

Historic Resources

Redwood City residents value our historic resources for what they tell us: the story about our past, who we are, and how we came to be. Historic buildings such as the historic County Courthouse and period homes in the Historic Influence neighborhoods illustrate the craftsmanship and styles of different eras. Venerable places like the Union Cemetery historic site teach us lessons. With its rich history as one of the earliest post-gold rush settlements on the San Francisco Peninsula, and many still-standing physical reminders of that history, Redwood City has a duty to preserve these resources for generations to come.

Redwood City has a long, rich history. Many of the decisions of the past are still reflected in the environment that shapes the city today. Many significant historic resources (i.e. buildings, structures, objects, historic sites, or districts) exist throughout the city. City leaders and the community have made tremendous efforts to protect these resources while balancing the needs of a growing and evolving community.

The City has an established Historic Preservation Ordinance, several programs, incentives, trained staff, and the Historic Resources Advisory Committee to encourage the preservation, rehabilitation, and reuse of historic resources. The City also provides access to the following information sources and guidance: the Redwood City Historic Inventory of Structures of Historic and Architectural Merit; the Historic Preservation Ordinance, which incorporates the U.S. Secretary of the Interior's Standards; the Historic Resources Advisory Committee; the State of California's historical registration programs; the Mills Act program; the California Historical Building Code; the National Register of Historic Places; the significant rehabilitation tax credit program; and a programmatic agreement with the U.S. Department of Housing and Urban Development (HUD) to address historic properties for the provision of housing to low- and moderate-income households. Due to vigorous and vigilant programs and the will of many people, historic resources such as the Lathrop House, the old County Courthouse/San Mateo County History Museum, the Fox Theater, and numerous resources contained in three historic districts still stand today to educate and inform younger generations.

Historic Resource: A building, structure, object, or district that has been evaluated as historically significant within a specific historic context and theme of development.

Imagine Redwood City in 2030

Historic Context: A narrative description of the broad patterns of historical development in a community or its region that is represented by cultural resources. An historic context statement is organized by themes such as economic, residential, and commercial development.

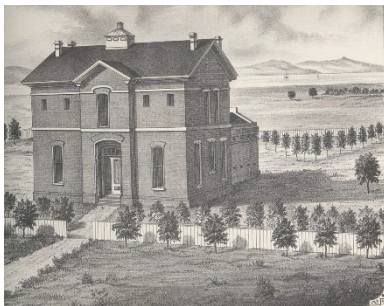
We safeguard our city's heritage by protecting historical sites, buildings, physical elements, trees, signs, parks, and other resources representing significant elements and the physical patterns of our history. We allow new compatible development to be built within the context of our unique historic environment. The City, property owners, and developers collaborate to ensure that our historic resources are maintained and enhanced and, where applicable, use the Secretary of the Interior's Standards for rehabilitation. Our historic residential neighborhoods and our Downtown's character are protected, and we have reestablished Redwood Creek's historical significance. Our community is educated about Redwood City's history and our neighborhoods have historical context. We continue to update our historic resources by adding new sites and resources that are now or will become 50 years old or older.

An Historical Overview

To understand why it is important to protect an historic resource—either because of 1) its association with historically significant events or trends or a significant individual, or 2) its design or technological importance—it is necessary to understand the history of the community within which these resources were constructed.

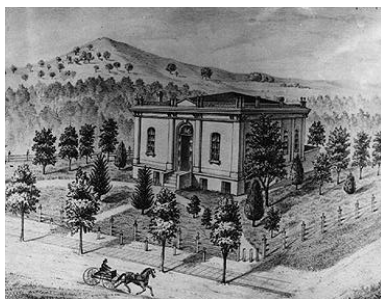
Downtown

The earliest landowners and residents of Redwood City shipped timber and agricultural products from “El Embarcadero,” near what is now the intersection of Broadway and Main Street in Downtown Redwood City. Commercial and residential buildings built in Redwood City during the 1850s and 1860s reflected popular Victorian Era design and construction. The oldest commercial building in Redwood City from this period is a general store built in 1859, at 726 Main Street. The John Offerman House, at 1018 Main Street, is another building that dates to the 1850s. This two-story wood frame Greek Revival residence was expanded in size in about 1889. The City itself was established as the seat of County Government in 1856 (12 years before its incorporation on March 27th 1868).



