources including defining a Design Control Combining Zone (D-zone) and creating a design review process. The D-zone is intended to be applied where the appearance and design of buildings and structures form a substantial contribution to the desirability of the area and to protect significant examples of early-California architecture and the overall Victorian appearance of the area by regulating the design of buildings and structures (Ferndale Zoning Ordinance Section 6.05). Design Review is required for external alterations to structures located in the City's Design Control Zone (Figure 2).

Design Review Use Permit applications are reviewed by the City's Design Review Committee members, which is made up of two Planning Commissioners and three community members appointed by the City Council.

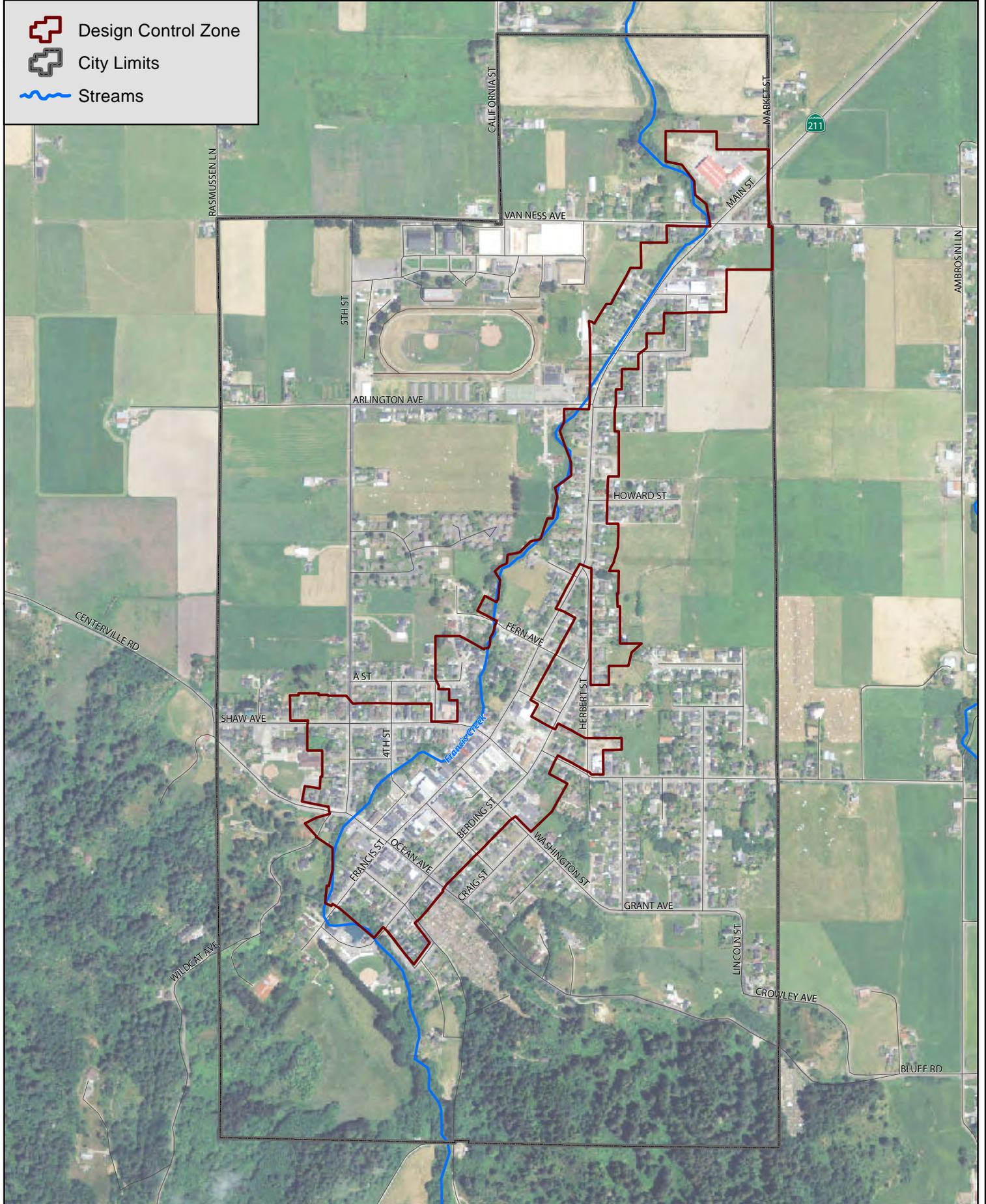
The Design Review procedures are established to:

- Ensure that new structures and/or modification, alteration, enlargement of existing structures occur in a manner consistent with Ferndale General Plan policies.
- Preserve the natural beauty of the town's site and setting.
- Ensure that the architectural design of structures and their materials and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
- Ensure that the design and location of signs and their material and colors are visually harmonious with surrounding development.
- Allow the City to make appropriate determination of environmental effects.

Design Review is currently guided by codes, ordinances, and procedures and could be improved with the preparation of a historic preservation design manual. A historic preservation design manual can include an illustrated guide of preservation codes and ordinances which can be an effective tool in the design process and can assist owners of historic properties in retaining the historic integrity of their properties. The format and instructions should be understandable to property owners, rather than contractors, developers or engineers. The manual could use local examples to help explain and resolve issues related to historic preservation. It could explain the benefits of historic designation and use photos and examples to explain in simple terms the Secretary of the Interior's Standards.

