

REHABILITATION PRINCIPLES

PRINCIPLES FOR GOOD REHABILITATION WORK

While a large portion of rehabilitation work occurs on the interior of a building and the city would never see it except for electrical and plumbing inspections, the exterior work will have the broadest impact. Any improvements should restore the original design to the greatest extent possible. This is desirable in order to preserve or develop the full market value of the historic resource as well as provide architectural and historical integrity. A historic resource is part of its surroundings, its environment. It contributes something to its street. Neighborhood harmony can be severely damaged by the homeowner with a selfish concept of property rights or the architect who designs monuments to himself. The exterior will impose both a first and lasting impression; good rehabilitation decisions and quality workmanship are important in presenting any historic resource.

Exterior design considerations are not totally dependent on budget. Many well intentioned property owners have spent a lot of money on inappropriate features when rehabilitating their older structures. Good rehab work often follows the simplest course, maintaining the original design integrity of the building, and applying the basic principles of architecture, discussed earlier, to make changes that are suited to the owner's budget, tastes and life style.

Since the 1950's there has been a pressure to "modernize" houses that were built before the turn of the century. This trend was characterized by excessive use of aluminum windows and asphalt shingles that did a thorough job of removing the individuality and charm of many neighborhoods, decharacterizing and confusing the design intent of many buildings and streetscapes. Remodeling cannot make an old house modern. However, the attempt to modernize brought out an entirely new field of standard, ready-made products to replace almost any part of a building by just looking up a catalogue number. The increase in the number of "off-the-shelf" components made it possible to radically alter the looks of a house, for good or bad, with very little effort or study on the home owner's part. Thus one now finds aluminum "Colonial" doors, with stamped on woodwork, phoney hinges and decoration instead of the original doors, and artificial brickwork and stonework that comes in "easy-to-assemble" panels to replace the original clapboard siding. This proliferation of products has also brought out American ingenuity, providing the buyer with "improvements" that were not technically possible at the time that the house was constructed. Thus we see clip-on plastic mullions that make one large pane of glass instantly transformed into a many diamond-paned window or spun aluminum ionic columns that will support thousands of pounds.

The buyer faces a confusing choice of items to put into or on his structure, all claiming to "improve" it, most of which are mediocre or bad design by any architectural standard. Unfortunately, many of the most convenient and easily obtainable items such as doors and windows fall into this category and have had the effect of standardizing bad design.

Many products have appeared not because they were needed but just because it was technically possible to make them. There are, however, many products that are well designed and can be used quite handsomely in restoration work. The trick is being able to choose compatible elements, suitable in both material and design.

Good design must also relate to its surroundings. Neighborly environmental consideration in residential architecture does not require a bland and sterile duplication of facades or paint colors. It does require that each building respect its neighbors whether considering similar or contrasting elements. Similar color tones, building proportions and shapes with contrasting details provide interest and a subtle focus for the finer points and special design considerations of each structure. The houses on Olive and Highland are examples of this diversity within unity.

The following eight points summarize the major design objectives for successful residential renovation work.

THE CITY OF REDLANDS SHALL
ENCOURAGE THESE GENERAL RULES
FOR EXTERIOR RENOVATION

1. Do not try to make a structure look either newer or older than it is. It's next to impossible to do so successfully.
2. Retain as many original materials as a budget will allow. Generally speaking, different materials will not look better than the original ones.
3. If mixing old and new design and/or materials make sure that the character or design of the house is not ruined in the process. If possible, obtain advice from an architect with rehab experience.
4. Avoid imitation materials or design elements whenever possible. They almost always look tacked-on and tacky. If synthetic materials are used, they should be used, for maintenance purposes only, not for esthetic reasons, and used very carefully. Avoid asphalt and asbestos shingles or siding and aluminum windows; they generally reduce the value as well as the appearance of one's property.

BIBLIOGRAPHY

5. Replace windows if maintenance requires it. New windows should generally be of the same size, material, shape, and type as the old ones.
6. Retain original doors if possible. Do not change doorway sizes or locations on the front of the building unless it is absolutely necessary.
7. Structures should relate positively to their visual environment. Strive for a facade that harmonizes with the neighboring buildings. Major elements of design should unify a structure with its surroundings. Details should focus or contrast and add interest.
8. Planting, paving, fences, and other features of the grounds of the house should blend with the environment. Utilize existing landscape elements including types of trees, hedges, and fences; their repetition identifies and unifies a neighborhood.

These design guidelines may not be adequate for your rehabilitation or restoration project, and you may wish to do more research. Smiley Library has a good photograph collection of Redlands historic resources and on the following page you will find a list of rehab literature.

REHABILITATION BIBLIOGRAPHY

Buying and Renovating a House in the City: A Practical Guide, Deirdre Stanforth and Martha Stamm, New York, Knopf, 1972. 428 pp., illus. appends., index. \$6.95 pb.

Century of Color: Exterior Decoration for American Buildings, 1820-1920. Roger Moss. Watkins Glen, N. Y. American Life Foundation, 1981, 112 pp., color illus., gloss., append., index. \$15.hb.

Conservation of Historic Buildings. Bernard M. Feilden, Woburn, Mass.: Butterworths, 1982. 482 pp. illus., gloss., biblio., index. \$124 hb.

Fabrics for Historic Buildings, Jane C. Nylander, 3d ed., Washington, D. C.: Preservation Press, 1983. 96 pp. illus., biblio., gloss., appends. \$9.95 pb.

The Old-House Journal 1983 Catalog: A Buyer's Guide, Old-House Journal Editors. New York: Old-House Journal, with Overlook Press, 1982. 196 pp., illus., index. \$9.95 pb.

Rehab Right, City of Oakland Planning Department, June, 1978.

Preservation and Conservation: Principles and Practices, National Trust for Historic Preservation, ed. For International Centre for the Study of the Preservation and the Restoration of Cultural Property, Washington, D. C.: Preservation Press, 1976. 547 pp., illus., biblio., index. \$22 hb.

Recreating the Historic House Interior., William Seale. Nashville: American Association for State and Local History, 1979. 270 pp., illus., biblio., index. \$22 hb.

Remodeling Old Houses Without Destroying Their Character., George Stephen. New York: Knopf, 1972, 244 pp., illus., appends., gloss., index.

Renovation: A Complete Guide., Michael Litchfield. New York: Wiley, 1982. 586 pp., illus., appends., biblio., index. \$29.95 hb.

Respectful Rehabilitation: Answers to Your Questions About Old Buildings., Technical Preservation Press, National Park Service, U. S. Department of the Interior, Washington, D. C.: Preservation Press, 1982. 192 pp., illus., biblio., appends., index. \$9.95 pb.