Top illustration: The first County jail, circa 1872

Bottom illustration: Drawing of the first courthouse, circa 1871





Gentlemen posing in front of the Diller - Chamberlain general store building built in 1859. This building still stands on Main Street.

This key role as the judicial and administrative center of San Mateo County is reflected in the fact that four generations of courthouses were constructed on the same site. Two courthouse annexes were added by the Works Progress Administration (WPA). By the 1870s and 1880s, Main Street and Broadway boasted several hotels, saloons, and stables, as well as tin shops, butcher shops, barber shops, breweries, a flour mill, and a drug store. Some of the major businesses included the Grand Hotel, the Redwood City Hotel, the Eureka Brewery, the Frank and the Beeger tanneries, and the Redwood City Flour Mill.

By the end of World War II, the center for economic activity shifted from the historic Main Street and Broadway business center closer to new residential areas southwest of El Camino Real and along Woodside Road, as well as areas along U.S. 101. Development continued along this route as the highway was modernized into a freeway in the 1960s and El Camino Real redesignated as State Route 82 and as Woodside Road became State Route 84.

Periods of Significance and Associated Property Types

Prior to 1906 Earthquake:

- Wood frame residential in various Victorian Era styles, e.g., Italianate, Queen Ann, Eastlake, National Folk Revival
- Commercial: brick and wood frame, largely one story, storefront
- Early industrial on the creek channel and on the bay shore, wood frame with wood and/or metal siding

1906 – World War II:

- Wood frame residential: bungalow and Spanish/Mediterranean revival styles predominate
- Commercial: brick and wood frame (some reinforced concrete), larger than previous period; designs include Art Moderne and International
- Industrial on channel and along Bay tending toward metal sided or masonry construction

Post World War II:

- Wood frame residential: major shift toward suburban tract developments and various California Ranch and other Contemporary styles
- Commercial: steel frame and/or reinforced concrete, various Modern and/or Contemporary styles
- Industrial buildings of steel frame or reinforced concrete, and utilitarian, very little design expression; now along freeways in addition to water front locations

Early Historic Neighborhoods

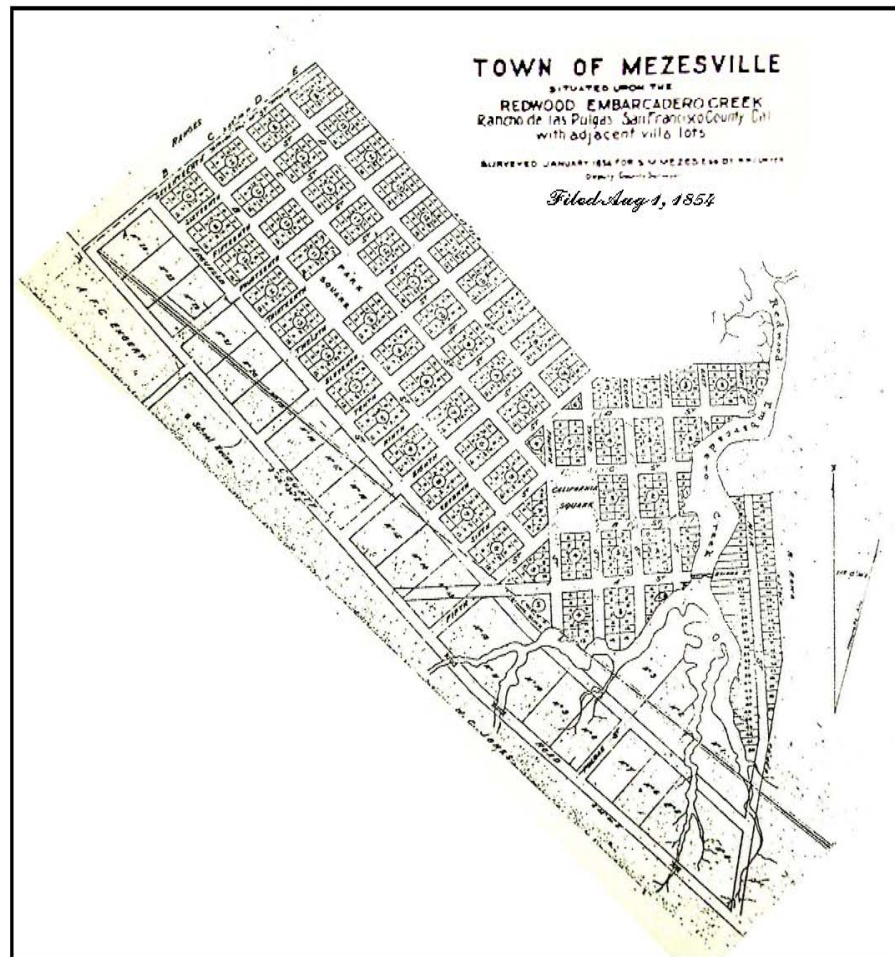
Residential neighborhoods formed around the city's historic core in the 1850s. Simon M. Mezes, legal agent responsible for clearing the title of the Arguello Family "Rancho de las Pulgas," platted "Mezesville" in 1854, and a portion of this area is now the Mezesville Historic District. Soon after Mezesville was surveyed, San Mateo County was created from a division of San Francisco County and Redwood City became the new county seat. The little town grew slowly in population and amenities, with commerce still centered near the wharf throughout the 1860s. Today, a portion of Mezesville is now a local historic district that is located within the Centennial Neighborhood. The district contains a mix of early 20th and mid-century homes that are one- or two-story, wood-frame buildings in a variety of architectural styles.

