

APPLICATION FOR CITY OF BAKERSFIELD HISTORICAL RESOURCE DESIGNATION

Area of Historic Interest, Cultural Resource or a Historic District

Thank you for your interest in applying to have your property(s) recognized as an Area of Historic Interest, Cultural Resource or Historic District.

Applications are processed in the order in which they are received. Once an application is deemed complete, its consideration will be scheduled for the next available Historic Preservation Commission (HPC) meeting. Scheduling is based on space available on the agenda, public noticing requirements, and the property's strength in meeting local register criteria. No property will be placed on the commission's agenda until the application is in final form and appropriate application fees have been paid. No fees are charged for an Area

of Historic Interest designation.

For questions regarding your application please contact:

City of Bakersfield
Development Services Department
1715 Chester Avenue, 2nd Floor
Bakersfield, California 93301
(661) 326-3765

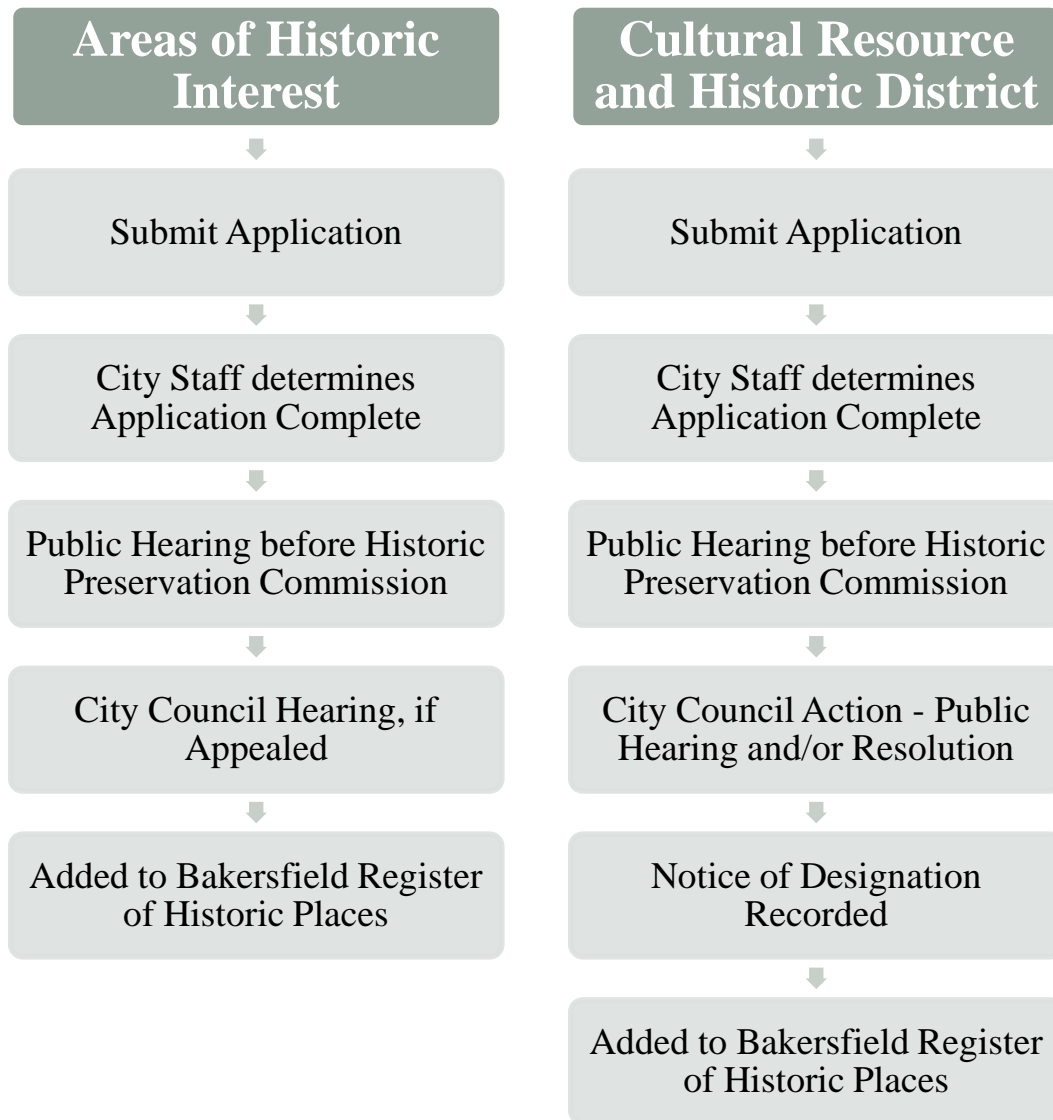
HISTORIC DESIGNATION CRITERIA

Any improvement, building, structure, feature, site, place, or object selected areas, or multiple properties may be designated an area of historic interest, cultural resource, or a historic district if it meets one or more of the following criteria:

- Exemplifies or reflects special elements of the City's or a community or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, or architectural development; or
- Identified with persons or events significant in local, state, or national history;
- Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- Representative of the notable work of a builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman; or
- Unique location or a singular physical characteristic(s) represents an established and familiar visual feature of a neighborhood community or the City; or
- Considered an archeological or paleontological site which has the potential of yielding information of scientific value.