The Secretary of the Interior's Standards for Historic Preservation Projects, with Guidelines for Applying the Standards. W. Brown Morton III and Gary L. Hume, Washington, D.C.: Technical Preservation Services, U. S. Department of the Interior, 1979. 46 pp.

Technical Preservation Briefs. Technical Preservation Services, U.S. Department of the Interior, Washington, D. C.: GPO 1975-82. Series. Subjects: Cleaning and waterproofing masonry, repairing mortar joints; conserving energy: roofing; adobe; cleaning buildings; terra cotta; artificial siding; wooden windows; exterior paint problems; storefronts.

The Third Old House Catalog. Lawrence Grow. New York: Collier Books, Macmillan, 1982. 220 pp., illus., appends., index. \$9.95 pb.

Wallpapers for Historic Buildings Richard Nylander, Washington, D. C.: Preservation Press, 1983. 96 pp., illus., biblio., gloss., appends. \$9.95 pb.

REDLANDS DESIGN GUIDELINES GLOSSARY

Adaptive re-use

A change in the use of a building from the use for which it was designed.

Alteration

Any permanent exterior change in a historic resource.

Amenity

A building, object, area or landscape feature that makes an aesthetic contribution to the environment, rather than one that is purely utilitarian.

Applicant

Any person who applies for designation of a historic resource or for a Certificate of Appropriateness or a Certificate of Hardship.

Archeology

The study of ancient peoples and customs as shown by monuments, sites, implements, inscriptions, and relics.

Certificate of Appropriateness

The permit granted after review of the Historic and Scenic Preservation Commission or Preservation Officer of an application to alter, demolish, move, or subdivide a historic resource or for new construction in a district or on a historic site.

Certificate of Hardship

A permit to alter, demolish, move, or subdivide granted by the Historic and Scenic Preservation Commission because of extreme privation or adversity and in accordance with the procedures and findings in the Historic and Scenic Preservation Ordinance.

Chaos

Any condition on a street or in a neighborhood where design disorder or confusion exists because of incompatible land uses, signs, structures, etc.

Demolition

The act of wrecking or destroying a historic resource.

Design Guidelines

Criteria developed by the Historic and Scenic Preservation Commission to identify design concerns to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

Designation

The process of declaring, through official action by the City Council, the historical or scenic significance of a historic resource.

District

A general term referring to historic and/or scenic and urban conservation districts.

Easement

A less-than-fee interest in real property acquired through donation or purchase and carried as a deed restriction or covenant to protect important open spaces, building facades, building exteriors, and building interiors.

Facade

The front or main face of a building.

Historic and/or Scenic District

A significant neighborhood, agricultural or passive recreational open space, an enclave or collection of historical buildings, the majority of which are 50 years old or older, that may have been part of one settlement, architectural period, or era of development. An historic/scenic district may have historic, architectural, and scenic value.

Historic Fabric

The particular materials, ornamentation, and architectural features which together define the historic components of a historic building; in a district, all structures, landscaping, street elements and related design components of the district which together define the historic character of the district.

Historic Inventory

The written result of the survey process.

Historic Property

A separate structure or site 50 years old or older that has significant historic, architectural, or cultural value, but is not necessarily a landmark.

Historic Resource

A general term that refers to buildings, areas, districts, streets, places, structures, outdoor works of art, natural or agricultural features and other objects having a special historical, cultural, archeological, architectural, community, or aesthetic value and are 50 years old or older.

Intrusion

A building or structure that does not fit into and detracts from a historic area because of inappropriate scale, materials, landscaping or other such characteristics.

Landmark

A building, site, or area with exceptional character or exceptional historical or aesthetic interest or value.

National Register of Historic Places

The nation's official inventory of districts, sites, buildings, structures and objects significant in American History, architecture, archeology and culture, maintained by the U.S. Secretary of the Interior.

Preliminary Survey

An informal determination by the commission that a resource is of potential significance as a historic resource. Such resources are to be kept on a list by the Historic and Scenic Preservation Commission.

Preservation

The act of saving from destruction or deterioration old and historic buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation.

Reconstruction

The process of reproducing by new construction the exact form and detail of a vanished building, structure, or object as it appeared at a specific period of time.

Register of Historic and Scenic Resources

The official city list of all designated historic resources.

Rehabilitation

The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Remodeling

Making over or rebuilding all or part of a historic structure in a way that does not necessarily preserve its historical, architectural and cultural features and character.

Renovation

Modernization of an old or historic building that may produce inappropriate alterations or elimination of important features and details

Restoration

The process of returning a building to its original condition.

Sense of Place

The sum attributes of any place that give it a unique and distinctive character.

Style

A type of architecture distinguished by special characteristics of structure and ornament and often related in time.

Survey Process

The accepted method of systematically identifying, describing, researching, photographing and documenting historic resources.

Urban Conservation District

A residential or commercial neighborhood a majority of whose buildings are 50 years old or older which the city wishes to maintain and revitalize although it contains a significant proportion of non-historic or remodeled properties.

Workmanship

The quality product that is produced by the art, skill, or technique of an accomplished craftsman.

COMPATIBILITY CHECKLIST

The compatibility checklist offers an evaluation method for proposed public or private plans to construct, remodel, or restore within historic areas. The checklist should be used by homeowners, and the city and the applicant, to help determine compliance with design principles.

Nature of Proposal:

Topography

The proposal should retain the topography of the area. It should not erase the topography or shape of the land distinctive to the neighborhood.

Natural Setting

The proposal should open up or retain a view or views of the natural setting.

Views of Major Buildings and Streetscapes

The proposal should open up or retain a view of a major building or streetscape.

Public Improvements

The proposal should maintain public improvements from a historic period, i.e. streetlights, trees, etc.

Continuity/Movement/Setting

The proposal should strengthen the streetscapes or continuity and movement which exist along the street where the subject site is located.

Repetition and Rhythm

The proposal should repeat nearby elements and strengthen the rhythm of the block.

Entries and Exits

The proposal should contribute to the entry and exit resources which exist along the street where the proposal would be located.

Terminals and Deflections

The proposal should not miss the opportunity to either add a terminal or reinforce an existing one.

Arrival

The proposal should contribute to a sense of arrival at a destination located near the site of the proposal.

Visual Disruption

The proposal should not introduce a visual disruption to its streetscape.

Entrances and Activity Visible from the Street

If the proposal is located on a street where pedestrian flow is high, the proposal should enliven the experience of pedestrians by providing one or more pedestrian entrances along the street.

Public Gathering Spaces

The proposal should strengthen or add to the choice of public gathering spaces.