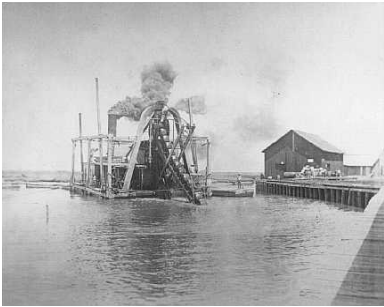
The Stambaugh-Heller Historic District, located southeast of historic Main Street, is contained in the city's second subdivision called "The Eastern Addition." The area contains the largest number of pre-1900 buildings in Redwood City.



Historic home within the boundaries of the former Town of Mezesville on Warren Street

Town of Mezesville and Redwood Embarcadero Creek





Top photo: North Turning Basin portion of the Embarcadero facing the Bay (east), circa 1892

Middle photo: Dredging Redwood Creek, circa 1896

Bottom photo: Capitol Hotel, and North Turning Basin near Redwood Creek facing west, circa 1900

Redwood City Industries

The earliest waterfront facilities at the “Embarcadero” consisted of a series of wood plank and pile wharves that were essential to Redwood City’s economy, particularly for the local lumber and tanning industries. Among the largest were the Hanson-Ackerson Lumber Company (founded in the 1860s) and the S. H. Frank Tannery (founded in 1874). By the time the tannery opened, as many as 28 ships a day entered the Embarcadero to load products, many of which were sent to Bay Area markets.

Redwood City industries had long been located in the tideland areas flanking Redwood Creek, and this trend continued through the turn of the 20th century. Fishing and fish packing companies operated from Greco Island and Steinberger Slough by 1905 and were soon joined by several sea salt harvesting companies. Leslie Salt Company bought many of the smaller companies and eventually operated thousands of acres of salt ponds on the margins of the San Francisco Bay northeast of the city from 1907 to 1978. The early tideland enterprises were followed in the 1910s by manufacturers of aniline dyes, magnesia (insulation), and cement from local oyster shells and aggregate products.

Redwood City’s bayfront industries all required access to the wharves on the creek, and profited from the eventual construction in the 1930s of a deep water port farther from Downtown and closer to the Bay along Redwood Creek. Road and rail connections were extended farther east alongside the new deepwater channel to serve the port industries along Harbor Boulevard (now Seaport Blvd), including the salt company, a cement plant, and various fishing companies.