Ferndale Design Control Zone

-  Design Control Zone
-  City Limits
-  Streams



Map Compiled 6 April 2011
Source: Imagery - 2009 USDA NAIP Imagery
City Limits - Planwest Partners Inc.
Design Control Zone - Planwest Partners
Streams - CA FRAP (rap.cdf.ca.gov)

0 500 1,000 Feet



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4.0 GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

This section contains a resources preservation program for ongoing preservation, maintenance, and rehabilitation of historical and cultural resources in Ferndale. The goals, policies and strategies guide specific activities related to historic preservation and are intended to encourage voluntary community participation and education. City staff, Planning Commission, and Design Review Committee as applicable, are responsible for implementing the goals, policies, and strategies at the direction of the City Council.

Goals are end results toward which effort is directed. They are expressed in general terms and are timeless. In the context of this document goals are general statements of values or aspirations held by the community in relation to each issue area. They are the timeless ends toward which the community will address its efforts.

Policies are direction statements that guide future decisions with specific actions intended to realize a goal. In the context of this document policies are more precise expressions of the community's position on particular issues, or how particular goals will be interpreted or implemented. Policies may include guidelines, standards, objectives, maps, diagrams, or a combination of these components.

Implementation **Strategies** present specific actions and practices that the city will undertake to address policy issues and move closer to the community's goals. These might include ongoing programs sponsored by the city (e.g., a façade renovation program), discrete time-specific actions (e.g., adopt an ordinance), or further planning action (e.g., develop a specific plan).

GOAL 1

Preserve Ferndale's distinctive and valued historic district, structures, and sites representing various periods of the City's history.

Policy 1.1 - Use state recommended and federally established guidelines for designation of potential historic and cultural resources.

Policy 1.2 - Maintain a database of identified historic and cultural resources.

Policy 1.3 - Develop a program to identify and document historic buildings, structures, and sites. There shall be a clear process for both adding and removing identified resources.

Policy 1.4 - Encourage the use of the Secretary of Interior Standards and the State Historic Building Code as guidelines for the preservation and rehabilitation of historic properties.

Policy 1.5 - Encourage the City to apply for designation as a Certified Local Government.

Implementation Strategies

Strategy 1.a - Maintain the City's existing archival databases of identified historic and cultural resources and update periodically.

Strategy 1.b - Provide links on the City's website to historic preservation related websites including but not limited to the California State Office of Historic Preservation (<http://ohp.parks.ca.gov/>), the National Register of Historic Places (<http://www.cr.nps.gov/nr/index.htm>) and the California Preservation Foundation (<http://www.californiapreservation.org/>).

Strategy 1.c - Provide links on the City's website to the State Historic Building Code (http://www.chris.ca.gov/?page_id=21410) and Secretary of Interior's Standards (http://www.nps.gov/history/local-law/arch_stnds_8_2.htm).

Strategy 1.d - Conduct an annual Planning Commission and City Council study session to review the Element strategies and progress.

Strategy 1.e - Review "non-contributing" buildings within the Historic District to determine their possible status as "contributing" buildings.

GOAL 2

Highlight the City's historic resources for promoting heritage tourism as a means of economic development.

Policy 2.1 - Encourage the Ferndale Chamber of Commerce, Ferndale Museum, and other similar organizations to prepare informational materials related to Ferndale's most significant historical resources.

Policy 2.2 - Recognize Ferndale's historic and cultural resources as an asset and encourage programs that preserve, protect and promote these resources.

Policy 2.3 - Encourage the Ferndale Chamber of Commerce, Ferndale Museum, and other similar organizations to conduct events with heritage themes to attract tourists/ visitors to Ferndale.

Implementation Strategies

Strategy 2.a - The Ferndale Chamber of Commerce and the Ferndale Museum could coordinate to produce a print color brochure to distribute to visitors. The brochure could be a combination of the Museum's website walking tour guide and the Ferndale Enterprise's print walking tour guide. Regularly scheduled docent-led walking tours of the downtown area could be offered and a DVD of the walking tour guide could be produced for sale.

Strategy 2.b - Coordinate with the Ferndale Enterprise to start a “Historic Property of the Month” newspaper feature. The City would request that the Enterprise publish a monthly feature for little to no cost. The City would send out a request to historic property owners within the City for a photo and unique/little known facts about their property. The City would submit one property each month to be featured in the Enterprise and on City’s website.

Strategy 2.c - The Ferndale Chamber of Commerce and the Ferndale Museum could coordinate an annual event that emphasizes Ferndale’s history and historic resources. The event could be a celebration of Ferndale’s birthday (observance) and could coincide with the City’s existing July 4th Parade and celebrations. The event could include historic home tours, historic car shows, and other similar activities.

Strategy 2.d - Promote local participation in state and national events such as *Historic Preservation Week*, an annual event held in May created in 1971 by the National Trust for Historic Preservation, to foster public awareness of the historical significance of the City’s historic resources.