Street Pattern

If the proposal would change street right-of-way, pavement width or alignment, it should reinforce the distinctive street pattern and not weaken it.

Blockform

If the proposal would change street right-of-way or pavement width or alignment, the change should not weaken the characteristic blockform of the townscape.

If the proposal would construct or modify a building, structure or wall or install or remove plant material, the change should not weaken the characteristic blockform of the townscape.

Lot Size and Shape

If the proposal would alter the size and shape of a lot or lots, the change should not weaken the occurrence of lot size and shape which is distinctive to that area.

Plant Material

The proposal should be complete in that it would add not just structure but also an appropriate amount of plant material.

Scale

The proposed building or structure should display a scale appropriate to its setting and to its importance.

The proposed project should maintain the pattern, texture, and scale of the original structure or it should be so outstanding that it creates an outstanding contrast.

Materials (See materials section in each architectural style.)

The proposal should utilize materials that will maintain a sense of cohesiveness in a district or neighborhood.

Workmanship

The workmanship on the project should reflect the high quality of aesthetic effort in the majority of the units composing the district.

Intrusion

The proposal should not be an intrusion in the historic area.

Restoration and Alteration

If the proposal is to restore or remodel a building or structure, the resulting architectural expression should help authenticate the historical character of the area by returning the building or structure to the style it had when first built or by maintaining the architectural integrity of the structure.

The proposal should enhance and not mar or destroy a building or structure.

If the building is being altered, the proposal should utilize the same materials and decorative elements as found in the architectural style for that structure.

The proposed roof addition should be compatible with the existing roof.

The openings and proportion proposed should be consistent with the architectural style.

New Proposal

If the proposal is for a new building or structure, it should be designed with appropriate materials, scale, setbacks, paving, etc. for the neighborhood.

In many cases a formal characteristic of a proposed building or structure is proper if it is about the same size and shape as that of buildings which are similarly situated in that streetscape and serves the same visual functions as the proposed building or structure ought to serve. Evaluate the proposal by comparing each of its characteristics to such similarly situated buildings.

The height of proposed building or structure should be similar.

The total floor area of proposed building should be similar.

The massing of proposed building should be similar.

The floor area at ground level of the proposed building should be similar.

The placement of the proposed building on the land should be similar.

The use should be similar.

The exits and entrances should be in the same pattern.

The site coverage should be similar.

If the subject site is located in a portion of a neighborhood which has eroded, become chaotic and been invaded by amorphous space compared to what it was at some past time, the proposal should help to restore the neighborhood to its past order.

PRESERVATION RESOURCES

REDLANDS LOCAL PRESERVATION CONTACTS

To be completed with frequently
used information for Redlands:

HISTORIC AND SCENIC
PRESERVATION COMMISSION

LOCAL PRESERVATION ORGANIZATION(S)

OTHER PRESERVATION ORGANIZATIONS

PLANNING OFFICE

PUBLIC WORKS DEPARTMENT

PARKS AND RECREATION DEPARTMENT

HOUSING DEPARTMENT

BUILDING INSPECTION DEPARTMENT

MAYOR'S OFFICE

REDEVELOPMENT OFFICE

TOWN CENTER OFFICE

SELECTED FEDERAL AND STATE PRESERVATION LAWS

FEDERAL

Antiquities Act of 1906
(16 United States Code 431-433)

As the first piece of preservation legislation in the United States, the Antiquities Act empowered the President to designate historic and pre-historic landmarks within federal ownership. Under the Act, penalties were established for the unauthorized destruction of any historic or pre-historic monument on federal property. The Secretaries of the Interior, Agriculture and the Army were authorized to establish a permit process for the orderly survey and excavation of archeological sites and objects of antiquity. The Antiquities Act was designed primarily to preserve Indian remains within federal ownership.

Historic Sites Act of 1935
(16 U.S.C.461-467)

Passed by Congress to further federal preservation efforts and to consolidate preservation administration. Authorized the Secretary of Interior to acquire and preserve sites, buildings and objects of national significance. The Historic Sites Act established a formal designation program for the first time in the United States; designated buildings and sites were to be known as National Historic Landmarks.

National Historic Landmarks Program
(36 Code of Federal Regulations 65)

Pursuant to the Historic Sites Act of 1935, the National Historic Landmarks Program was established for the purpose of identifying, surveying, and designating National Historic Landmarks. Nationally significant districts, sites, buildings, structures and objects pivotal in the development of American history, architecture, archeology and culture are given this designation. Designations are made by the Secretary of the Interior. National Historic Landmarks are automatically placed on the National Register of Historic Places. Criteria are used in determining eligibility for National Historic Landmark status and a public hearing process precedes the formal designation.

National Historic Preservation Act of 1966 (16 U.S.C.470-470t)

This expanded the federal list of historic properties by establishing the National Register of Historic Places. The Register would include districts, sites, buildings, structures and objects not only with national significance, but also with local, regional or state significance. Protection to National Register properties from the adverse impacts of federally funded projects was provided through section 106 of the Act requiring review prior to alteration or destruction. Funding for states to conduct historic surveys was established as well as a matching grant-in-aid program for the National Trust for Historic Preservation. The Advisory Council on Historic Preservation was created through the provisions of section 201. The Act was later amended in 1980 (P.L.96-106) making the Advisory Council an independent federal agency and requiring owner consent on National Register listings.

National Register of Historic Places (16 U.S.C.470-470t, 36, CFR 60 & 63)

The National Register is the nation's official inventory of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture and is maintained by the Secretary of the Interior under authorization by the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (amended 1980). Applications may be made for properties with local, State and national historic significance. Applications are received by the State Office of Historic Preservation and the Secretary of the Interior (or his designee, the keeper of the National Register), but if the owner objects, the application can only be submitted for determination of National Register eligibility. California currently has approximately 1,170 listings on the National Register; this includes 935 individually listed buildings, 61 historic districts (totaling 6,000 contributing buildings), 113 objects and sites and 61 Native American petroglyph and archeological sites.

National Environmental Policy Act of 1969 (NEPA) (42 U.S.C.4321-4347)

NEPA established a review and assessment process for federally funded or licensed projects with the potential to render adverse environmental impacts. Historic properties were cited as among those resources which must be assessed as part of the required Environmental Impact Statements. Compliance with NEPA must be in accordance with the National Historic Preservation Act of 1966 and Executive Order 11593.

