



Agenda

Regular Meeting
May 13, 2024, 6 PM

Welcome to the Historic Preservation Commission Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the Historic Preservation Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website.

How to watch

In Person



Historic Preservation Commission meetings take place at City Hall, 1200 Carlsbad Village Drive

Online



Watch the livestream and replay past meetings on the city website, carlsbadca.gov/residents/communication/city-tv-channel

How to participate

If you would like to provide comments to the Committee, please:

- Fill out a speaker request form, located in the foyer.
 - Submit the form to the Clerk before the item begins.
 - When it's your turn, the Clerk will call your name and invite you to the podium.
 - Speakers have three minutes, unless the presiding officer (usually the chair) changes that time.
 - You may not give your time to another person, but groups can select a single speaker as long as three other members of your group are present. Group representatives have 10 minutes unless that time is changed by the presiding officer or the commission.
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- **In writing:** Email comments to planning@carlsbadca.gov. Comments received by 2 p.m. the day prior to the meeting will be shared with the commission prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record.

Reasonable accommodations

Persons with a disability may request an agenda packet in appropriate alternative formats as required by the Americans with Disabilities Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Manager's Office at 442-339-2821 (voice), 711 (free relay service for TTY users), 760-720-9461 (fax) or manager@carlsbadca.gov by noon on Monday the day of the meeting to make arrangements. City staff will respond to requests before the start of the meeting, and will seek to resolve requests before the start of the meeting in order to maximize accessibility.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

Minutes of the Regular Meeting held on Jan. 8, 2024

Minutes of the Regular Meeting held on March 11, 2024

PUBLIC COMMENT: *The Brown Act allows any member of the public to comment on items not on the agenda. Please treat others with courtesy, civility, and respect. Members of the public may participate in the meeting by submitting comments as provided on the front page of this agenda. The Commission will receive comments in the beginning of the meeting. In conformance with the Brown Act, no action can occur on these items.*

DEPARTMENTAL REPORTS:

1. **LEGISLATIVE SUBCOMMITTEE UPDATE:** Receive a presentation regarding the Intergovernmental Affairs Program of the City of Carlsbad and the city's recent and ongoing legislative advocacy efforts related to the preservation of historic resources and provide feedback as appropriate. (Staff contact: Jason Haber, Intergovernmental Affairs Director)

Recommended Action: Receive report and provide feedback.

2. **3RD GRADE ART CONTEST:** Receive report on "Drawing on Carlsbad's Past." (Staff contact: Mike Strong, Assistant Director of Community Development)

Recommended Action: Receive report.

3. **ADDITIONAL HISTORIC PRESERVATION BENEFITS AND INCENTIVES:** Provide feedback and develop recommendations for historic preservation benefits and incentives. (Staff contact: Mike Strong, Assistant Director of Community Development)

Recommended Action: Provide feedback.

COMMISSION MEMBER COMMENTS:

STAFF COMMENTS:

ADJOURNMENT:



Minutes

Jan. 8, 2024, 6 p.m.

CALL TO ORDER: 6:03 p.m.

ROLL CALL: Majer, Diaz, May, Schreibman
Absent: Jacobs

ANNOUNCEMENT OF CONCURRENT MEETINGS: None.

INVOCATION: None.

PLEDGE OF ALLEGIANCE: Commissioner Diaz led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of the Regular Meeting held on Nov. 13, 2023
Motion by Commissioner Schreibman, seconded by Commissioner Diaz, to approve the minutes as presented. Motion carried unanimously, 4/0/1 (Jacobs – Absent)

Minutes of the Special Meeting Nov. 30, 2023, Motion by Commissioner Diaz, seconded by Chair Majer, for minutes to be continued for approval to the next Historic Preservation Commission Meeting. Motion carried, 4/0/1 (Jacobs – Absent)

PRESENTATIONS: None.

PUBLIC COMMENT: None.

DEPARTMENTAL REPORTS:

1. **HISTORIC PLAQUE PROGRAM:** Develop a uniform Interpretive Plaque Program for historical locations. (Staff contact: Mike Strong, Assistant Director of Community Development)

Recommended Action: Review the draft Interpretive Plaque Program for historic locations and provide feedback to staff.