During the last half of the 20th century, Redwood City became one of several cities on the San Francisco Peninsula to develop a thriving technological sector. The Ampex Corporation opened its headquarters in Redwood City on Broadway in 1951, and became a leading innovator in tape recording equipment, including the first practical videotape recorder. Ampex became one of the 500 largest U.S. corporations within the decade and remained one of the largest employers in Redwood City through the 1980s.

Twentieth Century Residential Growth

Redwood City southwest of El Camino Real did not develop as a residential area before 1900 because it was held in large private estates, but eventually these large tracts were divided and sold. The first residential development southwest of El Camino Real began in earnest in the early 1900s and 1910s, spurred by 1) the 1906 earthquake, which displaced thousands of Bay Area residents, many of whom relocated to

Redwood City and other cities on the Peninsula; and 2) the vacationers who built summer homes and cabins later converted to single-family dwellings.

By 1920, the city’s 5,500 residents demanded construction of several new schools, including Lincoln, Washington, and John Gill. The City built Sequoia High School in 1923-1924, relocating it from the former Downtown building on Broadway to Brewster Avenue. The new campus is listed on the National Register of Historic Places and is a local historic landmark.

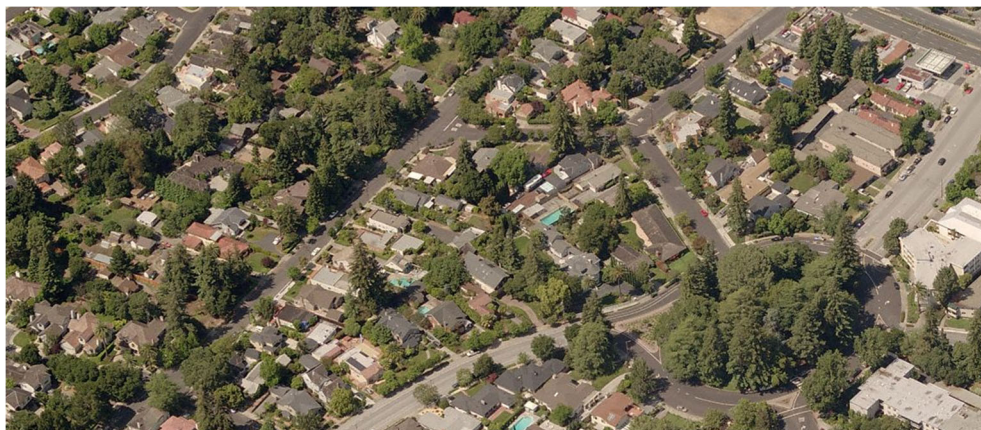
In the aftermath of the 1906 earthquake, the Bohemian Club of San Francisco re-subdivided land between Arlington and Edgewood roads known as Wellesley Park, or Edgewood Park. The subdivision featured curvilinear streets and a small circular park with animal statuary, and attracted scores of new residents who built homes in a variety of architectural styles. Wellesley Park residents were mostly middle class, while the Emerald Hills subdivision farther southwest attracted wealthier buyers. Initial construction in Emerald Hills started out as summer homes built around Emerald Lake, but after World War II, residences were more commonly designed as year-round homes. Emerald Hills grew slowly until utility improvements of the 1980s enabled more lots to be developed. Other sections of the city southwest of El Camino Real that developed in the early 20th century included several working-class central subdivisions like the Oakwood neighborhood, which also included multiple architectural styles.

Mount Carmel, located northeast of Wellesley Park and Edgewood Park and southwest of El Camino Real, is largely a pre-World War II neighborhood (more than 40 percent of the housing stock was built before World War II) with distinctive architecture.



Top photo: Sequoia High School

Bottom photo: Bird’s eyeview of Finger Park Tract and Wellesley Park Tract historic neighborhoods (El Camino Real can be seen on the upper right, and Wellesley Crescent Park is located on the right.)