Tax Reform Act of 1976 (superseded)

In 1976, Congress for the first time enacted financial incentives to encourage private sector rehabilitation of historic buildings. Previous tax incentives favored new construction and, in fact, encouraged demolition of historic buildings. Under the Tax Reform Act, owners of income-producing property listed on the National Register were granted the same accelerated depreciation rates already allowed for new construction. It also created an option which allows amortization of rehabilitation costs over a 60-month period. In addition, tax penalties were instituted against owners who demolished a National Register building. The provisions of this Act were later modified and expanded under the Economic Recovery Act of 1981.

The Economic Recovery Act of 1981 (Internal Revenue Code 48,168,170,280B)

A broad package of tax reform law, this Act includes new preservation tax incentives and supersedes the Tax Reform Act of 1976. A three-tiered investment tax credit (ITC) was established for the rehabilitation of older income-producing properties with the most generous ITC (25%) being made available for certified National Register structures. New provisions for cost recovery deductions were instated, along with a provision prohibiting deduction of demolition expenses on any certified historic structure or contributing building within a certified historic district.

The allowed ITC's and the provisions for utilizing these tax benefits under the Economic Recovery Act are as follows:

A 15% ITC is available for buildings over 30 years old, a 20% for buildings over 40 years old and a 25% for buildings listed on the National Register.

Improvements must be made within a 24-month period.

Expenditures must exceed \$5,000 or the adjusted basis of the building (property cost plus cost of prior improvements less depreciation previously allowed) whichever is greater.

Seventy-five percent of the exterior walls must remain in tact.

The building must be held for a minimum of five years or recapture of a percentage of the allowed ITC will take place.

The Secretary of the Interior Standards for Rehabilitation must be utilized in order to qualify for the 25% ITC.

The Secretary of Interior Standards for Rehabilitation (36 CFS 67)

The Secretary of Interior Standards for rehabilitation, with accompanying interpretive guidelines, are utilized by all federal agencies in the preservation of historic properties that are listed or are eligible for listing on the National Register. The most frequent application of the Standards is in determining if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Economic Recovery Act of 1981. The list of 10 Rehabilitation Standards is aimed at retaining and preserving those architectural features and materials which are important in defining the historic character of a building or site. Many cities and counties around the country have adopted the Secretary of Interior Standards as their own review standards for historic rehabilitation.

STATE

State Historical Landmarks Program (Public Resources Code 5021)

Effective August 14, 1931, the State program was created for the purpose of designating historic properties as California Registered Historical Landmarks. Under current criteria buildings, structures, sites and places with regional and statewide significance to the history of California may be recognized. These designations are approved by the State Historical Resources Commission.

California Environmental Quality Act (CEQA) (1970, Public Resources Code Section 21000 et seq.)

CEQA requires detailed studies and assessment (known as Environmental Impact Reports) in analyzing the potential environmental impacts of proposed projects and activities at all levels of government. Proposals are to be assessed to determine if a significant negative effect on the environment will result; if so, alternatives must be considered. Historic and cultural resources are among those which must be assessed for potential impacts.

Mills Act (Government Code 50280-50290)

Adopted in 1972, and amended in 1977, the Mills Act allows a local jurisdiction to establish "historic zones." Owners of selected historic properties within these historic zones may enter into preservation contracts with the local jurisdiction. To qualify, the owner must agree to a 20-year contract with the local government and must adhere to the following conditions: restoration of the property, maintenance of its historic characteristics, use of the property in a manner compatible with its historic characteristics, and public access on an appointed number of days in the year. In return, the owner may receive a deduction in property taxes under the Revenue and Taxation Code, 439-439.4.

Marks Historical Rehabilitation Act of
1976 (Health and Safety Code 37600-
37684)

The Marks Act provides the authority for general law cities to issue tax-exempt revenue bonds to further the rehabilitation of historic buildings. The Marks Act requires local jurisdictions utilizing its provisions to designate a historical rehabilitation area and adopt criteria for the selection of eligible properties as outlined in Section 37626 of the Health and Safety Code. The Marks Act provides the opportunity for general law cities to create below-market financing rates for rehabilitation developers by selling tax exempt securities (secured by specific project revenues) for the purpose of assisting historic rehabilitation.

State Historic Building Code (Title 24,
California Administrative Code, Part 8)

The State Historic Building Code (SHBC), prepared by the State Architect's Office and adopted by the State Legislature in 1979, is a variant building code available for incorporation by local cities and counties as part of the local Uniform Building Code. It is the intent of the SHBC to provide for the safe and hazard-free use of a building without sacrificing the historic character of the structure. The SHBC covers each component of a building and provides specific guidance and alternative allowable measures for the building official. As of July 1, 1985, local jurisdictions must apply it to any designated historic building.

Also designated as part of the historic building code program are Points of Historical Interest and sites of local significance that do not qualify as State Historical Landmarks.

A GUIDE TO NATIONAL, STATE AND REGIONAL CULTURAL HERITAGE ORGANIZATIONS

This guide to heritage preservation organizations includes national and state government agencies, local heritage preservation boards and commissions, national, regional and state nonprofit groups, lobbying interests, foundations and research boards. The organizations listed have been included because they are directly involved in heritage preservation or conservation activities. This guide focuses on California, and of necessity, national and regional listings are limited to those which would prove most useful to Californians. The listings of state and local organizations are by no means exhaustive.

I. GOVERNMENTAL AGENCIES

A. FEDERAL

Associate Director Cultural Resources
NATIONAL PARK SERVICE
U. S. Department of the Interior
1100 L Street, NW
Washington, DC 20240
WASO-400
(202)343-7625

Preservation Assistance Division (424)
NATIONAL PARK SERVICE
Washington, DC 20240
Office of the Division Chief:
(202) 343-9573
Curatorial Services: (202) 343-8142
Grants Administration (202) 343-9570
Technical Preservation Services:
(202) 343-9578
(202) 343-9581

HISTORIC AMERICAN BUILDINGS SURVEY/
HISTORIC AMERICAN ENGINEERING RECORD
1100 L Street, NW, Room 6101
Washington, DC 20240
(202) 343-9607

ADVISORY COUNCIL ON HISTORIC PRESERVA-
TION, WESTERN DIVISION OF PROJECT
REVIEW
730 Simms Street, Room 450
Golden Colorado 80401
(303) 234-4946

WESTERN REGIONAL OFFICE
NATIONAL PARK SERVICE
P. O. Box 36062
San Francisco, CA 94102
(415) 556-7741

STATE HISTORIC PRESERVATION OFFICERS
NATIONAL CONFERENCE OF STATE HISTORIC
PRESERVATION OFFICERS
1522 K. Street, NW
Washington, DC 20005
(202) 783-3363

B. STATE OF CALIFORNIA

STATE HISTORICAL RESOURCES COMMISSION
STATE OFFICE OF HISTORIC PRESERVATION
P. O. Box 2390
Sacramento, CA 95811
(916) 445-8006