Strategy 2.e - Consider establishing a vintage equipment/ furniture/ clothing rummage sale with the opportunity for people to get their items appraised. This could be conducted in coordination with Bargain Lovers Weekend.

GOAL 3

Educate the community and visitors about the value of the City’s historical resources through promotional materials.

Policy 3.1 - Provide information and educational materials related to historic preservation to the public and work with other groups to sponsor preservation related trainings and workshops.

Policy 3.2 - Support and encourage the creation and distribution of educational and interpretive materials related to historic preservation for residents and visitors.

Policy 3.3 - Support the development and production of educational and interpretive materials that promote Ferndale’s history and historic resources.

Policy 3.4 - Encourage Ferndale Elementary and High School teachers and students to incorporate historic preservation in class instruction and assignments.

Implementation Strategies

Strategy 3.a - Develop a list of speakers with knowledge about Ferndale’s History and historic resources. The list could be distributed to local schools and civic organizations with the intent of educating students and the community about

Ferndale's history. Speakers who impersonate historic figures (for example Seth Kinman) could be included on the list.

Strategy 3.b - Coordinate with the College of the Redwoods Historic Preservation and Restoration Technology Program to assist in preservation related workshops and to bring their interpretive display and other educational materials to community events.

Strategy 3.c - Become a member of the California Preservation Foundation and budget for at least one Planning Commission member to attend one conference/ workshop per year related to historic preservation.

Strategy 3.d - Obtain and/or develop informational brochures/ guides on preservation incentives, protection of historic resources, and the design review process to assist property owners.

GOAL 4

Guide new development design and context to be compatible with existing historic resources, community character and livability of Ferndale. This guidance will minimize potential for demolition of existing structures and sites through preservation practices.

Policy 4.1 - Support and encourage new construction that is compatible in scale and character with nearby cultural resources and historic districts.

Policy 4.2 - Effectively utilize the City's Design Review process when permitting projects in the Design control combining zone. This process includes clear review and appeal procedures.

Policy 4.3 - Evaluate the need for a demolition permitting process. Take into consideration potential impacts resulting from demolition of historic resources and potential added expense and regulatory delay in issuing demolition permits.

Implementation Strategies

Strategy 4.a - Develop guidelines for new construction within the Main Street Historic District.

Strategy 4.b - Review demolition history within the City and determine if a demolition permit process should be established. Set clear review standards and establish findings required for demolition approval within the Design control zone.

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Appendix A -

A Glossary of Terms as used in the California Register of Historical Resources (Title 14, Chapter 11.5, Appendix A)

A Glossary of Terms as used in the California Register of Historical Resources (Title 14, Chapter 11.5, Appendix A)

-A-

Archeological District. An area defined by a significant concentration, linkage, or continuity of sites.

Archeological Site. A bounded area of a resource containing archeological deposits or features that is defined in part by the character and location of such deposits or features.

The Archeological Resources Protection Act of 1979 (16 U.S.C. 470aa). Provides for protection of terrestrial and submerged archeological resources. Authorizes criminal prosecution for the excavation, removal, or damage of archeological resources on public or Indian lands without appropriate permit. Governs the transportation of illegally obtained materials, access to information, and the permitting process.

-B-

Boundaries. Lines delineating the geographical extent or area of an historical resource.

Building. A resource, such as a house, barn, church, factory, hotel, or similar structure, created principally to shelter or assist in carrying out any form of human activity. Also, used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.

-C-

California Historical Resources Information System (CHRIS). That collection of Site Records, Historic Resource Inventory Forms, and all information on historical resources which has been acquired and managed by the State Office of Historic Preservation since 1975. This shall include the State Historic Resources Inventory, the California Archaeological Site Inventory, properties listed in the National Register of Historic Places, California Registered Historical Landmarks, California Points of Historical Interest, and the California Register of Historical Resources.

Conservation Easement. A less than fee simple interest in real property recorded as a deed restriction which is designed to protect the historic, cultural, archeological, or ecological characteristics of a property. For purposes of the regulations in this chapter, it is interchangeable with the term "Preservation Easement."

Cultural Heritage. Pertaining to the sum total of traditions, body of knowledge, etc., inherited as possessions, characteristics, or conditions expressing a traditional way of life subject to gradual, but continuous modifications by succeeding generations.

Cultural Resource. See Historical Resource.

Culture. A linkage of people possessing shared values, beliefs, and historical associations coupling social institutions and physical materials necessary for collective survival.

-D-

Disclosure, archeological site. To make available any records that pertain to an archeological site. However, "archeological site disclosure" need not take place if the nomination of a resource to the California Register requires making known any records which relate to archeological site information when those records are maintained by either the Department of Parks and Recreation or the State Historical Resources Commission.

District. A geographic area which possesses a significant concentration, linkage, or continuity of sites, buildings, areas, structures, or objects which are united historically, culturally, or aesthetically by plan, history, or physical development. For purposes of the regulations in this chapter, this term is interchangeable with "Historic District."

DPR Form 422. Department of Parks and Recreation Archeological Resources Inventory Form Number 422.

DPR Form 523. Department of Parks and Recreation Historic Resources Inventory Form Number 523.