Assistant Director of Community Development Mike Strong introduced the item. Mr. Strong described the criteria for the Historic Plaque Program.

Commissioner Schreibman commented that the plaque program is being recommended as voluntary on behalf of the property owner.

Mr. Strong provided a summary of the inquiries from the Commissioners that he would present at the next Historical Preservation Commission. He explained that City staff will return with a table of known historical sites that have received plaques, specify maintenance

obligations, cost of instillation, location of plaque being site specific to the home, and will research a QR code option.

2. **SELECTION OF COMMISSION CHAIR AND VICE CHAIR FOR CALENDAR YEAR 2024:** Appoint one commissioner to serve as Chair and one commissioner to serve as Vice Chair of the Commission for a term ending December 2024 or until replacements are selected.

Recommended Action: Appoint one member to serve as Chair and one member to serve as Vice Chair

Motion by Commissioner Schreibman seconded by Commissioner May, to re-elect Commissioner Majer as Chair and Commissioner Diaz as Vice Chair. Motion carried unanimously, 4/0/1 (Jacobs – Absent)

3. **ADDITIONAL HISTORIC PRESERVATION BENEFITS AND INCENTIVES:** Initiate a work program to develop recommendations for historic preservation benefits and incentives.

Recommended Action: Initiate work program.

Assistant Director of Community Development Mike Strong gave a review describing the work plan and timeline.

Commissioner Schreibman expressed concerns about the amount of time in between meetings.

Mr. Strong stated that based on the Commissioners' feedback, the schedule would be changed to three meetings and the commission could vote to add meetings as needed, and that the agenda packet would be released earlier.

COMMISSIONER COMMENTS:

Commissioner Raul requested an update on the Historical Preservation Website Subcommittee.

Mr. Strong stated the subcommittee had a successful meeting and that the subcommittee is in the process of providing updates to the City website and developing innovative ways to expand awareness of the Historic Preservation Commission.

STAFF COMMENTS: None

ADJOURNMENT: 6:53 p.m.

Elizabeth Snyder,
Senior Office Specialist



Minutes

March 11, 2024, 6 p.m.

CALL TO ORDER: 6:05 p.m.

ROLL CALL: Majer, Diaz, Jacobs, (May, Schreiber – Absent)

PLEDGE OF ALLEGIANCE: Commissioner Diaz led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of the Regular Meeting held on Jan. 8, 2024, were not approved, but continued to next meeting due to lack of a voting quorum.

PRESENTATIONS: None.

PUBLIC COMMENT: None.

CONSENT CALENDAR: None.

PUBLIC HEARING: None.

DEPARTMENTAL REPORTS:

1. **NOMINATION OF A SEQUOIA AT 4970 CINDY AVENUE AS A HERITAGE TREE:** Accept the nomination of a Sequoia Sempervirens (Santa Cruz Redwood) at 4970 Cindy Avenue as a Heritage Tree and recommend the City Council approve its designation. (Staff contact: Todd Reese, Park Services Manager)

Recommended Action: Accept the nomination and recommend City Council approval.

Assistant Director of Community Development, Mike Strong introduced Park Services Manager, Todd Reese who reviewed a PowerPoint presentation on the item. (on file in the Office of the City Clerk).

Motion by Commissioner Jacobs, seconded by Commissioner Diaz, to accept the Sequoia tree nomination and forward it to City Council – 3/0/2 (May, Schreiber - Absent).

2. **HISTORIC PLAQUE PROGRAM:** Adoption of a resolution recommending City Council approval of a uniform Interpretive Plaque Program for historic locations. (Staff contact: Mike Strong, Assistant Director of Community Development)

Recommended Action: Adopt the resolution.

Assistant Director of Community Development, Mike Strong reviewed the item.

Commissioner Jacobs made a motion to adopt the Resolution with the condition that the following sentence is removed from the Resolution: "The plaque may only be displayed on the building or structure for which it is issued.", seconded by Commissioner Diaz, to adopt the Resolution recommending City Council approval of a uniform Interpretive Plaque Program for historic locations. – 3/0/2 (May, Schreiber - Absent).

