

HISTORIC PRESERVATION ELEMENT



"Preservation engages the past in a conversation with the present over a mutual concern for the future." — William J. Murtagh

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INTRODUCTION

The Historic Overview of the General Plan is a tribute to the Town's rich and diverse history, including the original habitation by the Ohlone/Costanoan people, the arrival of Spanish explorers in 1769, Anglo-American settlement and the logging industry in the 1830's, early commercial and social development in the 1850's, early country estates and equestrian activities at the turn of the twentieth century, subdivisions and growth of the Town Center starting in the 1880's, and Town incorporation in 1956. It serves as a source of information regarding Woodside's development, resources, and character-defining features. It is also a guide for the identification, recognition, and retention of the Town's historic and cultural resources. Preservation of the historic environment is dependent upon the continued stewardship by its citizens. By understanding its history, the Town of Woodside can preserve its unique sense of place and quality of life.

Preservation celebrates the historic and cultural resources that define the community, and ensures historic Woodside will survive to enrich lives for generations to come. The Historic Preservation Element of the General Plan articulates Woodside's goal and policies on historic preservation.

CHANGES SINCE 1988

The 1988 General Plan addressed Historic Preservation in the Open Space Element and included a list of fifteen historic structures and sites, as well as two actions for the preservation of these historic resources. Additionally, the 1988 General Plan, Land Use, Community Design, and Aesthetics Element, included Policy 25: "Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them." In 2010, Woodside Municipal Code regulatory reference to historic preservation was limited to Section 153.301(A)(6), which allows for a maximum size restriction exception to enable the relocation of a building within Woodside which is eligible for the California Register of Historical Resources when the purpose of the relocation is renovation consistent with the Secretary of Interior Standards. In the absence of specific implementing ordinances for historic

preservation, the Town currently relies on State laws, such as the California Environmental Quality Act, using a 50 year benchmark as the initial trigger for environmental review.

On March 10, 2009, the Town of Woodside amended the 1988 General Plan by adopting a Historic Preservation Element. This Element included three sections: Introduction, Goals, and Implementing Policies and Programs. The Introduction included a "Historic Overview" of the Town. Additionally, the list of historic sites and structures was increased from fifteen to twenty-two. The 2009 Element expanded the discussion of historic preservation and its importance to the Town, and included five preservation goals, and five implementing policies and programs.

This updated Historic Preservation Element includes a discussion of the State Historical Building Code and expands the specificity of the previous goals, implementing policies and programs; now called goals, policies and strategies. The "Historic Overview" from the 2009 Element is now included in the Introduction to set the stage for the 2012 General Plan.

DEFINITIONS

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

CEQA is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, to determine if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. Historical resources are recognized as part of the environment under CEQA (PRC §21002(b), 21083.2, and 21084.1).

CALIFORNIA HISTORICAL LANDMARKS

California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the following criteria:

- The first, last, only, or most significant of its type in the State or within a large geographic region (Northern, Central, or Southern California).

- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The resource must also be approved for designation by the County Board of Supervisors or the City/Town Council in whose jurisdiction it is located; be recommended by the State Historical Resources Commission; and be officially designated by the Director of California State Parks.

MILLS ACT

State legislation enacted in 1972 (and amended in 1984) grants local governments the authority to reduce property taxes on eligible historic properties if the owner agrees to maintain and preserve the property. In effect, the Mills Act serves as an economic incentive to owners to preserve their historic properties for the benefit of the entire community.

NATIONAL REGISTER OF HISTORICAL PLACES (ALSO "NATIONAL REGISTER")

The official inventory of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470-470t, 36 C.F.R. Sections 60, 63).