DEPARTMENT OF PARKS AND RECREATION
P. O. Box 2390
Sacramento, CA 95811
(916) 445-2358

NATIVE AMERICAN HERITAGE COMMISSION
1400 Tenth Street, Room 109
Sacramento, CA 95814
(916) 322-7791

HERITAGE PRESERVATION COMMISSION
c/o California State Archives
1020 O Street
Sacramento, CA 95814
(916) 445-4293

STATE HISTORIC BUILDING CODE
ADVISORY BOARD
Office of the State Architect
Sacramento, CA 95805
(916) 445-7627

DEPARTMENT OF TRANSPORTATION
1120 N Street
Sacramento, CA 94814
(916) 445-4615

C. COUNTY AND CITY: BOARDS AND COMMISSIONS

(Arranged alphabetically by city and then
alphabetically within city)

ALAMEDA HISTORIC ADVISORY COMMISSION
City of Alameda
Oak Street and Santa Clara Avenue
Alameda, CA 94501
(415) 522-4100, ext. 233

PARKS AND HISTORICAL RESTORATION
COMMISSION
County of Placer
11414 B Avenue
Auburn, CA 95603

AZUSA CULTURAL HERITAGE LANDMARK
COMMISSION
City Hall
213 East Foothill Blvd.
Azusa, CA 91702

BAKERSFIELD HISTORIC PRESERVATION
 COMMISSION
 c/o Redevelopment Agency
 City of Bakersfield
 1501 Truxton Avenue
 Bakersfield, CA 93301

KERN COUNTY HERITAGE COMMISSION
 c/o Kern County Museum
 3801 Chester Avenue
 Bakersfield, CA 93301

BERKELEY LANDMARKS PRESERVATION
 COMMISSION
 2180 Milvia Street
 Berkeley, CA 94704

CHULA VISTA HISTORICAL BUILDINGS
 PRESERVATION COMMITTEE
 City of Chula Vista
 City Hall
 Chula Vista, CA 92012

CLAREMONT ARCHITECTURAL COMMISSION
 Claremont City Hall
 207 Harvard Avenue
 Claremont, CA 91711

COLUSA HERITAGE PRESERVATION COMMITTEE
 City Hall
 260 6th Street
 Colusa, CA 95932

LOS ANGELES COUNTY HISTORICAL
 LANDMARKS/RECORDS COMMITTEE
 20745 Via Verde
 Covina, CA 91724

DAVIS HISTORICAL LANDMARKS COMMISSION
 226 F Street
 Davis, CA 95616

FREMONT HISTORICAL ARCHITECTURAL
 REVIEW BOARD
 39700 Civic Center Drive
 Fremont, CA 94538

FRESNO COUNTY COMMITTEE FOR HISTORICAL
 PRESERVATION
 P. O. Box 800
 Selma, CA 93662

FRESNO COUNTY COMMITTEE FOR HISTORIC
 PRESERVATION
 City of Fresno
 Department of Planning and Inspection
 2326 Fresno Street
 Fresno, CA 93721

HISTORICAL LANDMARKS COMMITTEE
 c/o Fresno County Free Library
 240 Mariposa Street
 Fresno, CA 93721

GILROY LIBRARY AND CULTURAL COMMISSION
 City of Gilroy
 Gilroy Historical Museum
 195 Fifth Street
 Gilroy, CA 95020

LARKSPUR HERITAGE COMMITTEE
 P. O. Box 585
 Larkspur, CA 94939

LIVERMORE HERITAGE PRESERVATION
 COMMISSION
 567 South L Street
 Livermore, CA 94550

LONG BEACH CULTURAL HERITAGE COMMITTEE
 City of Long Beach
 Department of Planning and Building
 333 W. Ocean Blvd.
 Long Beach, CA 90802

LOS ALTOS HISTORICAL COMMISSION
 1 North San Antonio Road
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Santa Barbara, CA 93102
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SANTA BARBARA COUNTY LANDMARKS
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(615) 383-5991

American Concrete Institute Committee
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Detroit, MI 43219
(313) 532-2600

American Folklore Society
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American Society of Civil Engineers
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American Studies Association
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Philadelphia, PA 19104

Association for Preservation Technology
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(613) 238-1972

Friends of Terra Cotta
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San Francisco, CA 94142

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League of Historic American Theatres
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(301) 663-6820

National Society for the Preservation of Covered Bridges
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South Peabody, MA 01960

Preservation Action, Inc.
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Washington, DC 20009
(202) 659-0915

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California Council, American Institute
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Los Angeles, CA 90024
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Canada. Nashville, Tenn: American Asso-
ciation for State and Local History.
Published annually.

For local libraries and archives consult:

California State Library. California
Library Statistics and Directory. Sac-
ramento: State Printing Office,
Published annually.

For national, regional and local museums
consult:

American Association of Museums. Of-
ficial Museum Directory. Skokie, IL:
National Register Publishing Co.
Published annually.

California Museum Directory. Claremont,
CA: California Institute of Public Af-
fairs, affiliate of The Claremont Col-
leges, 1980.

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"To be effective, whether statewide or local, revolving funds must be carefully structured, legally recognized entities, managed by professionally competent individuals and with access to persons skilled in real estate development as well as persons with preservation expertise.

"A revolving fund is in every sense 'preservation-as-a-business.' Although it has a physical end product, it is a process, subject to and responsive to changing pressures and diverse needs. Lessons learned from one project will be applied to another, and a learning curve established. Future projects will be made simpler, and the energy expended for their execution will become more efficient."

The Revolving Fund Handbook

STEPS IN OPERATING A REVOLVING FUND

1. Establish a private, nonprofit, tax-exempt (501(c)(3) corporation, if none already exists. Under some conditions, a public corporation, created by the state legislature, may be preferable.
2. Prepare an organizational budget, after first determining the revolving fund's scope and objectives.
3. Obtain seed money from public or private donors to hire a director to oversee the program.
4. Prepare an administrative budget (salaries, rent, office supplies and so forth) and a program budget for revolving fund projects (number of projects, scale, available funding).
5. Identify public and private funding sources and apply for grants and loans. Engage in fund-raising activities.
6. Hire a staff; seek consultants and volunteers.
7. Conduct a historic resources survey or use previously compiled information to identify specific properties for preservation. (Funds established to save a specific endangered property will have predefined their first development project.)
8. Formulate a development plan for each property selected, containing a description of the historical and architectural significance, an evaluation of structural condition and reuse potential, identification and analysis of market potential, a financial analysis and an overall evaluation of the project's feasibility.
9. Choose one of several options following a determination that a project is feasible: purchase by a private developer, purchase by the fund of ownership options on a short-term basis or outright ownership by the fund.
10. Master the real estate development process, including purchasing; financing; hiring of consultants, architects and engineers; marketing; construction and building management.

