

# City of Isleton Historic Preservation

## INTRODUCTION

This Historic Preservation Section of the General Plan articulates Isleton's goals and policies on historic preservation. It serves as a source of information regarding Isleton's development, resources, and goals for the identification, recognition, and retention of those historic and cultural resources. The continued preservation of the historic environment is dependent upon the continued stewardship by its citizens. By understanding its history, the City of Isleton can preserve its unique sense of place and quality of life.

## VISION

Isleton will be a vital destination for residents and tourists showcasing Isleton's unique cultural heritage and historic architecture which benefits our small-town quality of life and sense of community pride.

## HISTORIC RESOURCES

In 1991 The Asian American District in Isleton, California was listed on the National Register. This district includes two blocks along Main Street between E Street and G Street.

The City's policy is that all buildings within the Historic District are viewed as being contributors, as regards to historic significance (*Page 4: Objective-1.1 (Historic Preservation Program Policy 1.1.2 (Historic Resources Inventory)*).

## FEDERAL AND STATE REGULATIONS, GUIDELINES AND INCENTIVE PROGRAMS

### 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:

- Those carried out by or on behalf of the federal agency;
- Those carried out with federal financial assistance;
- Those requiring a federal permit, license, or approval; and
- 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.

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.

### **Federal Standards for the Treatment of Historic Properties**

The U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers as they are preparing to work on a historic property site. The standards apply to a wide variety of resource types, including buildings, sites, structures, objects, and districts. In California, someone altering or modifying the exterior of a resource listed on the California Register of Historical Resources is required to follow the Secretary of Interior's Standards for the Treatment of Historic properties with Guidelines. Interior alterations to public buildings are also subject to compliance with these guidelines.

### **National Register of Historic Places**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

### **California Environmental Quality Act (CEQA)**

A project that may cause a substantial adverse change in the significance of a historic resource, or a project for which a fair argument has been presented that a substantial adverse change in the significance of a historic resource may occur, is subject to provisions of the California Environmental Quality Act (CEQA). A substantial adverse change in the significance of a historic resource means physical demolition, destruction, or alteration of the resource or its setting, such that the significance of the historic resource would be materially impaired. A historic resource is considered to be materially impaired when a project either demolishes or materially alters, adversely, those physical features or elements of a historic resource that convey its significance.

### **Comprehensive Statewide Historic Preservation Plan for California**

The Comprehensive Statewide Historic Preservation Plan for California provides guidance to the Office of Historic Preservation and the preservation community for the identification, registration, protection, and preservation of important historic resources .It encourages both the consideration

of historic preservation during planning activities at the local level and public and professional support for historic preservation.

## **California Register of Historical Resources**

The California Register of Historical Resources was established in 1992. It serves as an authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected from substantial adverse change.

## **The Mills Act**

The State of California Mills Act provides the possibility of property tax relief for recorded owners of historic properties that are: 1) 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 2) listed on an official register of historic properties.

## **California State Historic Building-Code (CHBC)**

The California Historic Building Code (CHBC) can apply to locally designated historic properties as well as state or federally designated properties. The CHBC is part of the California State Building Code allowing greater flexibility in enforcement of code requirements that may impact the historic integrity of the resource. The most important aspect of the SHBC is that it allows the building official to make a determination of the building's internal systems are safe without automatically imposing the requirements of the current building code.

## **Grant and Public Financing Opportunities**

There are a variety of ways to finance historic preservation. Some of which include redevelopment financing and other economic development programs such as Tax Increment Financing, Business Improvement Districts, and Community Development Block Grants. Other financing opportunities include Save America's Treasures Grants and Federal Rehabilitation Tax Credits.

## **GOALS, OBJECTIVES, AND POLICIES**

The following list of goals, objectives, and policies are set forth to accomplish the vision for Isleton as a vital destination. The program is intended to facilitate the preservation of existing significant historic sites, buildings, and structures. It is also intended to establish a Historic District wherein building designs will be required to complement and not detract from the historic architecture.

### **Goal 1: Preserve and Protect Historic, Cultural, Visual, and Scenic Resources**

**Objective-1.1 (Historic Preservation Program)** - Maintain a comprehensive Historic Preservation Program that includes policies and regulations which protect and preserve the archaeological, historical and cultural resources of Isleton.

**Policy 1.1.1 (Historic Resources Ordinance)** - Create, maintain and update as necessary a Historic Preservation Ordinance for Isleton.

**Policy-1.1.2 (Historic Resources Inventory)** - Create, maintain and update the City's Historic Resources Inventory. Record all historic resources in Isleton on the property deeds. All buildings within the Historic Districts are viewed as being contributors, as regards to historic significance.

**Policy-1.1.3 (Historic Preservation Board)** – Appoint members for the Historic Preservation Board who meet the qualifications of a Certified Local Government.

**Policy-1.1.4 (Conditions of Approval)** – Develop standard conditions of approval for discretionary projects that ensure best management practices to protect cultural and historic resources.