Redwood City remained a major employment center throughout the Great Depression and expanded at a rapid pace during and after World War II. The city's population of 12,500 at the beginning of the war grew to more than 46,000 by 1960. The city grew in concentric rings radiating from the Downtown, following the periods of significance. The City annexed adjacent areas until it shared boundaries with Menlo Park and Atherton to the southeast and San Carlos to the northwest. The City also expanded into previously unincorporated San Mateo County to the northwest and southwest of El Camino Real. Neighborhoods such as the Central Neighborhood area (west of El Camino Real and south of Jefferson) date to the pre-World War II growth of the city. The booming post-war era brought residential development that reached farther inland into the hillsides with residential tracts like Woodside Plaza and Farm Hill Neighborhoods.

Redwood Shores

In the mid-1960s, Redwood City annexed 25 square miles of tidelands and salt ponds located east of the U.S. 101, more than doubling the area of the city. A portion of the new annexation was developed as a large master-planned community known as Redwood Shores. The community includes homes, condominiums, parks, offices, and commercial buildings constructed in the 1960s through the 1980s, as well as the first site of the Marine World amusement park. Oracle Corporation Campus Headquarters moved into the former Marine World property in 1989 and eventually purchased it. Other housing and corporate center projects have continued through the 1990s and 2000s. Today Redwood Shores contains its own shopping center, fire station, community center, library, and schools, and more than 8,000 residents and 6.5 million square feet of commercial/office space.

Historic Preservation Efforts

Although local government and Redwood City residents have long recognized the importance of their local history and architectural heritage, modern historic preservation began in earnest in the 1970s. Four commercial buildings in the Main Street and Broadway area were designated as a National Historic Registered District in 1977, and that recognition was later expanded when the City Council approved the creation of the Main Street Historic District #1 in 2002. The City Council adopted the first Historic Preservation Ordinance and established the Historic Resources Advisory Committee (HRAC) in 1980; in 1992, the Committee attained National Park Service Certified Local Government (CLG) status, a program administered by the California Office of Historic Preservation.

Preservation Framework

The following programs are incentives that have been used to preserve and recognize local historic resources.

Federal and State Programs

National Historic Preservation Act

Section 106 of the National Historic Preservation Act requires federal agencies to take into consideration the potential effects of proposed federal undertakings on cultural resources listed on or determined eligible for inclusion in the National Register of Historic Places. Section 106 also provides the Advisory Council on Historic Preservation the opportunity to comment on the proposed undertaking. The regulations implementing Section 106 are promulgated by the Secretary of the Interior, as codified in Title 36 Code of Federal Regulations, Part 800. Section 106 requirements apply to properties not formally determined eligible, but which are considered to meet eligibility requirements. HUD projects are processed using a programmatic agreement between cities and HUD.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Are associated with the lives of persons significant in our past; or
- Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Have yielded, or may be likely to yield, information important in prehistory or history.

The Lathrop House, the New Sequoia Theater Building (Fox Theatre), the buildings of the Redwood City Historic Commercial Buildings District, the San Mateo County Courthouse, the Sequoia Union High School, and the Union Cemetery are all listed in the National Register of Historic Places. Both Main Street and Stambaugh-Heller historic districts are National

Register eligible, thus qualifying for State and federal historic preservation incentive programs.

California Register of Historical Resources

The California Register of Historical Resources program is designed to allow State and local agencies, private groups, and citizens to identify, evaluate, register, and protect historical resources. It is also an authoritative guide to the State's significant historical and archeological resources.

California Historical Landmarks are buildings, sites, features, or events that are of statewide significance.

California Points of Historical Interest are buildings, sites, features, or events that are of local (city or county) significance.

The California Register of Historical Resources includes buildings, structures, objects, sites, and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The John Offerman House and the Lathrop-Connor House are both listed as Historic Points of Interest. The Redwood City Union Cemetery is listed as a State Landmark.

Mills Act

In 1972, California State Senator James Mills introduced a bill, known as the Mills Act, to grant property tax relief to owners of qualified historic properties. The Mills Act is a preservation tool created by the California legislature to encourage the preservation and restoration of historic properties. The act enables cities to enter into historical property agreements with owners of qualifying properties; these agreements will result in reductions in the owner's property taxes. The agreements provide a benefit to cities in that they ensure preservation and guarantee authentic rehabilitations and a high level of maintenance of cultural resources important to communities.