11. Recover the fund's expenses through syndication, continued management and ownership or sale of the property with protective covenants or easements.

From The Revolving Fund Handbook

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1120 S.W. 5th Avenue, Suite 1102
Portland, OR 97204
(503) 796-5320
Ted Schneider, Project Coordinator

Preservation Fund of Pennsylvania
R.D. 1, Box 315
Mount Joy, PA 17550
(717) 653-1923
Elaine Holding, President

Pittsburgh History and Landmarks
Foundation
One Landmark Square
Pittsburgh, PA 15212
(412) 272-2760
Gregory P. Rabb, Executive Director

Providence Preservation Society
P. O. Box 1386
Providence, RI 02901
(401) 272-2760
Gregory P. Rabb, Executive Director

Texas Historical Foundation
P. O. Box 12243, Capitol Station
Austin, TX 78711
(512) 472-6784
Edward Protz, Acting Executive Director

Historic Preservation League
2902 Swiss Avenue
Dallas, TX 75204
(214) 821-3920
John Tatum, Revolving Fund Chairman

Galveston Historical Foundation
P. O. Drawer 539
Galveston, TX 77553
(713) 765-7834
Peter H. Brink, Executive Director

Utah Heritage Foundation
355 Quince Street
Salt Lake City, UT 84103
(801) 533-0858
Stephanie Churchill, Executive Director

Historic Richmond Foundation
2407 East Grace Street
Richmond, VA 23223
(804) 643-7407
Michael W. Gold, Managing Director

Waterford Foundation
P. O. Box 142
Waterford, VA 22190
(703) 882-3018
Constance K. Chamberlin, Executive
Director

Preservation of Historic Winchester
8 East Cork Street
Winchester, VA 22601
(703) 666-3577
Carolyn T. Griffin, Director

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Preservation Revolving Fund Manual and Director. National Trust for Historic Preservation, Washington, DC: Preservation Press, 1983.

Revolving Funds for Historic Preservation: A Manual of Practice. Arthur P. Ziegler, Jr., Leopold Adler II and Walter C. Kidney, Pittsburgh: Ober Park Associates (One Landmark Square, 15212), 1975. 111 pp., illus., gloss. \$4.95 pb.

Revolving Funds for Neighborhood Preservation: Lafayette Square, St. Louis. Steven J. Coffey. Information Series, National Trust for Historic Preservation, Washington, DC: Preservation Press, 1977. 20pp. biblio., appends. \$2 pb.

Commercial Area Revolving Funds for Preservation. Peter H. Brink. Information Series, National Trust for Historic Preservation, Washington, DC: Preservation Press, 1976. 15 pp., biblio. \$2 pb.

TAX INCENTIVES

"The Economic Recovery Act of 1981 . . . makes dramatic and sweeping changes in the federal tax treatment of investment in real estate The bias in favor of new construction was effectively eliminated. The tax incentives for rehabilitating older buildings were simplified and substantially improved, especially in the case of historic buildings.

"The investment tax credit now allowed for certified historic rehabilitation should be a significant stimulus to the identification and designation of individual historic buildings, as well as historic commercial districts and residential neighborhoods."

Aubra H. Anthony, Jr., Summary of Preservation Tax Incentives in the Economic Recovery Tax Act of 1981

FEDERAL TAXES

The Economic Recovery Tax Act of 1981 (P.L.97-34) authorized an investment tax credit (ITC) that is limited to structures that are used in a trade or business or that are held for income-producing purposes, such as commercial or rental properties; it is not available for use in rehabilitating owner-occupied residences. Certified rehabilitations of certified historic properties are favored by a larger ITC and more advantageous depreciation rules.

Levels of Credit Offered

1. 25 percent for certified historic structures.
2. 20 percent for buildings 40 years or older.
3. 15 percent for buildings 30 to 39 years old.

Provisions for Certified Historic Structures

1. The structure's historical significance must be certified by the Secretary of the Interior.
2. The quality of the rehabilitation must be certified as consistent with the Secretary of the Interior's Standards for Rehabilitation, preferably before work begins, through submission of the SHPO and approval by the Secretary of the Interior.
3. The ITC is available to owners and to lessees with lease terms of 15 years or more upon completion of rehabilitation.
4. The structure may be used for industrial, commercial or rental residential purposes.
5. The structure may be substantially rehabilitated with costs exceeding the greater of \$5,000 or the adjusted basis of the building, within 24 months, or within 60 months for projects designed to be completed in phases.
6. Seventy-five percent of the existing exterior walls must remain as external walls.
7. Expenditures may be depreciated by deducting one-half the 25 percent ITC when calculating the basis of the building. (This change was effected by the Tax Equity and Fiscal Responsibility Act of 1982, Section 205, P.L. 97-248.) These depreciation deductions must be taken by the straight-line method over a 15-year recovery period (or optional 35- or 40-year periods).
8. Expenses or losses from demolition of certified structures before January 1, 1984, may not be deducted.

Provisions for Nonhistoric Buildings

1. A nonhistoric building may be used for industrial or commercial purposes only to receive the 15 or 20 percent ITC.
2. To elect either of the lessee credits, an owner with a property in a registered historic district must obtain certification that the structure is nonhistoric.
3. In computing the depreciation deductions, the full amount of the credit taken must be subtracted.

DEFINITIONS

Adjusted basis: An owner's initial cost for a property plus the cost of improvements less amounts previously allowed to the owner as depreciation.

Certified historic structure: A structure subject to depreciation that is listed in the National Register of Historic Places or located in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district.

Certified rehabilitation: A rehabilitation of a certified historic structure that the Secretary of the Interior has determined as consistent with the historic character of the property.

Noncontributing structure: A structure that does not contribute to a district's historical significance because it detracts from the district's sense of time and place and historical development or whose integrity has been irretrievably lost or whose physical deterioration or damage makes it infeasible to rehabilitate.

Registered historic district: A National Register district or a state or local district whose statute has been certified by the Secretary of the Interior and which is certified as meeting substantially all the requirements for National Register listing.

Substantially rehabilitated property: A certified historic structure for which the cost of certified rehabilitation (during a 24-month period that may end at any time during the taxable year in which the building is placed in service) exceeds either \$5,000 or the adjusted basis of the property, whichever is greater.