-E-

Evaluation. A process carried out by the State Historical Resource Commission whereby the significance and integrity of an historical resource is judged, thereby determining its eligibility for listing.

-F-

Footprint. The form or pattern made by the perimeter of a building or other resource. Often used in connection with sketch maps or boundaries. A sketch map may show the footprint of historic resources as they are found on a parcel of land.

Formally Determined Eligible for Listing. An historical resource shall be considered “formally determined eligible for listing” when the State Historical Resources Commission accepts the nomination of the historical resource and designates the property as eligible for listing in the California Register.

-G-

Geographical Area. An area of land containing historical or archeological resources that can be identified on a map and delineated by boundaries.

-H-

Historic Context. An organizing structure for interpreting history that groups information about historical resources sharing a common theme, geographical area, or chronology. The development of “historic context” is a foundation for decisions regarding the planning, identification, evaluation, registration, and treatment of historical resources based upon comparative historic significance.

Historic District. A geographic area which contains a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally. “Historic districts” are defined by precise geographic boundaries. Therefore, “historic districts” with unusual boundaries require a description of what lies immediately outside the area in order to define the edge of the district and to explain the exclusion of adjoining areas.

Historic Fabric. (1) With regard to an historic building, “historic fabric” means the particular materials, ornamentation, and architectural features which are consistent with the historic character of the building. (2) With regard to an historic district, “historic fabric” means all sites, buildings, structures, features, objects, landscaping, street elements, and related design components of the district which are consistent with the historic character of the district. (3) With regard to an archeological district, “historic fabric” means sites, standing structures or buildings, historic landscape (land disturbance such as grading or construction), features (remnants of walls), and objects (artifacts) which are consistent with the historic character of the district.

Historic Integrity. The ability of a resource to convey its historical significance.

Historic Resources Inventory Form (DPR Form 523). A document which describes the characteristics and locations of buildings, structures, objects, and districts recorded for inclusion in an Historic Resources Inventory.

Historical Landmarks. See State Historical Landmark.

Historical Resource. Any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California.

Historical Resources Inventory. A set of data, such as a list of historical resources, generated through an Historical Resources Survey.

Historical Resources Survey. The process of systematically identifying, researching, photographing, and documenting historical resources within a defined geographic area.

-I-

Identification. The process by which information is gathered regarding historical resources.

Information Center. See Regional Information Center.

-L-

Landscape, Cultural. A geographic area that (1) has been used, shaped, or modified by human activity, occupation, intervention; or (2) possesses significant value in the belief system of a culture or society.

Landscape, Designed. A geographic area that (1) has significance as a design or work of art; (2) was consciously designed and laid out by (a) a designer according to academic or professional design standards, theories, or philosophies of landscape architecture; or (b) by an amateur using a recognized style or tradition; (3) has an historical association with a significant person, trend, or event in landscape gardening or landscape architecture; or (4) has a significant relationship to the theory or practice of landscape architecture.

Landscape, Rural. A geographic area that (1) has historically been shaped or modified by human activity, occupancy, or intervention; (2) possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings or structures, roads or waterways, or natural features; or (3) provides a sense of place.

Listed. A California Register historical resource shall be considered "listed" when (1) the State Historical Resources Commission, after reviewing the nomination of the historical resource, accepts it for listing in the California Register; or (2) it has been automatically "listed" under Public Resources Code Section 5024.1 (d)(1) & (2).

Local government. A public agency with land-use control authority over a designated historical resource. Local governments may include special district, tribal, city, or county governments.

-M-

Manuscript. (1) Bodies or groups of personal papers. (2) Collections of documents acquired from various sources according to a plan. (3) Individual documents acquired by a manuscripts repository because of their special importance. (Society of American Archivists)

-N-

National Environmental Policy Act of 1969 (NEPA). (42 U.S.C. 4321-4347 (1969) (amended)). Created a process by which to analyze significant environmental impacts, including impacts to historical resources, for federally funded or licensed actions.

National Historic Preservation Act of 1966 (NHPA). (16 U.S.C. 470 (1966) (amended)). Established the National Register of Historic Places. Created a partnership between federal, state, and local agencies to extend the national historic preservation programs to properties of state and local significance.

National Register Criteria. The federally established standards for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

National Register of Historic Places, The. (16 U.S.C. 470a, 36 C.F.R. Parts 60, 63). The official inventory of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 (16 U.S.C. 461-467 (1935))

(amended)) and the National Historic Preservation Act of 1966 (16 U.S.C. 470 (1966) (amended)).

Nomination. A formal application, submitted to the State Historical Resources Commission, for listing an historical resource on the California Register of Historical Resources.

-O-

Object. Manifestations that are primarily artistic in nature, or are relatively small in scale and simply constructed. The "object" may be a fixture (real property) or movable (personal property). Although it may be movable by nature or design, an object must be associated with a specific setting or environment. The "object" should be in a setting appropriate to its significant historical use, role, or character; for example, a fountain or boundary marker.

Officer. The State Historic Preservation Officer (SHPO) is appointed by the Governor under the authority of Public Resources Code Section 5020.6. The SHPO serves as the Chief Administrative Officer of the Office of Historic Preservation and Executive Secretary of the State Historical Resources Commission. The SHPO administers state and federally mandated historic preservation programs under the authority of the National Historic Preservation Act of 1966, Section 101 (b)(3), (16 U.S.C. 470 (1966) (amended)) and Cal. Pub. Res. Code Section 5024.