3. 3rd GRADE ART CONTEST: Receive report on "Drawing on Carlsbad's Past." (Staff contact: Mike Strong, Assistant Director of Community Development)

Recommended Action: Receive report.

Assistant Director of Community Development, Mike Strong reviewed the item.

The Committee received the report.

4. ADDITIONAL HISTORIC PRESERVATION BENEFITS AND INCENTIVES: Provide feedback and develop recommendations for historic preservation benefits and incentives. (Staff contact: Mike Strong, Assistant Director of Community Development)

Recommended Action: Provide feedback.

Assistant Director of Community Development, Mike Strong reviewed the item.

In response to Commissioner Diaz's request that the staff define what is allowed for equipment in these homes, Assistant Director of Community Development, Mike Strong, explained that the city's usual building zoning codes apply, and it is the job of the Historical Preservation Committee to discuss and recommend to the Planning Commission and City Council whether there will be exceptions or additional rules applied to historic buildings.

Assistant Director of Community Development, Mike Strong explained that once feedback is received from the Historic Preservation Committee, staff will do the research and return to the committee during the July Historic Preservation Committee Meeting with recommendations regarding ways to incentivize those who are interested in preserving a historic home, both in the form of zoning relief and in developing flexibility with the standards for them.

Chair Majer, expressed concern regarding indoor equipment, especially in kitchen operations since poor equipment in these spaces could compromise the structure of a building. Chair Majer added, the need to allow small artisanal businesses such as woodworkers for example to be able to work in small areas.

Commissioner Jacobs emphasized the Committee's receptiveness to all recommendations from staff; but those providing the most incentives for small businesses being the most relevant for consideration.

Ex-officio Commissioner Lafferty cited local examples of historic buildings that are being used as businesses and reminded staff and committee members to ensure that we how other cities handle this situation.

Commissioner Diaz's commented that it would be valuable for staff to explain or define how displays inside and outside of a building will be managed.

Commissioner Diaz requested that the "applicable professional qualification standards" are defined by someone such as a historian or architect so as to create consistent and clear definitions.

Assistant Director of Community Development, Mike Strong explained that all preceding comments and recommendations would also be reviewed in July's report.

5. FISCAL YEAR 2024-2025 WORK PLAN: Adopt a resolution to recommend City Council approval of the Fiscal Year 2024-2025 Historic Preservation Commission Work Plan. (Staff contact: Mike Strong, Assistant Director of Community Development).

Recommended Action: Adopt the Resolution.

Assistant Director of Community Development, Mike Strong reviewed the item.

Motion by Commissioner Diaz, seconded by Commissioner Jacobs, to adopt the resolution to recommend City Council approval of the Fiscal Year 2024-2025 Historic Preservation Commission Work Plan. – 3/0/2 (May, Schreiber - Absent).

ANNOUNCEMENTS: This section of the Agenda is designated for announcements to advise the community regarding events that Members of the City Council have been invited to, and may participate in.

Commissioner Diaz shared information regarding the Albert Frey exhibit in Palm Springs where a Carlsbad Building is included in the materials. He suggested it would an ideal building to start the process to include it on the Historic Buildings tour.

Ex-officio Commissioner Lafferty gave an update from the Planning Commission. She also noted that the pool behind the Barrio Museum is for sale, and she is attempting to understand the if that is a historic property and how to get more information on it as it's future is uncertain.

Chair Majer provided information regarding the status of the Culver Meyers Capp house.

STAFF COMMENTS: *None.*

ADJOURNMENT: Chair Majer adjourned the meeting at 7:07 p.m.

Cynthia Vigeland
Administrative Secretary



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: May 13, 2024

To: Historic Preservation Commission

From: Mike Strong, Assistant Director of Community Development

Staff Contact: Jason Haber, Jason.haber@carlsbadca.gov, 442-339-2958

Subject: Legislative Subcommittee Update

Recommended Action

Receive a presentation regarding the Intergovernmental Affairs Program of the City of Carlsbad and the city's recent and ongoing legislative advocacy efforts related to the preservation of historic resources and provide feedback as appropriate.