TAX PLANNING CHECKLIST

1. Determine whether the building is listed in the National Register of Historic Places or is located in a registered historic district.
2. If it is not listed in the National Register, determine whether the property is in a historic district created under state or local statutes. If so, determine whether the statute has been certified by the Secretary of the Interior.
3. Determine from the certificate of occupancy, county assessor's office or other authority that the building was first placed in service at least 30 years before the date the rehabilitation is to begin. (This requirement does not apply to a certified historic structure.)
4. If the property is almost 40 years old, decide whether or not to wait until the building is at least 40 years old before rehabilitating it to obtain a larger tax credit. (This requirement does not apply to a certified historic structure.)
5. Prepare plans for and estimate the cost of rehabilitation and compare it to the purchase price or other adjusted basis of the building to be certain that the rehabilitation expenditures will be "substantial." Before starting work, have the state historic preservation office review the plans to make sure that the standards and guidelines are being followed.
6. Be sure that at least 75 percent of the external walls will be retained as external walls on completion of the rehabilitation.
7. Determine whether the rehabilitation can be completed within the 24-month period or whether the project should be completed in phases in accordance with architectural plans that will qualify for application of the 60-month period rules. (A taxpayer can elect to have the 24-month period fall at any time during the taxable year in which the building is placed in service.)
8. Determine that the intended use of the building will not be for residential purposes unless it is a certified historic structure.
9. To qualify for certified rehabilitation of a certified historic structure, complete a historic preservation certification application to secure certification from the Secretary of the Interior that the building is historic and that the rehabilitation work is in accordance with the Secretary of the Interior's Standards for Rehabilitation.
10. If the building is not of historical significance but is located in a registered historic district, obtain, before any work begins, certification from the Secretary of the Interior that the property is not of historical significance. If the rehabilitation has already begun, obtain this certification as soon as possible.
11. If the property is located in and has historical significance to a registered historic district, obtain from the Secretary of the Interior certification that the planned rehabilitation is consistent with the historic character of the building or the district.

12. If the building is located in a historic district designated by state and local statute but is not certified by the Secretary of the Interior, apply for certification of the statute if certified historic status is desired.

13. When calculating the basis of the building for depreciation deductions under the accelerated cost recovery system for certified historic structures placed in service after January 1, 1983, subtract 12.5 percent of the qualified rehabilitation expenses incurred (i.e. 50 percent of the allowed 25 percent ITC for those expenses).

Adapted from "Tax Incentives for Real Estate Rehabilitations," William Krems. Colorado Lawyer, July 1982, and Changes in Federal Tax Incentives for Historic Preservation

FEDERAL TAX INFORMATION SOURCES

Technical Preservation Services Branch
Preservation Assistance Division
National Park Service
U.S. Department of the Interior
Washington, DC 20240
(202) 343-9578
H. Ward Jandl, Chief

Responsible for making historical and architectural determinations of which properties and districts qualify as certified historic structures and which proposals qualify as certified rehabilitations, using the Secretary of the Interior's Standards for Rehabilitation. National Park Service regional offices also participate in the certification process.

State Historic Preservation Offices
Provide historic preservation certification application forms, work with potential applicants to complete forms, review applications following submission and forward forms to the National Park Service. Also provide information on National Register listings for determining historical certification.

STATE AND LOCAL TAX INCENTIVES

Property Tax Exemption:
Alaska, New York State, Puerto Rico
Texas, Oyster Bay, N.Y., New York City.

Property Tax Credits:
Maryland, New Mexico

Property Tax Abatement:
Arizona, Connecticut, North Carolina,
Oregon, Tennessee, Austin, Tex.,
Brookhaven, N.Y., Petersburg, VA.

Actual-Use Assessment:
California, District of Columbia, Louisiana, Nevada, Oregon, Virginia, Washington.

Assessment Increase Deferral:
Maryland

Assessments Reflecting Easements and Landmark Designation:
California, Colorado, Connecticut, Georgia, Illinois, Oregon, Tennessee, Texas, Virginia, North Carolina, South Carolina, West Virginia.

Income Tax Relief:
Maryland, Puerto Rico

Property Tax Relief for Rehabilitation:
Colorado, Illinois, Rhode Island,
Virginia, Utica, N.Y.
From Tax Incentives for Historic Preservation

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Landmarks Preservation and the Property Tax. David Listokin. New Brunswick, NJ: Center for Urban Policy Research, Rutgers University, 1982. 229 pp., illus., biblio. \$20 pb.

"Tax Incentives for Rehabilitating Historic Buildings," Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1981.

"Review of Rehabilitation Work Under Section 212 of the Economic Recovery Act of 1981," Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1982. 8 pp.

See also Easements.

EASEMENTS

"A preservation easement is a legal document which regulates the use of or changes to real property, and may be given or sold by a property owner to a charitable organization or government body. Once recorded, an easement becomes part of the property's chain of title and usually 'runs with the land' in perpetuity, thus binding not only the present owner who conveys it but all future owners as well.

"A preservation easement gives the organization to which it is conveyed the legal authority to enforce its terms. These terms usually create negative covenants prohibiting the owner from making alterations to the property without prior review, consultation and approval by the holder. Some easements also impose positive covenants that require the owner to make certain improvements to the property or maintain it in a certain physical condition."

(Charles E. Fisher II et al.,
Directory of Historic Preservation Easement Organizations)

TYPES OF EASEMENTS

Scenic and open space easement

Protects open spaces, historic and scenic views, the surroundings of significant buildings, archeological sites and ecologically significant land by restricting development rights.

Exterior and facade easement

Protects the outside appearance of a building by controlling alterations and requiring maintenance. This may also control development rights to the building's lot and its air rights.

Interior easement

Protects all or part of a building's interior (seldom used because of difficulties in reviewing spaces in private use).

EASEMENT QUESTIONS AND ANSWERS

What are the benefits of donating an easement?

Donating an easement protects a significant property even after an owner has sold or bequeathed it; provides income, gift and estate tax advantages for the owner; and enables preservation organizations and public agencies to protect properties against adverse changes through acquisition of a partial interest rather than assumption of the full burden of property ownership.

How does an easement protect property?

The easement holder has the right to review and approve proposed alterations to a structure or its setting and to enforce the easement terms in the event of a violation.

How is an easement valued?

Valuation, made by a professional appraiser, is typically the difference between the fair market value of the property before and after the grant of easement. An easement may reduce the market value of a property because it restricts development rights.

How does a property qualify for an easement deduction under federal tax law?