Owner. Those individuals, partnerships, corporations, or public agencies holding fee simple title to a resource. The term does not include individuals, partnerships, corporations, or public agencies holding easements or less than fee simple interests, including leaseholds.

-P-

Penal Code, Section 622.5. Provides misdemeanor penalties for every person, other than the owner, who injures or destroys objects of historical or archeological interest located on public or private lands.

Point of Historical Interest. The California Point of Historical Interest Program (Cal. Pub. Res. Code Section 5021) is a state historical resources registration program, established in 1965, which provides official recognition for historical resources that are significant at a county or regional level, but do not qualify for designation as California Registered Historical Landmarks.

Preservation (treatment). The act or process of applying measures to sustain the existing form, integrity, or historic fabric of an historical building or structure, or the form or vegetative cover of an historic site. It may include stabilization work, as well as ongoing maintenance of the historic fabric.

Preservation Commission. A city or county board of appointed citizens with assigned responsibilities for surveying, designating, and protecting historical resources. May also be called an historic review board, design review board, landmarks commission, or cultural heritage commission.

Primary Number. The number used to identify and retrieve records regarding a specific site in the California Historical Resources Information System. The Primary Number describes the location of a resource in the same manner as a Site Trinomial Number.

Protection (treatment). The act or process of applying measures to affect the physical condition of an historical resource by guarding it from deterioration, loss, or attack by natural causes, or to cover or shield it from threat of danger or harm. In the case of buildings or structures, these measures are usually temporary; however, with regard to archeological resources, protective measures may be temporary or permanent.

Public Resources Code, Section 5097.5. Defines as a misdemeanor the unauthorized disturbance or removal of archeological, historical, or paleontological resources located on public lands.

-R-

Reconstruction (treatment). The act or process of reproducing through construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specified period of time.

Recordation. Section 27288.2 of the Government Code and Section 5029 of the Public Resources Code require the County Recorder to record a certified resolution of historical resources designation containing the name of the current property owner, the historical resources registration program, the designating entity, the specific historical resources designation, and a legal description of the property.

Regional Information Center. An Information Center of the California Historical Resources Information System, under contract to the Office of Historic Preservation, which receives, manages, and provides information on historical and archeological resources. "An Information Center" may also provide training or technical assistance on a fee-for-service basis.

Registration. A program by which an historic resource is documented, evaluated, and determined eligible or nominated for listing as a type of historical resource. Such programs may be local, state, or national.

Rehabilitation (treatment). The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Research Design. Reveals the logic that will be used to direct identification, documentation, investigation, analysis, or treatment of an historical resource that identifies the goals, methods and techniques, potential results, and the relationship of the potential results to other proposed activities or treatments.

Resource, Contributing. A resource which by location, design, setting materials, workmanship, feeling, and association adds to the sense of historical authenticity, historical development, or value of an historical resource.

Resource, Non Contributing. An historical resource which does not add to the sense of historical authenticity or evolution of an historic property or where the location, design, setting, materials, workmanship, history, and/or association of the historical resource have been so altered or deteriorated that the overall integrity of that resource has been irretrievably lost.

Restoration (treatment). The act or process of reproducing the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

-S-

Secretary of Interior Standards. Identified in the **Secretary of the Interior Standards and Guidelines for Historic Preservation Projects** (36 C.F.R.67), with accompanying interpretive guidelines, which are utilized by federal agencies in the preservation of historical properties that are listed, or are eligible for listing, on the National Register. They are also used by some State Historic Preservation Offices in evaluating projects proposed as historical resources in accordance with federal regulations; or by local governments, organizations, and individuals in making decisions about the identification, evaluation, registration, or treatment of historic properties. The **Secretary of the Interior's Standards for Rehabilitation** is aimed at retaining and preserving those features and materials which are important in defining the historic character of an historical resource. Technical advice about archeological and historic preservation activities and methods is also included in the **Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation**.

Site. A location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing building, structure, or object. A "site" need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at

that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.

Site Record. A document which describes the characteristics and location of a site, and which has been completed for entry in the California Archaeological Site Inventory.

Site Trinomial Number. A site registration number assigned by the Office of Historic Preservation to a specific archeological resource under which all documentation for that resource will be recorded.

Stabilization (treatment). The act or process of applying measures designed to establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property, or one which has the potential to deteriorate or to become unsafe, while maintaining the essential form as it exists at present.

State Historic Preservation Officer (SHPO). See Officer.

State Historic Resources Inventory. Compilation of all identified and evaluated historical resources maintained by the State Office of Historic Preservation. It includes all those historical resources evaluated in surveys that were conducted in accordance with criteria established by the Office (see Appendix B) and were thereafter determined eligible for, or listed in, the National Register of Historic Places or designated as California Registered Historical Landmarks, California Points of Historical Interest, or the California Register of Historical Resources.