In 1990, Redwood City modified its Historic Preservation Ordinance in order to process historic preservation agreements (known as Mills Act contracts). In Redwood City, the review criteria limit eligibility to residential properties designated as local historic landmarks and/or contributors to locally designated historic districts.

Local Efforts: Historic Preservation Ordinance and Historic Resource Advisory Committee

Historic Preservation Ordinance

Chapter 40 of the Redwood City Municipal Code establishes the Redwood City Historic Preservation Ordinance, which is intended to safeguard the city's heritage by providing for the protection of historic landmarks, encouraging public knowledge of the city's history, and fostering a sense of identity in the community. An *improvement* may be designated an historic landmark or historic site by the City Council and any area within the city may be designated an historic district by the City Council pursuant to Section 40.7 of Chapter 40, if it meets the following criteria or other criteria established by the Planning Commission pursuant to Section 40.5 of Chapter 40:

- It exemplifies or reflects special elements of the city's cultural, aesthetic, or architectural history; or
- It is identified with persons or events significant in local, State, or national history; or
- It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- It is representative of the notable work of a builder, designer or architect.

Historic Resources Advisory Committee

The Historic Resources Advisory Committee (HRAC) advises the Redwood City Planning Commission regarding the implementation of the City's Historic Preservation Ordinance. The Committee recommends historic designation of local landmarks and districts, performs design review of changes to historic buildings and adjacent affected sites, and is involved in other historic preservation-related activities. The Historic Resources Advisory Committee's charge is to:

- Implement the goals and policies of the Historic Element of the General Plan (all policies outlined in the 1989 plan were implemented)
- Safeguard the city's heritage by providing for the protection of landmarks representing significant elements of its history
- Encourage public knowledge, understanding, and appreciation of Redwood City's role in local and regional history
- Foster civic and neighborhood pride and a sense of identity based on the recognition and use of historic and cultural resources

An "improvement," as defined by the Redwood City Municipal Code, is any building, structure, place, parking facility, fence, gate, wall, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

- Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the citizenry
- Strengthen the economy of the city by protecting and enhancing the city's historical features for residents, visitors and tourists

The City's HRAC promotes education in the field of historic preservation through participation in the yearly "National Preservation Month" activities, whereby hundreds of elementary students from the Redwood City School District are offered historic Downtown tours as part of the curriculum.

To designate an individual landmark or an historic district, the subject property must meet strict standards for eligibility that include historic significance in: architecture/design/builder, place/event or person/resident; and the property must have "physical integrity" (not be architecturally compromised). The designation process involves a Historic Resource Advisory Committee recommendation to the Planning Commission, which then goes to the City Council for a public hearing and consideration.

Inventory of Historic Resources

Redwood City maintains a list of individual historic landmarks, resources, and districts. The City keeps the inventory of listed sites and resources. The list is constantly being updated as new sites and landmarks are added to the inventory.

Historic Landmarks and Districts

Any person may submit an application to potentially list a landmark or site—or designate an entire district. Historic districts include any areas that have special character, historic interest, aesthetic value or that represent one or more architectural periods or styles typical to the history of the city. Five historic districts have been identified in Redwood City, as shown in Table BE-9 and Figure BE-29.

The potential exists for creating additional historic districts within the city, particularly in areas around Downtown and El Camino Real, as well as in early neighborhoods located southwest of El Camino Real.

Table BE-9: Redwood City Historic Districts

| District | Historic Designations | Year Listed |
|---|---|-------------|
| Redwood City Historic Commercial Buildings District | <ul style="list-style-type: none"> National Register of Historic Places District California Register of Historical Resources | 1977 |
| Stambaugh-Heller Historic Residential District | <ul style="list-style-type: none"> Local National Register – eligible District (City Council Res. No. 11047) California Register of Historical Resources | 1989 |
| Sequoia Union High School Historic District | <ul style="list-style-type: none"> National Register of Historic Places District Local Landmark (City Council Res. No. 10967) | 1989 |
| Main Street Historic District | <ul style="list-style-type: none"> Local National Register – eligible District (City Council Res. No. 14474) Includes Redwood City Historic Commercial Buildings District (above) | 2002 |
| Mezesville Historic District | <ul style="list-style-type: none"> Local District (City Council Res. No. 14723) | 2006 |