SECRETARY OF INTERIOR STANDARDS

The Secretary of the Interior's Standards are standards intended to promote responsible preservation practices, and include a hierarchical order of four treatment approaches including preservation, rehabilitation, restoration, and reconstruction (ordered first to fourth respectively). Publications of these Standards include: The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, issued by the U.S. Department of the Interior, National Park Service (36

C.F.R. Part 67); the publications of the National Park Service, Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings (1992, N.P.S.); The Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995, N.P.S.), and any subsequent publication on the Secretary's Standards by the N.P.S.

STATE HISTORICAL BUILDING CODE

The State Historical Building Code (Part 8 of Title 24 of the California Code of Regulations) provides regulations and standards for the rehabilitation, preservation, restoration, or relocation (as applicable) of historical buildings, structures, and properties deemed of importance to the history, architecture, or culture of an area by an appropriate local or State governmental jurisdiction. Subject to adherence to certain thresholds for public health and safety, the Code can allow for lesser standards in favor of maintaining the integrity of historic structures.

HISTORIC RESOURCES

Historic resources are man-made or natural physical features which are of value because they reflect the history of the Town and represent an architectural, cultural, archaeological, community, or aesthetic value and possess one or more of the following attributes:

- Yield or be likely to yield information that is important in pre-history or history;
- Are associated with events that have made a significant contribution to the patterns of life in the Town;
- Are associated with lives and cultures significant with the Town's past;
- Embody the distinctive characteristics of the time, period or method of construction, especially if it is one of the last remaining such structures, represents the work of a master, and/or possesses high artistic value; or,

- Possess integrity of location, design, setting, materials, workmanship, and feeling of its original nature.

Table HP1: Resources of Historic and Cultural Significance

Map Label	Resource Name	Location	National Register of Historic Places	California Historical Landmark
1	Independence Hall	In Town Center, on Woodside Road	X	
2	Woodside Store (Tripp Store)	Tripp Road at Kings Mountain Road	X	X
3	Folger Estate Stable Historic District	Wunderlich Park, Woodside Road	X	
4	Green Gables (Fleishhacker Estate)	Albion Avenue	X	
5	Site of the Town of Searsville	At Searsville Lake; historic marker at Sand Hill Road & Portola Road Intersection		X
6	Charles Brown Adobe	East of Woodside, near La Honda Road		
7	Tripp Winery & Home	In vicinity of Tripp Road and Kings Mountain Road		
8	Jenkins House	Woodside Road and Albion Avenue		
9	MacArthur/Velliquette House	Woodside Road, west of Woodside School		
10	Woodside Community Museum	In Town Center, behind commercial building		
11	Original School House	South of Woodside Road near Albion Road, on Woodside School grounds		
12	Woodside Church Chapel	North of Woodside Road; across from school		
13	Albert Shine House	East of Cañada Road, south of Laning Drive		
14	Little Store	North of Woodside Road near Miramontes		
15	Octagon Barn, Why Worry Farm	South of Woodside Road, east of Tripp Road		
16	Spreckels Barn	Runnymede Road		
17	Portola Expedition Site	In vicinity of the junction of Woodside Road & Portola Road		
18	Copinger Adobe Site	In vicinity of Woodside Road at its crossing of West Union Creek, at Kings Mountain Road		
19	Site of the settlement of West Union	East of Cañada Road South of Edgewood Road		
20	Site of San Mateo County's First Sawmill	On Alambique Creek, East of Portola Road, near junction of La Honda Road		
21	Portola Vineyard	Near junction of Portola Road with Old La Honda Road		
22	Early Concrete Bridges	One on Mountain Home Road, about 1/8 mile south of Woodside Road, one on Portola Road at crossing of Alambique Creek, and one at the bottom of Old La Honda Road.		