State Historical Building Code (SHBC). The State Historical Building Code is contained in Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historical structures, districts, and sites designated under federal, state, or local authority. It provides alternatives to the Uniform Building Code in cases consistent with building regulations for the rehabilitation, preservation, restoration, or relocation of qualified historic structures designated as historic buildings.

State Historical Landmarks. The California Registered Historical Landmarks Program (Cal. Pub. Res. Code Section 5021) is a state historical resources registration program which was created in 1949 to recognize historical resources with regional and statewide significance to the history of California.

State Historical Resources Commission (SHRC). Commission appointed by the Governor under Public Resources Code Section 5020.4 and 5020.5. The SHRC has broad responsibilities for the statewide historic preservation program that include conducting a statewide inventory of historical resources, establishing criteria for evaluating historical resources, and conducting public hearings to develop and review a statewide historical resources plan.

Statement of Significance. An organizational format which groups information about related historical resources based on theme, geographic units, and chronological period. The information should describe why the resource is significant within a relevant historic context.

Structure. A construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels.

-T-

Tax Certification. A provision of federal tax law which, under certain conditions, allows money invested in capital rehabilitation to be deducted from income taxes owed. See those provisions for certified National Register structures which are included in the Economic Recovery Act of 1981 (Internal Revenue Code Sections 48, 168, 170, and 280B).

Traditional Cultural Properties. A geographic area or historical resource that embodies important cultural values. It may contain landscape characteristics that are the tangible evidence of the activities and habits of the people who occupied, developed, and shaped the land to serve their needs, or it may include several categories of properties. It may also contain, or consist primarily of, natural features which are important in a religious or belief system.

-U-

UTM Coordinates. A set of metric coordinates (easting and northing) that indicate a unique location according to the **Universal Transverse Mercator** grid appearing on maps of the United States Geological Survey.

Appendix B -

Online Resources for Historic Preservation in California (California OHP Technical Assistance Series #11)

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California Office of Historic Preservation Technical Assistance Series #11

Online Resources for Historic Preservation In California

State Agencies

California Environmental Quality Act (CEQA) Web **www.ceres.ca.gov/ceqa/**

The CEQA Web is a cooperative effort among the Resources Agency, its CERES and LUPIN programs (see below) and the Governor's Office of Planning and Research (see below). The site provides valuable information for planners, consultants, attorneys, and citizens with an interest in CEQA. Its offerings include CEQA Statute and Guidelines, an interactive process flow chart, a case law search, a directory of CEQA judges, answers to frequently asked questions, and more.

California Environmental Resources Evaluation System (CERES) **www.ceres.ca.gov**

CERES is an information system developed by the California Resources Agency to facilitate access to a variety of electronic data describing California's rich and diverse environments. The goal of CERES is to improve environmental analysis and planning by integrating natural and cultural resource information from multiple contributors and by making it available and useful to a wide variety of users. This site contains a wealth of environmental data, searchable by organization, geographical area, theme, and data type. It also contains information about environmental law and education.

California Historical Resources Information System (CHRIS) **www.ohp.parks.ca.gov/chris/index.htm**

CHRIS is a statewide system for managing information on the full range of historical resources identified in California. CHRIS is a cooperative partnership between the citizens of California, historic preservation professionals, eleven Information Centers, the CHRIS Hub, and various agencies. Information Centers provide archeological and historical resources information to local governments and individuals with environmental review responsibilities. This site contains a listing of the Information Centers and contact information for each as well as CHRIS publications, including the Information Center Procedural Manual.

California Land Use Planning Information Network (LUPIN) **www.ceres.ca.gov/planning/**

LUPIN, a program of the California Resources Agency, is an information service that supports and addresses land use and planning issues via the Internet. The site contains a listing of planning, zoning, and development laws, links to city and county zoning ordinances, and information on topics such as demographics.

California Main Street
commerce.ca.gov/business/community/mainstreet/

In 1985, California joined a growing national movement to improve the quality of life in America's towns, cities and neighborhoods by restoring the economic health of Main Streets--historic, traditionally designed central business districts. Since its birth, California Main Street, a program of the California Trade and Commerce Agency, has provided superior state-level leadership on revitalization techniques using the *Main Street Approach* to revitalization. This site has a information on becoming a Main Street community, training opportunities, and other resources.

California Office of Historic Preservation (OHP)
www.ohp.parks.ca.gov

The OHP is the governmental agency primarily responsible for the statewide administration of the historic preservation program in California. The OHP website contains useful information about OHP programs, such as survey and inventory, local government, registration programs, environmental review and compliance, incentives, and grants and funding sources. It also provides information about the State Historical Resources Commission and the California Historical Resources Information System (see above).

Division of the State Architect (DSA)/State Historical Building Safety Board (SHBSB)
www.dsa.ca.gov

The DSA acts as California's policy leader for building design and construction and provides design and construction oversight for K-12 schools and community colleges. DSA also develops and maintains the accessibility standards and codes utilized in public and private buildings throughout California. DSA incorporates the offices of the independent SHBSB, caretaker of California's State Historical Building Code (SHBC). The DSA site contains inspector information, project tracking lists, code change updates, and more. The SHBC portion of the site also has reports on various aspects of the code, such as fire protection, public safety, additions and expansions, and seismic repair and upgrading.