Executive Summary

The City of Carlsbad City Council Legislative Subcommittee works in coordination with the city's Intergovernmental Affairs Director, City Manager's Office, City Attorney's Office, city departments, legislative consultants and the Carlsbad community to:

- a. Receive information and advise the City Council on intergovernmental and legislative matters affecting the city;
- b. Continuously monitor state and federal proposed legislation, and:
 - i. Review proposed legislation for consistency with the city's Legislative Platform;
 - ii. Make recommendations to the City Council to identify high priority bills; and
 - iii. Make recommendations to the City Council to adopt advocacy positions on high priority bills not addressed by the Legislative Platform;
- c. Proactively seek to identify local and regional legislative needs and recommend bill sponsorship opportunities to the City Council; and
- d. Engage and inform the Carlsbad community (residents, businesses, stakeholder groups) and other governmental agencies on intergovernmental and legislative matters affecting the city.

City Council and Legislative Subcommittee Member Melanie Burkholder and Intergovernmental Affairs Director Jason Haber will provide an update on the city's recent and ongoing advocacy

efforts related to the preservation of historic resources, including an overview of the city's process for evaluating and pursuing grant opportunities, and the city's current funding priorities.

Fiscal Analysis

There is no direct fiscal impact associated with receiving this informational report.

Environmental Evaluation (CEQA)

Pursuant to Public Resources Code Section 21065, this action does not constitute a "project" within the meaning of the California Environmental Quality Act (CEQA) in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore does not require environmental review.

Exhibits

None.



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: May 13, 2024

To: Historic Preservation Commission

From: Mike Strong, Assistant Director of Community Development

Staff Contact: Mike Strong, Assistant Director of Community Development
Mike.strong@carlsbadca.gov, 442-339-2721

Subject: 3rd Grade Art Contest

Recommended Action

Receive informational report.

Executive Summary

Annually, the Historic Preservation Commission works with third-grade classes in Carlsbad schools to encourage students' learning about historic sites in the city. This fun and creative activity allows students to learn about local heritage through art and by visiting many of Carlsbad's historical sites. The city recognizes the third-grade artists and awards certificates at a meeting in June each year.

This year, the third-grade artists will be acknowledged at the June 18, 2024 City Council meeting. The art pieces will be on display in the summer at the Georgina Cole Library.

At its March 11, 2024 meeting, the Historic Preservation Commission received a brief overview of the 3rd Grade Art Contest. At the May meeting, Kristi Bell, Senior Librarian for Genealogy and Carlsbad History, will provide an update the contest so the Commission can ask questions, learn more about the program, become more aware of the program's schedule, and help promote the contest and encourage student participation.

Discussion

Every year the Historic Preservation Commission sponsors "Drawing on Carlsbad's Past," an art contest for third graders in Carlsbad. After learning about Carlsbad's historic sites, students are asked to create an artistic image. The submitted artwork must be an artistic representation of a Carlsbad historic site.

On March 11, 2024, the Historic Preservation Commission received a brief overview of the contest. Commissioners expressed an interest in hearing regular updates on the progress of the contest to increase transparency and help Commissioners remain engaged.

The following details the remaining program schedule.

- Art contest instructions sent to participating classrooms on **April 1, 2024**. Students have between now and **May 31, 2024** to complete the art and determine class finalists. Each

participating school judges their own art. Each school may decide who should judge the artwork and what criteria should be used.

- Three winning pieces are selected from each participating school.
- Est. due date for artwork submissions to the Georgina Cole Library is Friday, **May 31, 2024**.
- All winners will be acknowledged at a presentation at the Carlsbad City Council Meeting scheduled for Tuesday, **June 18, 2024** at 5 p.m. The selected artwork will be posted in the Council Chamber and at the Georgina Cole Library.

At the May 13, 2024 meeting Kristi Bell, Senior Librarian for Genealogy and Carlsbad History, will provide more background information about the contest and steps remaining in the program's schedule. Two commissioners will be asked to attend the June 18, 2024 City Council meeting to help pass out the award certificates.

Fiscal Analysis

There is no direct fiscal impact associated with receiving this informational report.

Environmental Evaluation (CEQA)

Pursuant to Public Resources Code Section 21065, this action does not constitute a "project" within the meaning of the California Environmental Quality Act (CEQA) in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore does not require environmental review.

Exhibits

None.