At time of application, the applicant shall pay a fee not to exceed the cost of processing such application as required by Section 3.70.040 of the Bakersfield Municipal Code. No application shall be deemed complete until the prescribed fee has been received by the City.

DESIGNATION PROCESS



Note: Any appeal to City Council shall be made in writing and delivered to the office of the City Clerk not later than ten calendar days from the date of the HPC's decision. Appeal Fee: \$416

PERMIT MORATORIUM AFTER NOTICE TO OWNER

Upon notification to the property owner that the HPC has scheduled a hearing to determine if a property should be designated as a cultural resource or be included within a historic district, no person or entity shall undertake any alteration, construction, grading, demolition or removal of such building, structure, site, feature, object or district, and no permit to undertake such work shall be approved by any city official, while proceedings are pending on such designations.

APPLICATION FOR HISTORIC RESOURCE DESIGNATION

Application for (check one):

Area of Historic Interest

Please attach to application form:

1. A petition setting forth the request for an area of historic interest designation signed by the owners of no fewer than two-thirds of the parcels within the proposed AHI.
2. A description of the boundaries of the proposed area of historic interest.
3. A description of the proposed area of historic interest, including special aesthetic, cultural, architectural, or engineering interest or value of a historical nature.
4. Sketches, photographs or drawings of structures within the proposed area.
5. Copy of Grant Deed showing current property owner(s).
6. Other information requested by city staff.
7. Fee: None

Cultural Resource

Please attach to application form:

1. A signed request for designation signed by the owner(s).
2. A site map and legal description.
3. Sketches, photographs, or drawings.
4. Copy of Grant Deed showing current property owner(s).
5. Other information requested by City staff.
6. Fee: \$318 (Check payable to the City of Bakersfield)

Historic District

Please attach to application:

1. A petition setting forth the request for district designation signed by the owners of no fewer than two-thirds of the parcels within the proposed district.
2. A legal description of the boundaries of the proposed district.
3. A description of the proposed historic district, including special aesthetic, cultural, architectural, or engineering interest or value of a historical nature.
4. Sketches, photographs or drawings of structures within the proposed district.
5. Other information requested by City staff.
6. A proposal for financing of costs of improvements, if any, including, but not limited to, maintenance or assessment districts.
7. A Preservation Plan with a list of the proposed restrictions, height and area regulations, minimum dwelling size, floor area, sign regulations, parking regulations, and any other proposed modification to existing development standards appropriate to the proposed historic district.
8. Copy of Grant Deed showing current property owner(s).
9. Fee: \$2,670 (Check payable to the City of Bakersfield)

APPLICATION FORM

Name of Resource or Area (*Historic name reflecting the period of significance and/or common name*):

Street Location: _____

City, State, Zip: _____

Legal Description:

Category (Structure, Site, Object): _____

Ownership (Public/Private): _____

Original Use: _____

Other Past Uses: _____

Present Use:

Location of Structure(s) (original site, moved, unknown):

Description and Significance per Designation Criteria:

Statement of Condition of the Area and/or Structure (s) and Planned Improvements:

Explanation of any known threats to the cultural resource(s):

Main Contact for Application:

Name/Title: _____
Organization: _____
Mail Address: _____
City, State, Zip: _____
Telephone: _____
Email: _____
Date of Application: _____

Owner(s) of each Property:

Name: _____
Address: _____
City, State, Zip: _____
Assessor's Parcel
Number(s): _____

Name: _____
Address: _____
City, State, Zip: _____
Assessor's Parcel
Number(s): _____

Name: _____
Address: _____
City, State, Zip: _____
Assessor's Parcel
Number(s): _____

Note: Please attach additional forms and/or pages as necessary.

PETITION/DESIGNATION REQUEST

All applications for designation shall be accompanied by a petition setting forth the request for designation, signed by the owners and if the request is a Historic District or Area of Historic Interest, signed by the owners of no fewer than two-thirds of the parcels within the proposed district/area. Attached is the form for a designation request.

Chair of the Historic Preservation Commission
Development Services Department
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

Dear Chair,

I/we, the undersigned, being owner(s) of property located at _____, do hereby request that this property be considered for Area of Historic Interest, Cultural Resource or Historic District designation and be placed on the Bakersfield Register of Historic Places.

I/we have provided the following information, which describes the subject property(s), its architectural and historical characteristics.

I/we am familiar with the design guidelines that pertain to my property and understand the intent of these guidelines.

I/we recognize that the completion of the attached forms must be accompanied with the appropriate fees before designation procedures can precede.

I/we have been provided with complete information as to the designation process and the implications of designation pursuant to Bakersfield Municipal Code Chapter 15.72 Historical Preservation.

I/we hereby certify that I am the legally authorized owner(s) of the property involved in this application.