Governor's Office of Planning & Research (OPR)/California State Clearinghouse (SCH)
www.opr.ca.gov/

The OPR provides research staff to the Governor, conducts comprehensive statewide planning, facilitates interagency coordination, provides local agency planning assistance, and manages state environmental review processes. The SCH has three primary functions: coordination of state agency review of environmental documents; coordination of state and local review of federal grant applications; and technical assistance on land use planning and CEQA matters. This site contains the SCH's CEQAnet database, information on SCH's role in federal grant review processes, and information on other OPR programs, such as the Innovation in Government and Americorps programs.

Federal Agencies

Advisory Council on Historic Preservation (ACHP)/Section 106 Review
www.achp.gov/

The ACHP is an independent Federal agency that provides a forum for influencing Federal activities, programs, and policies as they affect historic resources. The goal of the National Historic Preservation Act, which established the ACHP in 1966, is to have Federal agencies act as responsible stewards of our Nation's resources when their actions affect historic properties. The ACHP is the only entity with the legal responsibility to balance historic preservation concerns with Federal project requirements. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies to take into account the effects of their undertakings on historic properties and afford the ACHP a reasonable opportunity to comment. The historic preservation review process mandated by Section 106 is outlined in regulations issued by the ACHP. This site has news important to the ACHP and its constituents, information on the Section 106 process, training and education sources, a listing of publications, including Section 106 case law, and a listing of federal, state, and tribal program contacts.

Heritage Preservation Services
www2.cr.nps.gov/

Heritage Preservation Services, National Park Service, helps our nation's citizens and communities identify, evaluate, protect, and preserve historic properties for future generations of Americans. Located in Washington, D.C. within the National Center for Cultural Resources, the Division provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission. Its diverse partners include State Historic Preservation Offices, local governments, tribes, federal agencies, colleges, and non-profit organizations. This site is a wealth of information, including all you need to know about the Secretary's Standards, the rehabilitation tax credit program, the Certified Local Government program, and more (be sure to visit the HPS Classroom section). It also has many useful publications, including the Preservation Briefs series.

Historic American Building Survey/Historic American Engineering Record (HABS/HAER)
www.cr.nps.gov/habshaer/

HABS/HAER is an integral component of the federal government's commitment to historic preservation. The program documents important architectural, engineering, and industrial sites throughout the United States and its territories. A complete set of HABS/HAER documentation, consisting of measured drawings, large-format photographs, and written history, plays a key role in accomplishing the mission of creating an archive of American architecture and engineering and in better understanding what historic resources tell us about America's diverse ethnic and cultural heritage. To ensure that such evidence is not lost to future generations, the HABS/HAER Collections are archived at the Library of Congress, where they are made available to the public. This site has information on highlighted projects, drawings and photographs, different levels of documentation, and more, as well as a collections list for previously documented buildings and structures.

National Environmental Policy Act (NEPA)
ceq.eh.doe.gov/nepa/nepanet.htm

NEPA is the nation's broadest environmental law, put in place in 1970. It establishes

environmental policy for the nation, provides an interdisciplinary framework for federal agencies to prevent environmental damage, and contains “action-forcing” procedures to ensure that federal agency decision-makers consider the effects their decisions will have on the environment. This site contains NEPA procedures, statute, and related executive orders, as well as information on the Council for Environmental Quality (CEQ), points of contact, and links to federal agency sites.

National Park Service (NPS)/Cultural Resources
www.cr.nps.gov/

The NPS preserves unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations. The NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world. The NPS site has a Tools for Learning section, a History in the Parks section, information on grants and assistance, and a host of other information sources.

National Register of Historic Places (NRHP)
www.cr.nps.gov/nr/

The NRHP is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The NRHP is administered by the National Park Service, which is part of the U.S. Department of the Interior. This site contains the NRHP listing of designated properties (National Register Information Service), travel itineraries, theme studies and information on the National Historic Landmark program, and the invaluable National Register bulletins, as well as other publications.

Advocacy and Professional Organizations

American Planning Association (APA)
www.planning.org/

The APA and its professional institute, the American Institute of Certified Planners (AICP), are organized to advance the art and science of planning and to foster the activity of planning -- physical, economic, and social -- at the local, regional, state, and national levels. The objective of the APA is to encourage planning that will contribute to public well-being by developing communities and environments that meet the needs of people and society more effectively. This site provides information on the AICP exam, federal planning legislation, educational opportunities, and much more.

California Chapter American Planning Association (CCAPA)
www.calapa.org/

The CCAPA links planners statewide and nationwide through the American Planning Association. Through this linkage, members obtain the latest information about planning, unite to influence legislative issues, and further professional expertise through conferences, meetings and workshops. The site has updates on the CCAPA annual conference, information on taking the American Institute of Certified Planners examination, planning legislation news, and a section for local news.

California Council for the Promotion of History (CCPH)

www.csus.edu/org/ccph/

CCPH is a statewide nonprofit organization founded in 1977. CCPH members represent almost every area of historical activity in California including historians working for public agencies, historians working in the private sector, academic historians, archivists, museum professionals, preservation specialists, teachers and students. The role of CCPH is to foster, facilitate, and coordinate efforts that advance the preservation, interpretation, and management of California's historical resources and to enhance the application of history skills in the public and private sectors. The site contains information about CCPH programs, including its annual conference, the Register of Professional Historians, a mini-grants program, awards, and more.