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: May 13, 2024

To: Historic Preservation Commission

From: Mike Strong, Assistant Director of Community Development

Staff Contact: Mike Strong, Assistant Director of Community Development
Mike.strong@carlsbadca.gov, 442-339-2721

Subject: Additional Historic Preservation Benefits and Incentives

Recommended Action

Provide feedback.

Executive Summary

Historic preservation can solidify a community's past and can help strengthen a community's future. At its Jan. 8, 2024, meeting, the Historic Preservation Commission adopted a work program to work through and evaluate incentives and benefits to historic preservation. On March 11, 2024, the Historic Preservation Commission reviewed ways to expand the use of a historic property to allow more home-based businesses; and to provide development standard flexibility. The agenda of the May 13, 2024 meeting is devoted to potential façade improvement easements and official recognition and awards. The study session is scheduled to conclude on July 8, 2024.

Discussion

The City Council approved a local Mills Act program on Nov. 3, 2022, when it approved various amendments to the city's historical preservation ordinance (Ordinance No. CS-438, which amended Carlsbad Municipal Code Title 22). California's Mills Act provides cities with a mechanism to encourage the preservation of their historic buildings. It allows the city to give owners of qualified historic properties who actively participate in the restoration and maintenance of their properties a reduction in their property tax. During the course of developing the ordinance, the Historic Preservation Commission also recommended that the City Council direct staff to further investigate additional benefits and incentives, including: 1) expanded home based businesses, 2) development standard flexibility, 3) façade improvement easements, and 4) official recognition and awards.

The study session format will provide the Historic Preservation Commission with an opportunity to learn more about the benefits and incentives, hear from various residents and stakeholders, and to discuss preliminary issues/concerns. Furthermore, study sessions in advance of a final recommendation will allow the Historic Preservation Commission to methodically work through benefits and incentives.

As mentioned in previous meetings with the Historic Preservation Commission relative to the study sessions, attachments to the staff reports will be used for the basis of the discussion and will be provided to facilitate each meeting. The first meeting helped establish the study session scope and format. This second meeting on March 11, 2024 introduced ways to explore expanding home-based businesses in historic homes; and adding development standard flexibility to encourage historic preservation. The May meeting is devoted to the evaluation of façade improvement easement programs, and official recognition and awards to help support local historic preservation efforts.

At the conclusion of the work program, city staff will present the recommendations to the City Council and seek authorization to initiate formal code amendments or policy changes. The Chair or Vice Chair will be responsible for representing the Historic Preservation Commission at this City Council meeting and for speaking in support of the Commission's recommendations.

Fiscal Analysis

There is no direct fiscal impact associated with receiving this informational report.

Environmental Evaluation (CEQA)

The action before the Historic Preservation Commission is to review potential historic preservation benefits and incentives and to provide feedback that may be considered formally at a separate meeting date. Any direction received shall be construed as general direction and does not have a legally binding effect on any possible future discretionary action. Pursuant to Public Resources Code Section 21065, this action does not constitute a "project" within the meaning of the California Environmental Quality Act (CEQA) in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore does not require environmental review.

Exhibits

1. Historic Preservation Commission Study Session Material

Historic Preservation Commission Study Session Material

Research on façade improvement easements and official recognition and awards

Sometimes, efforts to preserve and revitalize historic buildings run up against financial obstacles that create challenges. There are several incentives available which can make preservation more economically feasible. Financial incentives can provide income and property tax reductions. Other construction-based incentives offer additional flexibility in meeting building code requirements, which can make potential projects significantly more affordable. Another option is providing recognition or rewards to encourage the maintenance and restoration of historic resources. Below is a brief summary of the major incentives that will be discussed at the May 13, 2024 Historic Preservation Commission meeting.

- Façade improvement easements: A “preservation” or “facade” easement is a legal agreement in which a property owner formally conveys the right to control the exterior of a property to a qualified organization. This type of easement is commonly required to receive grant funding or financial assistance from state or local governments or nonprofit organizations. Local conservancy groups often ensure preservation of the character of the land via property maintenance and inspections. Easements are usually donated by landowners although they can also be purchased by easement holding entities. Once in place, most easements are perpetual and bind both current and future owners. From that time on, the organization monitors the parts of the property governed by the easement agreement and has the legal ability to require that changes conform. For the owner, the donation of an easement can result in a financial incentive in the form of a charitable tax deduction.
- Official recognition and awards: A city may recognize and honors outstanding efforts and achievements by local preservation, including inspirational projects, individuals, and organizations that demonstrate excellence in the field of preservation.