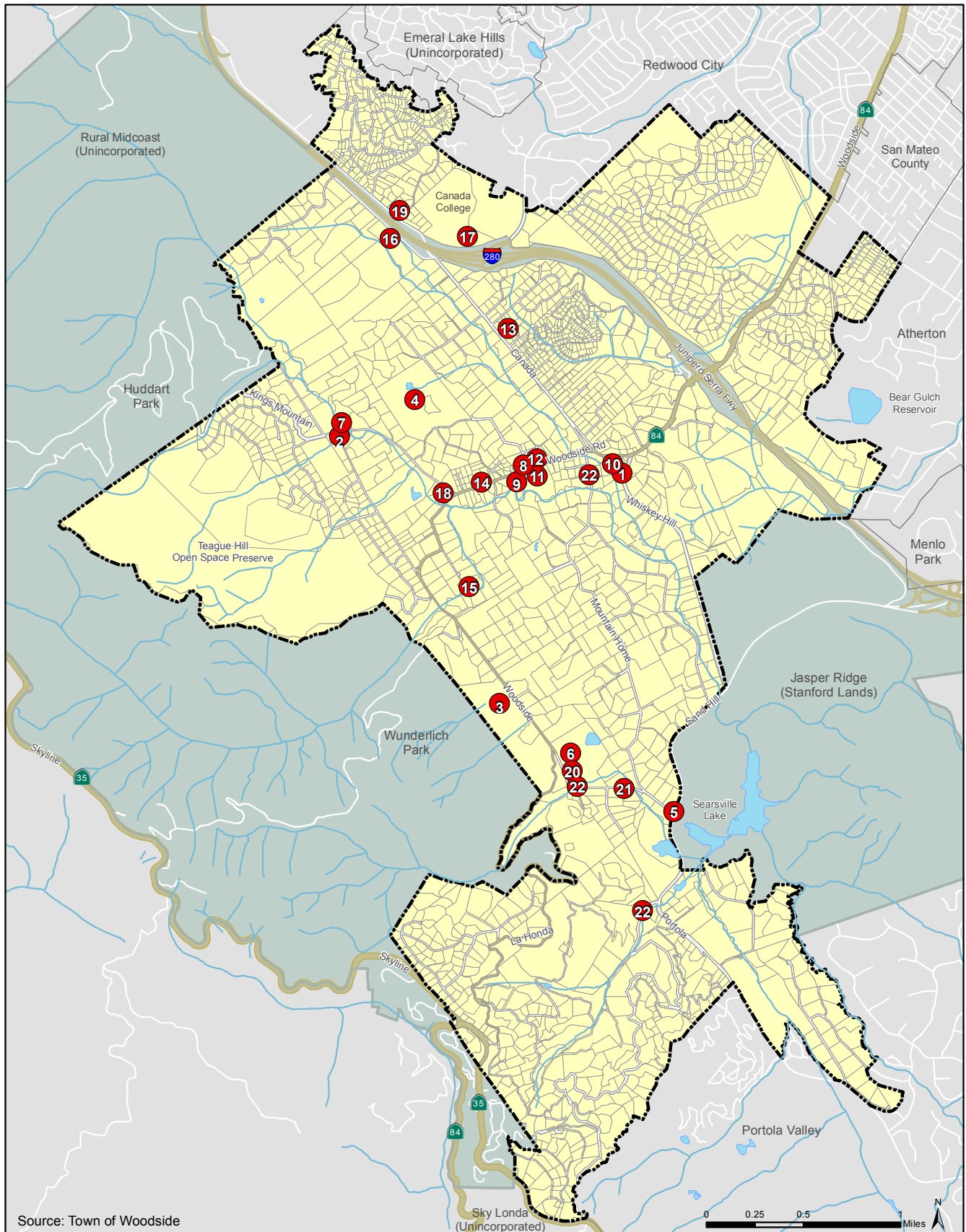
Source: Town of Woodside

These attributes are adapted from State of California Office of Historic Preservation Listing Criteria for the California Register.

The Town of Woodside officially recognizes twenty-two resources of historic and cultural significance:

While the Town officially recognizes the above listed resources, other resources in Town may qualify for either national, State, or local listing. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to definitions contained within the Public Resource Code does not preclude the Town from determining whether the resource may be a historical resource. Assessment of historic significance, and potential impacts, are made on a case-by-case basis in the Town.