Sincerely,

Signature

Name (Print)

Street Address

City, State, Zip

Phone Number

RESPONSIBILITIES OF A HISTORIC PROPERTY OWNER

Alterations, Construction or Relocation: Cultural Resource and Historic District

No person shall carry out or cause to be carried out, nor shall any permit be issued for, any alteration, demolition, or relocation of a designated cultural resource or of property within a historic district without first obtaining the approval of the HPC. Property owners must submit to the Historic Preservation Commission, through city staff detailed information (plans, drawings, agreements, etc.) that is required or necessary to describe the intended work and any additional information necessary for the commission to act on the matter, as determined by staff.

Approval of the commission for alterations is required, if there is potential to adversely affect the architectural features of the structure, where those features are specified in the designation and which will not affect the special character or special historical, architectural or aesthetic interest or special historical, architectural or aesthetic interest or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, where specified in the designation. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district by resolution.

Upon submittal of a complete application for commission approval of alteration, demolition or removal of a designated cultural resource or property within a historic district, the commission shall hold a public hearing and render a decision on the application as soon as possible. Notice shall be sent not less than ten days prior to the hearing.

- *The City does not prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this section that does not require a permit from the city.*
- *Nothing prevents the building director from issuing a building permit if he determines that demolition, removal or alteration of a designated cultural resource or of property within a historic district is immediately necessary in the interest of the public health, safety, or welfare.*

Any *appeal* to City Council shall be made in writing and delivered to the office of the City Clerk not later than ten calendar days from the date of the HPC's decision. Appeal Fee: \$416. Such appeal shall specify the reasons for the appeal from the decision of the HPC.

An application for the demolition or relocation of a designated cultural resource or of property within a historic district shall not be approved unless one or more of the following conditions exist:

1. The structure/site is a hazard to public health or safety and repairs or stabilization are not financially prudent; or
2. The site is required for a public use which will be of more benefit to the public than its use as a cultural resource or property within the historic district and there is no practical alternative location for the public use; or
3. Denial of the proposed application will result in unreasonable economic hardship to the owner; it is not feasible to preserve or restore the designated cultural resource or property

within the historic district; and the property owner will be denied the reasonable beneficial use of the property if the application is denied; or

4. With respect to an application for the relocation of a designated cultural resource or property within the historic district, if the commission finds that one or more of the above conditions exist and that the relocation will not destroy the historic, cultural or architectural values of the designated cultural resource or property within the historic district, and the relocation is part of a definitive series of actions which will assure the preservation of the designated cultural resource or property within the historic district, such application shall be approved.

A permit for demolition of a designated cultural resource or property within the historic district shall not be approved unless the building or structure cannot reasonably be moved or relocated. Applicants proposing the demolition or relocation of a designated cultural resource or property within the historic district shall have the burden of proving that the demolition or relocation is necessary, and that an economic hardship exists (See Chapter 15.72.200), if any is claimed, and shall present substantial evidence as to the need for such action.

The City building official shall have the authority to implement the enforcement thereof by any of the following means:

1. Serving notice requiring the removal of any violations of this chapter upon the owner, agent, occupant or tenant of the improvement, building, structure or land;
2. Calling upon the city attorney to institute any necessary legal proceedings to enforce the provisions of this chapter, and city attorney is authorized to institute any actions to that end;
3. Calling upon the chief of police and authorized agents to assist in the enforcement of this chapter. In addition to any of the foregoing remedies, the city attorney may maintain an action for injunctive relief to restrain or enjoin or to cause the correction or removal of any violation of this chapter, or for an injunction in appropriate cases.

Alteration, Construction or Relocation: Area of Historic Interest

Persons who shall carry out or cause to be carried out, any alteration, construction, or relocation of a structure within an area of historic interest are encouraged to do so with respect to the overall look and feel of the an area of historic interest. The historic preservation commission is and can be a resource for people undertaking these types of projects. People wishing to utilize the knowledge and resources of the historic preservation commission, should provide to the commission through city staff detailed information (plans, drawings, agreements, etc.) that is required or necessary to describe the intended work and any additional information necessary for the commission to assist in the project.

Nothing in this section shall be construed to prevent the maintenance or repair of any exterior architectural feature in or on any property located in an area of historic interest. However the goal of having the designation of an area of historic interest is to help preserve these areas for the future. The proposed work should not adversely affect the architectural features of the structure, where specified in the designation; nor should the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings.

REHABILITATION AND CONSTRUCTION GUIDES

Rehabilitate Bakersfield Right: A Guide to Construction within Older Historic Neighborhoods, prepared for the City of Bakersfield is a guidebook to design evaluation and rehabilitation.

The Secretary of The Interior's Standards for Rehabilitation

Originally developed by the Secretary of the Interior for assessment of properties within the Historic Preservation Fund grant-in-aid program, these Standards for Rehabilitation have been widely used over the years. They are included here as the guidelines for rehabilitation of landmarks and other historic structures. The Historic Preservation Commission has determined these guidelines to be optional in nature as it pertains to local designation.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an [interactive web feature](#).