1) Façade Improvement Easement Program

Easements are flexible tools and can be crafted to address the specific characteristics of a property, the property owner's interests, and the mission, goals, and interests of the easement-holding organization. The term "preservation easement" is commonly used to describe a type of conservation easement—that is, a private, legal arrangement between a property owner and a qualified nonprofit organization or governmental agency for the purpose of protecting a historic property's conservation and preservation values. Preservation easements may also be referred to as "preservation covenants" or "preservation restrictions" and the terms are often used interchangeably. Conservation easements have long been used to protect land that has open space (including farmland, forest land, and land with scenic value), natural environmental value (including natural habitat), outdoor recreational value, or land that has historic, architectural, or archaeological significance. The term “facade easement” is often used to describe a type of preservation easement that only protects the exterior elevations (the

"facade") of a historic building (and often, only those elevations that are visible from public ways). Typically, a "facade easement" refers to an easement placed on a property, such as a row house, in a more densely built urban environment. Exterior easements on properties in more rural settings often cover not only the exterior "facades" (that is, all elevations) of a historic building but also cover the land surrounding the building, sometimes referred to as the building's "context."

Preservation easements currently preserve thousands of historic properties across the United States. Resources range from single-family dwellings to complexes of buildings and nationally significant historic landmarks. Local land conservancy groups or city governments offer this both for historic buildings and open plots of land. Preservation easements are generally donated to (and then subsequently referred to as "held by") either governmental agencies (such as the State Historic Preservation Office or a city through its local historic preservation commission) or by a nonprofit organization with a mission focused on historic preservation and/or land conservation (National Trust for Historic Preservation, California Preservation Foundation, etc.). By having a qualified organization, such as the National Trust for Historic Preservation or California Preservation Foundation, hold an easement on a building, the property owner agrees that their property is worthy of protection and agrees to work in partnership with the qualified organization over time to maintain the integrity of their building. For the landowner, a conservation easement offers means to protect the special attributes of a property without relinquishing the ownership and enjoyment of the land. The landowner gains the satisfaction of knowing that their land will be protected from demolition or insensitive alteration, even by future owners of the space. For the qualified organization, the purpose of the façade improvement easements is twofold: 1) to assure that the significant exterior features, finishes and structural soundness of significant historic buildings will be retained and maintained substantially in their current condition so that their historic and architectural integrity is not lost; and (2) to prevent any use or change of the building that will significantly compromise their integrity.

Some easements last for a certain number of years (often referred to as "term" easements), with the interests of the easement-holding organization expiring at the end of the term. Most preservation easements, however, are perpetual (that is, permanent), including any easements for which a donor plans to seek a federal income tax deduction. In many cases, the National Trust for Historic Preservation or California Preservation Foundation work to protect historic properties that are not under the purview of local historic preservation laws and may be the only protection against demolition or alteration of a property's significant historic resources.

Preservation easements typically identify:

- 1) the physical features of the property that will be preserved;
- 2) activities that could damage or destroy significant historic or architectural features and thus are prohibited;

- 3) activities that are permitted subject to the approval of the easement-holding organization;
- 4) activities that are permitted by the owner as a matter-of-right (with no oversight or involvement of the easement holder);
- 5) maintenance obligations that a property owner must undertake; and
- 6) requirements for maintaining property insurance, providing limited public access to the property, and steps the easement holder can take to enforce the easement.

Preservation easements are as varied as the properties they protect. Preservation easements can be granted on properties already subject to local historic preservation laws if the local preservation law is weak and the preservation easement is strong, the easement may provide more protection than the local law. At a minimum, most preservation easements protect the exterior character-defining features of historic buildings; many also preserve the historic setting of the protected buildings, sometimes including natural as well as designed landscape features. Preservation easements can also protect interior features of historic buildings. Finally, preservation easements can also control (or, in some instances, prohibit) additions to existing buildings or the construction of new buildings and structures on the property.