Map HP1: Historic Resources



Source: Town of Woodside

In future designation of historic resources, the following will be considered for listing: historic structures and sites, neighborhoods, districts, landscapes, Pioneer dwellings, crossroad settlements, estates, stables and corrals, vineyards, barns and water tankhouses, early subdivisions, summer cottages, stone walls, fences, gates, and bridges.

ADAPTIVE REUSE

Adaptive reuse of a historic structure is adapting a historic structure for a new use(s) while retaining the historic features. In addition to preserving the historic resource, adaptive reuse retains the structure's "embodied energy" (the structure's original materials and labor), thus promoting sustainability as well.

In Woodside, there are numerous examples of the adaptive reuse of historic structures. The historic Pioneer Hotel building on Woodside Road is used as an office, a bank, and a saloon; the original fire station on Woodside Road as a restaurant; and the 1850's Woodside Store on Tripp Road as an interpretative museum operated for the Department of Parks by the San Mateo County Historical Association.

STATE AND FEDERAL REGULATIONS

Projects which have the potential to effect or impact Woodside's significant cultural and historic resources are subject to regulations of the State of California and, in some cases, to regulations of the federal government.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A project that may cause a substantial adverse change in the significance of a historic resource is subject to provisions of the California Environmental Quality Act (CEQA). A substantial adverse change in the significance of a historic resource means the physical demolition, destruction, or alteration of the resource or its setting.

As defined in California's Public Resources Code, a historic resource is either listed, or determined to be eligible for

listing, in the California Register of Historical Resources. In order to determine the significance of a historic resource, CEQA relies upon the criteria set forth by the State of California Office of Historic Preservation. In general, a resource may be considered a potential historic resource once it is 50 years old.

SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966

A project, activity or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, and that has the potential to cause an effect on a historic resource, is subject to provisions of Section 106 of the National Historic Preservation Act of 1966. Within the purview of Section 106, projects, activities or programs, referred to in the 1966 Act as "undertakings", include:

- a. Those carried out by or on behalf of the federal agency;
- b. Those carried out with federal financial assistance;
- c. Those requiring a federal permit, license, or approval; and,
- d. Those subject to State or local regulation administered pursuant to a delegation or approval by a federal agency.

In practice, an "undertaking" essentially is anything a federal agency undertakes to do itself, has done for it, assists someone else in doing, permits anyone else to do, or delegates to or oversees a State or local regulatory body in doing.

Woodside's cultural landscape and its character-defining features potentially are subject to effects caused by projects that involve federal funding and/or license. Power transmission lines, highway construction, and creek restoration are but three examples of "undertakings" that may involve federal funding and/or license, and accordingly, trigger Section 106 review in order to determine the potential of such "undertaking" to cause an effect on Woodside's historic resources.

Section 106 defines historic resource as a property, i.e., a building, structure, object or place, that is listed, or determined eligible for listing, in the National Register of Historic Places. Further, it defines an effect as being adverse when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

Section 106 projects involve consultation and review by the State Office of Historic Preservation, and a Section 106 project that causes adverse effect(s) requires execution of a memorandum of agreement. In some cases, a Section 106 project will involve participation and review by the federal Advisory Council on Historic Preservation.

SECRETARY OF INTERIOR STANDARDS

One commonly referred to set of federal guidelines is the "Secretary of Interior Standards for Rehabilitation." These Standards are basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new standards.

INCENTIVES

The State of California has programs and codes which incentivize historic preservation (e.g., the Mills Act and the State Historical Building Code).

THE MILLS ACT (CALIFORNIA GOVERNMENT CODE SECTIONS 50280 – 50290)

The State of California Mills Act provides the possibility of property tax relief for record owners of historic properties that are:

Located within a local jurisdiction which has adopted a Mills Act program that is tailored to local conditions and includes certain Mills Act requirements and

Listed on an official register of historic properties.