The Tax Treatment Extension Act of 1980 made permanent the federal income, gift and estate tax deductions for charitable contributions of partial interests in real property, land and buildings such as easements. Restrictions must be granted in perpetuity. Gifts of "qualified real property interests" must be made to a "qualified organization" and be "exclusively for conservation purposes," which include preservation of a "historically important" land area and a "certified historic structure." A "certified historic structure" is a building, structure or land area, depreciable or nondepreciable, listed in the National Register or located in a registered historic district and certified as being of significance to the district.

How does an easement qualify as being "exclusively for conservation purposes"?

It qualifies if historically important land or a certified historic structure is preserved, or if it furthers the education or outdoor recreation of the general public or the preservation of open space and this yields significant public benefits and is for the scenic enjoyment of the public or pursuant to an official conservation policy.

What are the tax consequences of an easement donation?

For federal income tax purposes, the most important benefit is that the value of the donated easement is deductible as a charitable contribution, not to exceed 50 percent of the taxpayer's adjusted gross income, thereby reducing the donor's taxable income; the value in excess of 50 percent may be carried for five succeeding tax years. For federal estate tax purposes, the value of the estate will be reduced because of the easement's development limitations. For state income and estate taxes, state laws may authorize deductions similar to the federal provisions. An easement also may decrease a property's local tax assessment and thus its local property taxes.

Which organizations are "qualified organizations" to receive tax-deductible easement contributions?

Qualified organizations are state or local government agencies that have authority to accept property interests and private organizations that are tax-exempt, charitable, educational non-profit groups such as state or local preservation organizations or local historical societies.

Adapted from "How to Qualify Historic Properties Under the New Federal Law Affecting Easements"

STEPS IN OBTAINING AN EASEMENT

1. A property owner expresses an interest in donating an easement to a tax-exempt charitable organization or public agency. Less frequently, an organization may purchase an easement, sometimes stipulating that the seller use the income for preservation purposes.
2. The organization determines whether the property meets its acceptance criteria.
3. The property owner obtains legal and financial advice based on an informal estimate of the property's value.
4. Both parties decide to proceed.
5. The donor seeks certification of the property from the U.S. Department of the Interior if a charitable deduction under federal income tax laws is contemplated and if it is to qualify as a historically important land area or certified historic structure, ensuring that the property is certified by the time of the donation or when the tax return is filed (with extensions, generally by October 15 of the year following the donation).
6. The donor has an appraiser establish the value of the easement for tax purposes.
7. The organization documents the property, including the legal description, a location or boundary survey, photographs and written descriptions of the property's resources that will be protected.
8. The organization, assisted by an attorney, drafts the easement deed; the donor's attorney reviews and approves the document.
9. The deed of easement is recorded in the office of the local recorder of deeds and any other statutory repositories. The organization and the owner keep copies of all papers, which the owner agrees to transfer to subsequent owners.
10. The organization may notify government authorities of the easement transfer as a requirement or a courtesy.
11. The organization monitors the property to ensure that easement provisions are observed and generally conducts an on-site inspection no less than once a year.
12. The organization continues to oversee the property's status by educating the current and future property owners, monitoring changes in property ownership and reviewing an owner's alteration plans.
13. If a violation occurs in the easement terms, the organization should be prepared to exercise its right to compel the owner by court action to make repairs or to restore the property to its prior condition, or to correct such violations itself; the organization also may seek an injunction to stop an owner's proposed action or seek monetary damages in compensation for irreversible actions.

Adapted from Establishing an Easement Program to Protect Historic, Scenic and Natural Resources

NATIONAL EASEMENT INFORMATION SOURCES

Archaeological Conservancy
415 Orchard Drive
Santa Fe, NM 87501
(505) 982-3278

Land Trust Exchange
3 Joy Street
Boston, Mass. 02108
(617) 227-5039

National Conference of Commissioners on
Uniform State Laws
Uniform State Law on Easements
6745 North Michigan Avenue, Suite 510
Chicago, IL 60611
(312) 321-9710

National Trust for Historic Preservation
Office of the General Counsel
1785 Massachusetts Avenue, NW
Washington, DC 20036
Rural Project Office
1600 H Street, NW
Washington, DC 20006
(202) 673-4203

The Nature Conservancy
1800 North Kent Street
Arlington, VA 22209
(703) 841-5300

Trust for Public Land
82 Second Street
San Francisco, CA 94105
(415) 495-4014

U.S. Department of the Interior
National Park Service
Preservation Assistance Division
Washington, DC 20240
(202) 272-3761

SELECTED EASEMENT HOLDERS

California Preservation Foundation
55 Sutter Street, Suite 593
San Francisco, CA 94104

Peninsula Open Space Trust
3000 Sand Hill Road
Menlo Park, CA 94025
(415) 854-7696

The Foundation for San Francisco's
Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
(415) 441-3000

Historic Denver
770 Pennsylvania Street
Denver, Colo. 80203
(303) 837-1858

The L'Enfant Trust
1731 21st Street, NW
Washington, DC 20009
(202) 347-1814

Historic Savannah Foundation
P. O. Box 1733
Savannah, GA 31402
(912) 233-7787

Landmarks Preservation Council of
Illinois
407 South Dearborn Street
Chicago, IL 60605
(312) 922-1742

Historic Faubourg St. Mary Corporation
611 Gravier Street, Room 903
New Orleans, LA 70130
(504) 524-1796

Preservation Resource Center
604 Julia Street
New Orleans, LA 70130
(504) 581-7032

Maine Coast Heritage Trust
P. O. Box 426
Northeast Harbor, Maine 04662
(207) 276-5156

Historic Annapolis
194 Prince George Street
Annapolis, MD 21404
(301) 267-7619

Maryland Historical Trust
21 State Circle
Annapolis, MD 21401
(301) 269-2214

Society for the Preservation of New
England Antiquities
141 Cambridge Street
Boston, Mass. 02114
(617) 227-3956

Trustees of Reservations
224 Adams Street
Milton, Mass. 02186
(617) 698-2066

Montana Land Reliance
107 West Lawrence
P.O. Box 355
Helena, Mont. 59601
(406y) 443-7027

New York Landmarks Conservancy
330 West 42nd Street
New York, NY 10036
(212) 736-7575

Brandywine Conservancy
P.O. Box 141
Chadds Ford, PA 19317
(215) 388-7601, 459-1900

Historic Charleston Foundation
51 Meeting Street
Charleston, SC 29401
(803) 723-1623

Virginia Historic Landmarks Commission
221 Governor Street
Richmond, VA 23219
(804) 786-3143

Waterford Foundation
P.O. Box 142
Waterford, VA 22190
(703) 882-3018

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ership. Thomas Coughlin, Washington,
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28 pp., appends., biblio. \$3 pb.

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ting. Thomas A. Coughlin, ed. Washing-
ton, DC: National Trust for Historic
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