There are hundreds of organizations and governmental agencies across the country that accept and administer preservation easements. Most easement holders are based at the local level; however, state, regional and national organizations hold preservation easements as well. Most easement-holding organizations request that the donation of a preservation easement be accompanied by a one-time financial donation to the easement-holding organization. In order for an easement donor to qualify for federal tax benefits, the organization to which they donate a preservation easement must have the preservation of historic places as a primary part of its mission; and the resources to monitor and enforce its easements. Many easement-holding organizations set aside easement endowments or stewardship funds to ensure that the organization has a long-term designated funding source for its easement obligations. Property owners donating "qualified" conservation or preservation easements to a "qualified" easement-holding organization, under the regulations set forth in 170(h) of the Internal Revenue Code, may be eligible for a federal income tax deduction. However, if the façade was already subject to restrictions under local zoning ordinances, the taxpayers may, in fact, be giving up nothing, or very little. A taxpayer cannot give up a right that he or she does not have. The complexities of the federal tax code and the applicable IRS regulations are beyond the scope of this summary.

2) Official Recognition and Awards

The concept of rewarding someone for a job well done is not a new one. Rewards and recognition is the appropriate acknowledgement, appreciation and incentivization of an effort in the field of preservation. Some of the existing more notable programs are listed below.

- 1) **The National Trust for Historic Preservation:** National awards are presented annually, to honor inspirational projects, individuals, and organizations that have demonstrated excellence in the field of preservation. The efforts that are recognized generally include citizen attempts to save or retrofit important landmarks; companies and craftsmen whose work restores the richness of the past using modern techniques; the vision of public officials who support preservation projects and legislation in their communities; and educators and journalists who help Americans understand the economic, environmental, and educational value of preservation. The Louise du Pont Crowninshield Award is the National Trust for Historic Preservation's highest recognition. Named for one of the National Trust's founding trustees, the award honors excellence in the preservation and interpretation of our historic, architectural, or maritime heritage.
- 2) **Secretary of Interior:** The National Historic Preservation Act (NHPA) Section 110(h) of the National Historic Preservation Act (54 U.S.C. 306110) establishes the Secretary of the Interior annual award program to recognize outstanding contributions in historic preservation. The Secretary's award is distinguished from other historic preservation award programs because it is statutorily mandated as a cabinet-level recognition. It focuses on the accomplishments of individual employees whose work enhanced and/or improved historic preservation in their agency, state, tribal, or local government. The Secretary may present up to four awards annually, one for each level of government participating in the national preservation partnership program (federal, state, tribal, and local).
- 3) **California:** The Governor's Historic Preservation Awards is California's only state-sponsored awards program and seeks to recognize community-centered, often grass-roots efforts going on throughout California to preserve our collective heritage. The awards are presented annually under the sponsorship of the California Office of Historic Preservation (OHP) and California State Parks to projects, individuals, and organizations whose contributions demonstrate outstanding achievements in historic preservation. Nominees can include, among others, resource restoration and preservation; civic efforts to preserve, interpret, and educate about community history; and companies and public agencies that have exceeded expectations and contractual obligations in preserving the heritage of the state.
- 4) **Local agencies:** Many cities in California offer awards to celebrate and support community building an history of communities. In general, the purpose of the awards programs is to increase public awareness of the city's heritage by recognizing individuals, organizations, businesses, and preservation projects whose contributions demonstrate some level of commitment to historic preservation or local history. Most of the award programs are administered by the legislative body, commissions or advisory boards, or historic preservation advocacy groups. A few examples are provided below.

- Davis - [Historic Preservation | City of Davis, CA](#)
- Los Altos - [Los Altos Historic Preservation Award | City of Los Altos California](#)
- Pasadena - [2023 Historic Preservation Awards Recipients - Planning & Community Development Department \(cityofpasadena.net\)](#)
- Pomona - [Preserve Pomona Awards for Historic Preservation | Pomona, CA \(pomonaca.gov\)](#)
- Richmond - [Historic Preservation Awards | Richmond, CA - Official Website](#)
- Santa Ana - [Historic Preservation - City of Santa Ana \(santa-ana.org\)](#)