Property tax reductions are given in exchange for specific contractual agreements regarding property maintenance and preservation.

STATE HISTORICAL BUILDING CODE (CALIFORNIA BUILDING CODE TITLE 24, PART 8)

The State Historical Building Code provides regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction), or relocation as applicable to all historical buildings, structures, and properties deemed of importance to the history, architecture, or culture of an area by an appropriate local or State governmental jurisdiction. Such standards and regulations are intended to:

- Facilitate the restoration or change of occupancy so as to preserve their original or restored elements and features;
- Encourage energy conservation and a cost effective approach to preservation;
- Provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such "buildings, structures and properties"; and,
- Provide reasonable availability and usability by the physically disabled.

Local jurisdictions can assist in incentivizing historic preservation by creating economic incentives, such as establishing a Mills Act program, or by allowing flexible standards, such as the flexible application of zoning ordinance standards not essential to public health and safety.

GOAL HP1

Protect historically and archaeologically significant structures, sites, and artifacts.

POLICY HP1.1 – PROTECT HISTORIC AND ARCHAEOLOGICAL RESOURCES

Ensure adequate protection of historic and archaeological resources.

Strategies:

a. State and Federal Review Procedures

Inform applicants of State and federal law as it pertains to the review of potential impacts to historic or archaeological resources.

b. Local Regulation

Amend the zoning code to include a historic and archaeological resource preservation ordinance consistent with State law. Consider including the following: listing procedures, alteration and demolition review and entitlement procedures, incentives, flexible standards, and enforcement measures.

c. Protection of Archaeological Resources

If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources, including Native American resources and historic-period resources.

POLICY HP1.2 - INCENTIVIZE HISTORIC PRESERVATION

Provide incentives for the preservation of historic resources to increase the retention and maintenance of historic structures.

Strategies:

a. Economic Incentives

Encourage the use of economic incentives for preserving historic structures, such as a Mills Act program pursuant to California Government Code Sections 50280-50290.

b. Development Standards

Develop zoning ordinance exceptions to increase the retention or adaptive reuse of historic structures.

c. Alternative Building Code

Encourage the use of the State Historic Building Code to facilitate retention of historic character, while meeting State standards for public health and safety requirements.

POLICY HP1.3 - PROMOTE HISTORIC PRESERVATION

Promote the preservation of historic resources by building civic pride and awareness.

Strategies:

a. National Historic Preservation Month (May)

Promote National Historic Preservation Month through such means as Town Council recognition/proclamation, publication of local newspaper history articles/mystery photos, project awards, themed museum exhibits, resource listing, and media coverage.

b. Landmark Program

Establish a voluntary local landmark listing program.

POLICY HP1.4 – ESTABLISH A HISTORIC AND ARCHAEOLOGICAL RESOURCE DATABASE

Create and maintain a historic and archaeological resource database to identify and protect historic and archaeological resources.

Strategies:

a. Year Built Inventory

Maintain a list of all structures fifty years or older, to be updated annually.

b. Historic Reports and Historic Resource Inventory Data Sheets

Maintain an electronic database of historic reports and historic resource inventory sheets.

c. Historic Resource Inventory

Prepare and maintain a local historic resource inventory.

POLICY HP1.5 – SUPPORT EDUCATION

Promote awareness of local history and historic resources.

Strategies:

a. Community History

Maintain and make available information about the history of the community (e.g., museum archives, publications).

b. Programs and Events

Support programs and events related to community history, such as a speaker series, youth programs, and tours.

c. Staff Training

Support staff training in historic preservation.

POLICY HP1.6 – AUGMENT RESOURCES

Seek staffing and financial resources for historic preservation.

Strategies:

a. Liaison

Partner with historic preservation nonprofit groups and governmental agencies for assistance with local historic preservation efforts.

b. Funding

Seek grant monies for programs which support historic preservation.