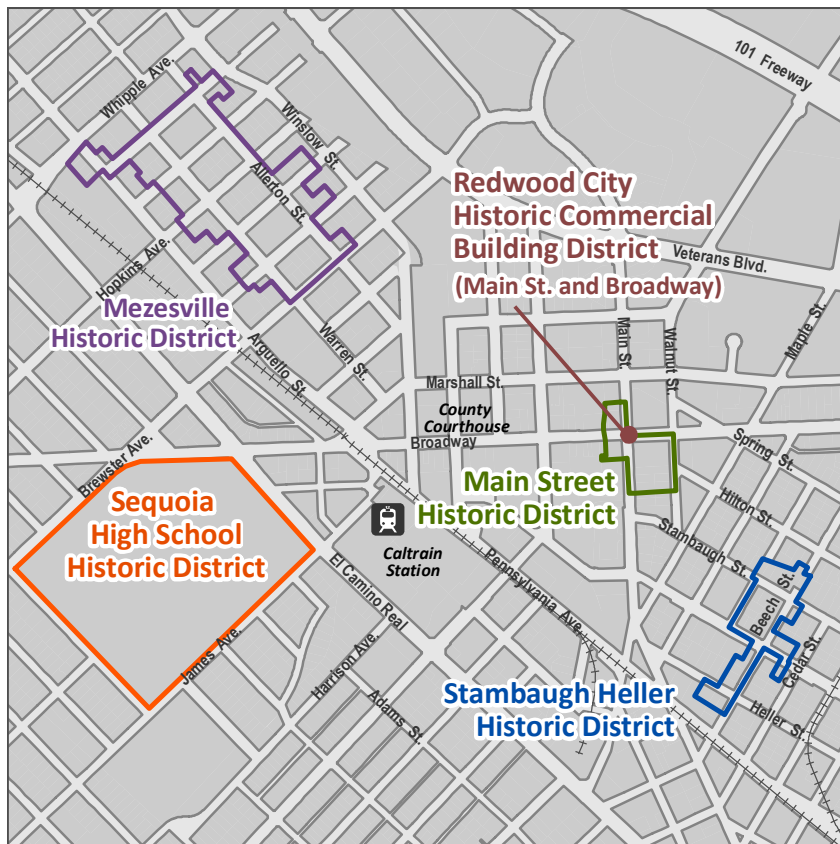


Figure BE-29: Historic Districts

Historical and Cultural Resources

The State standard for “older homes” is over 50 years of age; however, Redwood City’s policy is “constructed before WWII.” Not all “older” homes are “historic” homes, since historic information on older homes has not been inventoried. These properties are at first categorized as *potential* historic resources. When pursuing an historic designation, the next step is to document the characteristics of the subject property using standardized State forms, which include an historic designation rating such as: Inventory, landmark (local or State level), and National Register.

Historical and cultural resources can be buildings, structures, signs, features, sites, places, areas, landscapes, or other objects of historical aesthetic, educational, cultural, or architectural significance to the residents of Redwood City—those that are not listed as a district, site, or landmark on the city’s inventory. Redwood City catalogs as many resources as possible through an Historic Resources Inventory. This inventory is continually receiving updates.

Key Historic Preservation Considerations

The following issues will guide policy regarding historical resources:

- Balancing new development, environmental review, and historic preservation processes
- Maintaining a comprehensive Historic Resources Inventory that meets State and national criteria and is kept in digital format that can easily be updated and tracked
- The continued survey and evaluation of historic resources necessary to keep the Historic Resources Inventory updated, and to account for buildings and/or landscapes that become 50 years old or older, including the documentation of the pattern of development and historical character of residential subdivisions and industrial sites, as applicable
- Identification and evaluation of additional historic districts and features (e.g., signs)
- Recognition and identification of archeological and historic archeological resources
- The development of an overall historical context and survey to help set a foundation for understanding the community’s historic assets, identifying what warrants preservation and why
- The preparation of a clear and appropriate process and guidelines by the Historic Resources Advisory Committee with which to review and make recommendations regarding historic resources using the Secretary of the Interior’s Standards
- A method to address CEQA-related environmental issues

