

HISTORIC DESIGNATION FACT SHEET

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:

- A. It (they) 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
- B. It (they) is identified with persons or events significant in local, state, or national history; or
- C. It (they) 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
- D. It (they) is representative of the notable work of a builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman; or
- E. Its (their) unique location or a singular physical characteristic(s) represents an established and familiar visual feature of a neighborhood community or the City; or
- F. It (they) is an archeological or paleontological site which has the potential of yielding information of scientific value.

AREA OF HISTORIC INTEREST DESIGNATION

- A. The historic preservation commission, the city council or the owners of the property within the City of Bakersfield may initiate a request for the designation of an area of historic interest.
- B. All applications for designation of an area of historic interest shall include:
 - 1. A petition, on forms provided by the city, setting forth the request or an area of historic interest designation signed by the owners of no fewer than two-thirds of the parcels within the proposed area of historic interest. City staff shall verify the signatures. An application initiated by the commission shall require two-thirds approval of the commission.
 - 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. A statement of the condition of the area.
 - 6. Other information requested by city staff.

Hearing procedure for designation of area(s) of historic interest.

- A. Prior to recommendation of the designation of any area of historic interest the commission shall hold a public hearing. Notice of such hearing shall be given not less than ten days prior to the date of the hearing, and shall state the date, time, and place of the hearing, the location of the property to be designated, and the nature of the request, in the following

manner:

1. By publishing once in a newspaper of general circulation in the city;
2. No action shall be taken by the commission to recommend designation of a proposed area of historic interest except following a noticed public hearing.
3. In the case of the designation of an area of historic interest the following shall also be required: mailing a notice to the applicant, and to each owner of property proposed to be included within the area of historic interest and to the owners of all property within three hundred feet of the exterior boundary of the district or area.

Commission action for an area of historic interest designation

- A. Area of Historic Interest: An area shall be recommended for designation as an area of historic interest only upon the affirmative roll call vote of a majority of the authorized membership of the commission. No approval by the city council is required. The commission shall make findings in support of any decision to recommend designation of an area of historic interest. Such findings shall state that the area meets the designation criteria specified in Section 15.72.050 of this chapter.
- B. Area of Historic Interest – Appeal: The 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 commission's decision. Upon the filing of the appeal, the clerk shall set the matter for public hearing within sixty days or as soon thereafter as is practicable and shall give written notice to the appellant of the time and date set for the hearing. Upon the hearing of such appeal, the city council may by resolution affirm or modify or reverse the determination of the commission.

Council action

No Council action is necessary for the designation of an area of historic interest.

Notice of designation

No notice of designation for an area of historic interest shall be recorded with the county recorder.

Amendment or rescission of designation

The city council may amend or rescind any designation of a cultural resource, historic district, in the same manner as is prescribed for the original designation. Such amendment or rescission shall be recorded with the county recorder on each specific property. The historic preservation commission may amend or rescind any designation of an area of historic interest, in the same manner as is prescribed for the original designation. Such amendment or rescission shall be not be recorded with the county recorder for each area of historic interest.

Alteration, construction or relocation of a structure within an area of historic interest

- A. Persons who shall carry out or cause to be carried out, any alteration, construction, or location 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 whatever detailed information (plans, drawings, agreements, etc.) are required or necessary to describe the intended work and any additional information necessary for the commission to assist in the project.

- B. 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.

CULTURAL RESOURCE DESIGNATION

- A. The City Council or the property owner of the proposed cultural resource may initiate a request for the designation of a cultural resource.
- B. All applications for designation of a cultural resource shall include:
 - 1. A legal description or address of the proposed cultural resource, and the name and address of the property owner.
 - 2. Sketches, photographs, or drawings.
 - 3. Statement of condition of the structure.
 - 4. Explanation of any known threats to the cultural resource.
 - 5. Other information requested by City staff.
 - 6. If the request is initiated by City Council, the City shall, in its application, declare its intention to purchase the cultural resource.
- C. 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.

HISTORIC DISTRICT DESIGNATION

- A. The City Council or the owners of property within a proposed historic district in the City of Bakersfield may initiate a request for the designation of that area as a historic district.
- B. All applications for designation of a historic district shall be accompanied by a petition, on forms provided by the City, setting forth the request for designation and the Preservation Plan, and signed by the owners of no fewer than two-thirds of the parcels within the proposed district. City staff shall verify the signatures. City Council shall require two-thirds vote for approval.
- C. All applications for designation of a historic district shall include:

1. A legal description of the boundaries of the proposed district, the names and addresses of all owners of property within the proposed district, and parcel assessor=s numbers of properties within such proposed district.
 2. A description of the proposed historic district, including special aesthetic, cultural, architectural, or engineering interest or value of a historical nature.
 3. Sketches, photographs or drawings of structures within the proposed district.
 4. A statement of the condition of the structures and improvements within the district
 5. An explanation of any known threats to any cultural resource within the district.
 6. Other information requested by City staff.
 7. A proposal for financing of costs of improvements, if any, including, but not limited to, maintenance or assessment districts.
- D. 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.

Hearing procedure for designation of a Cultural Resource and Historic District

- A. Prior to recommendation of the designation of a cultural resource or historic district the commission shall hold a public hearing. Notice of such hearing shall be given not less than ten days prior to the date of the hearing, and shall state the date, time, and place of the hearing, the location of the property to be designated, and the nature of the request, in the following manner:
1. By publishing once in a newspaper of general circulation in the city;
 2. No action shall be taken by the commission to recommend designation of a proposed resource or district except following a noticed public hearing.
 3. The following shall also be required: mailing a notice to the applicant(s), and to each owner of property proposed to be included within the area and to the owners of all property within three hundred feet of the exterior boundary of the district or area.

Commission action for a cultural resource and historic district

- A. Recommendation for designation as a cultural resource or a historic district will only be upon the affirmative roll call vote of a majority of the authorized membership of the commission. The commission shall make findings in support of any decision to recommend designation of an area of historic interest. Such findings shall state that the area meets the designation criteria specified in Section 15.72.050 of this chapter.
- B. Appeal: The 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 commission's decision. Upon the filing of the appeal, the clerk shall set the matter for public hearing within sixty days or as soon thereafter as is practicable and shall give written notice to the appellant of the time and date set for the hearing. Upon the hearing of such appeal, the city council may by resolution affirm or modify or reverse the determination of the commission.

Council action

Council action is necessary for cultural resource and historic district designation, approval by resolution.

Notice of designation

Notice of designations for both shall be recorded with the county recorder.

Amendment or rescission of designation

The city council may amend or rescind any designation of a cultural resource, historic district, in the same manner as is prescribed for the original designation. Such amendment or rescission shall be recorded with the county recorder on each specific property. The historic preservation commission may amend or rescind any designation of an area of historic interest, in the same manner as is prescribed for the original designation. Such amendment or rescission shall be not be recorded with the county recorder for each area of historic interest.

Alteration, construction or relocation of a designated cultural resource and historic district

- A. Persons who shall carry out or cause to be carried out, any alteration, construction, or location of a designated structure are subject to a public hearing similar to the designation process. Property owners must submit to the Historic Preservation Commission, through city staff whatever detailed information (plans, drawings, agreements, etc.) are required or necessary to describe the intended work and any additional information necessary for the commission to assist in the project.
- B. 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. 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.

Questions

Contact the City of Bakersfield Economic and Community Development Department, 1600 Truxtun Avenue, Suite 300, Bakersfield, California 93301, (661) 326-3765.