California Preservation Foundation (CPF)

www.californiapreservation.org

CPF is a statewide, non-profit organization dedicated to the preservation and enhancement of California's historic resources. CPF emerged in response to the need for a statewide organization that could focus on issues common to all and provide the cohesive and vital link between state, regional, and local preservation interests. CPF is a statewide network of its members: individuals, businesses, organizations, and local governments long committed to historic preservation. Through this network CPF serves as a clearinghouse for preservation ideas, technical information, and advice, available to all. The site contains information about CPF's programs, such as their annual conference and awards, and publications, whose topics range from building code issues, to disaster management, to award-winning design solutions.

National Alliance of Preservation Commissions (NAPC)

www.arches.uga.edu/~napc/index.htm

The NAPC builds strong local preservation programs through education, training, and advocacy. The NAPC is a private, non-profit 501(c)(3) corporation, governed by a Board of Directors whose members must have direct associations with preservation commissions. This site contains answers to frequently asked questions, information on the NAPC's educational programs, and updates on their bi-annual forum.

National Council of State Historic Preservation Officers (NCSHPO)

www.sso.org/ncshpo/

The NCSHPO is the professional association of the State government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act (16 USC 470). The NCSHPO acts as a communications vehicle among the State Historic Preservation Officers and their staffs and represents the SHPOs with federal agencies and national preservation organizations. The National Historic Preservation Act names the NCSHPO as the point of contact for the State Historic Preservation Officers. The site has updates on the Historic Preservation Fund, which funds the programs mandated by the National Historic Preservation Act, a database of state preservation legislation, and a listing of State Historic Preservation Officers.

National Preservation Institute (NPI)

www.npi.org/

The NPI is a nonprofit organization offering specialized information, continuing education, and professional training for the management, development, and

preservation of historic, cultural, and environmental resources. Visit this site for an NPI seminars list, a helpful materials listing, and information on NEPA (see above).

National Trust for Historic Preservation (NTHP)

www.nthp.org

The NTHP provides leadership, education, and advocacy to save America's diverse historic places and revitalize our communities. The NTHP site has a wealth of information about the organization's programs, including the well-known 11 Most Endangered Places listing and the National Main Street Center, and publications, from books to reports to pamphlets.

Society for California Archaeology (SCA)

www.scanet.org/

SCA is a nonprofit scientific and educational organization dedicated to research, understanding, interpretation, and conservation of California's heritage. Membership is open to everyone with an interest in California archaeology. This site contains valuable research links, legislative updates, educational opportunities, and information on SCA programs, including California Archaeology Month.

**Appendix C -
Incentives for Historic Preservation in California
(California OHP Technical Assistance Series #15)**

NOTE: Preface and Table of Contents included here; the entire document is available for reference at Ferndale City Hall, 834 Main Street, Ferndale CA 95536 and on the City's website <http://ci.ferndale.ca.us/index.html>)

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INCENTIVES FOR HISTORIC PRESERVATION IN CALIFORNIA

**CALIFORNIA OFFICE OF HISTORIC PRESERVATION
TECHNICAL ASSISTANCE SERIES #15**

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, under the National Historic Preservation Act of 1966, as amended, and administered by the California Office of Historic Preservation. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior strictly prohibits unlawful discrimination on the basis of race, color, national origin, age, or handicap in its federally- assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to Office for Equal Opportunity, U.S. Department of the Interior, National Park Service, Box 37127, Washington DC 20013-7127.

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Preface

The programs listed in this document will assist anyone interested in the field of historic preservation to locate funding and incentives available to qualified historic properties. Some of the programs are incentive based while others rely on a designated funding source, or on a commitment from an overseeing jurisdiction. Certain program funding may be based on annual budgets at the federal, state, or local levels, while others are ongoing programs involving credits or abatements. Programs may also be regulatory or code driven.

This document includes the Worldwide Web addresses for each listed program. Readers are advised to visit the web sites for contact information including address, phone and fax numbers, in-depth background, and for up-to-date information on the listed incentives and programs.

OHP wishes to thank the following individuals for contributing to the compilation of this document. Staff members Jeanette Schulz, Bob Mackensen, Cheri Stanton, and Tim Brandt served as coordinators for formulation and content. Marie Nelson formatted the document for posting on the OHP web page. Additional OHP reviewers included Stephen Mikesell, Hans Kreutzberg, Eugene Itogawa, and Lucinda Woodward. Outside reviewers included Laura Westrup from the California State Parks Planning Division, Gail Ostergren from the Getty Conservation Institute, and Christine Fedukowski from the National Trust for Historic Preservation.

NOTE: Information provided is for general information only, and does not constitute legal advice or opinion in any way. As these laws and regulations change over time and may leave room for interpretation, you are urged to consult your attorney regarding specific legal questions you may have. Every effort has been made to provide up-to-date and correct information. If errors in text and/or content are found, please alert the Office of Historic Preservation (OHP) as soon as possible.

For more information or additional copies contact:

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