**Policy-1.1.5 (Discretionary Review)** – Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.

**Policy-1.1.6 (Public Resources)** - Maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Policy-1.1.7 (Architectural Historian List)** - Establish and regularly update a consultant list of qualified architectural historians to use for project consultation.

**Objective-1.2 (Infill and Historic Preservation)** - Integrate and encourage historic preservation with infill development and adaptive reuse of historic buildings when the original use of the structure is no longer feasible.

**Policy-1.2.1 (Historic Preservation Design Guidelines)** - Develop Design Guidelines for historic resources and new infill development within the Historic District.

**Policy-1.2.2 (Secretary of Interior's Guidelines)** - Adhere to the Secretary of the Interior's Treatment of Historic Resources when restoring, reconstructing, preserving, or rehabilitating buildings individually listed or eligible for listing on the National Register of Historic Places as well as for contributing buildings in the Historic District.

**Policy-1.2.3 (Historic Preservation Design Guidelines)** - Utilize Guidelines for discretionary design review to address exterior alterations proposed to historic buildings in accordance with the Historic Preservation Ordinance.

**Policy-1.2.4 (Exterior of Historic Structures)** -With discretionary actions or in compliance with the Historic Preservation Ordinance, restore or preserve the original exterior of historic structures at the time of a change in use, whenever feasible.

**Objective-1.3 (Maintenance)** -The City shall encourage maintenance and upkeep of historic properties and resources to avoid the need for major and costly rehabilitation and to reduce risks of demolition or loss through fire.

**Objective-1.4 (Demolition at the last Resort)** - Limit the demolition of historic resources to an act of last resort, to be permitted only if rehabilitation of the resources not feasible; demolition is necessary to protect the health, safety, and welfare of its residents; or the public benefits outweigh the loss of the historic resource.

## **Goal 2: Educate and Promote Natural, Cultural and Historical Resources**

**Objective-2.1(Public Awareness of Heritage Resources)** - Encourage public awareness of the heritage resources that helped shape the history of Isleton.

**Policy-2.1.1 (Ceremonies and Events)** - Participate in the promotion of traditional ceremonies and events from the various cultures, ethnicities and nationalities that make up the Isleton community.

**Policy-2.1.2 (Community Awareness and Education)** - Participate in the promotion of public tours, viewing, and informational presentations at historic buildings and archaeological sites, including the Isleton History Museum and historic walking tours.

**Policy-2.1.3 (Education for City Staff)** - Conduct City and Tribal-sponsored training programs that increase City staff awareness and respect for Tribal Ceremonial Places and artifacts on City- owned land.

**Policy-2.1.4 (Education for the Public)** - Conduct City sponsored educational programs to educate property owners, land developers, and construction personnel about the importance of cultural resources and the legal framework for their protection. Also develop support materials to be made available at City Hall.

**Policy-2.1.5 (Education for Youth)** - The City shall encourage, with its partners, schools to integrate local and architectural history into their curriculums and resources.

**Policy-2.1.6 (Listing of Resources)** - Encourage the ongoing state and national register nomination process, by government and private property owners, to increase awareness and protection of sites and districts.

**Objective-2.2 (Partnerships to Preserve Heritage Resources)** - Foster partnerships with interested parties to preserve heritage resources.

**Policy-2.2.1-(Heritage Tourism)** - To both educate the public and stimulate the economy, work with public agencies, private organizations, property owners, and area businesses to develop and promote Heritage Tourism opportunities throughout Isleton.

**Policy-2.2.2 (Local Public/Private Partnerships)** - Explore public and private partnerships that support the City's historic preservation program. Utilize the Isleton Historical Society as a resource for issues and projects.

**Policy-2.2.3 (Regional Public/Private Partnerships)** - Explore regional, public and private partnerships that support Isleton as a historical, cultural, and recreational destination in the region. Possible Partners include Discover the Delta, Delta Trail, Gold Rush Heritage District, and their historical societies in neighboring communities.

### **Goal 3: Encourage and Provide Incentives for Historic Preservation**

**Objective 3.1 (Incentives)** - Provide incentives to encourage owners of historic properties to preserve and rehabilitate their properties. -

**Policy-3.1.1 (Assistance Programs)** - Provide assistance to Isleton residents who are restoring qualified historic properties by offering the development incentives identified in the City's Historic Preservation Ordinance or identifying additional federal and state programs.

**Policy-3.1.2 (Financial Assistance Programs)** -The City shall pursue and support the use of appropriate federal, state, local, and private grants, loans, and tax credits and relief to promote historic preservation.

**Policy-3.1.3 (Awareness of Incentives)** -The City shall increase awareness of the economic benefits of preservation.

**Policy-3.1.4 (Policy Support)** -The City shall ensure that its regulations and policies support, encourage, and ease the process for historic rehabilitation and renovations.

**Policy 3.1.5 (Heritage Tourism)**-The City shall promote and incentivize heritage tourism as a form of economic development.

**Policy-3.1.6 (State Historic Building Code)** - Use the State Historical Building code as a regulatory incentive where appropriate.

**Policy-3.1.7 (Mills Act)** - Investigate and if appropriate create a Mills Act program as an Incentive for historic preservation where appropriate.