Historic Resources, Goals, Policies, and Programs

The following goals, policies, and programs implement the following Guiding Principles:

- *Ensure that change harmonizes with existing development to preserve our historic and neighborhood character.*
- *Preserve and generate awareness of our cultural, educational, economic, recreational diversity, and historic heritage.*

Goal BE-37: Identify, study, and document historic resources.

- Policy BE-37.1:** Develop a detailed strategy for ongoing survey and identification of historic resources.
- Policy BE-37.2:** Develop citywide narrative context for historic resources.
- Policy BE-37.3:** Continue to maintain the Historic Resources Inventory in a digital format that can be easily updated and tracked.

Goal BE-38: Protect, preserve, restore, rehabilitate, and/or enhance historic resources.

- Policy BE-38.1:** Enhance, restore, preserve, and protect, as appropriate, historic resources throughout the city.
- Policy BE-38.2:** Preserve historic landmark structures, landscapes (including trees), trails, and sites that serve additional community needs, such as recreational open space and/or cultural needs.
- Policy BE-38.3:** Encourage the retention and/or adaptive reuse of historic residential, commercial, and industrial buildings.
- Policy BE-38.4:** Consider relocation of landmark structures to vacant sites within established landmark districts when no other alternative exists for their preservation, or if a particular structure is not protected by ordinance.
- Policy BE-38.5:** Provide incentives, support, and guidance to the owners of designated historic landmark sites to preserve and rehabilitate structures.

“Compatible” is defined as in accordance with Historic Preservation Ordinance, the Secretary of the Interior’s Standards, and/or CEQA consistency.

- Policy BE-38.6:** Allow only compatible, historically appropriate development on vacant parcels within or adjacent to designated historic areas, neighborhoods, and/or sites in compliance with the Secretary of the Interior’s Standards.
- Policy BE-38.7:** Strive for compatibility with existing historic resources when planning for infrastructure improvements, restorations, new construction, alterations, or similar projects in designated historic districts.
- Policy BE-38.8:** Permit removal of non-contributing elements of structures in or adjacent to designated historic resources to allow replacement by compatible, historically appropriate structures.

Goal BE-39: Establish robust programs and activities that educate the public about the history and historic resources of Redwood City.

- Policy BE-39.1:** Encourage public knowledge, understanding, and appreciation of Redwood City's role in local and regional history.
- Policy BE-39.2:** Foster civic and neighborhood pride and a sense of identity based on the recognition and use of historical and cultural resources.
- Policy BE-39.3:** Advocate for the preservation and appropriate rehabilitation of historically significant properties and structures.
- Policy BE-39.4:** Support and consult with private associations, groups, nonprofit organizations, corporations, school districts, and public agencies with an interest in historic preservation of significant historic resources.
- Policy BE-39.5:** Continue to offer educational benefits on local history through National Historic Preservation Month activities.
- Policy BE-39.6:** Develop historical walking programs using historical markers, plaques, and maps for public benefit.

Goal BE-40: Emphasize and showcase the historic resources and unique character of Downtown Redwood City.

- Policy BE-40.1:** Encourage historical resources and sites to be rehabilitated or reused in an historically compatible manner.
- Policy BE-40.2:** Encourage uses that generate pedestrian activity within the designated Downtown historic commercial districts and landmarks.
- Policy BE-40.3:** Ensure that infrastructure, streetscape, signage, and other improvements and amenities respect the historic character of Downtown.
- Policy BE-40.4:** Reestablish public awareness, where appropriate, of the historical significance of Redwood Creek within Downtown.

Implementation Programs**Procedures, Permits, Agreements, Ordinances**

- Program BE-101: Historic Preservation Ordinance.** Enforce the Historic Preservation Ordinance, and work with the Historic Resources Advisory Committee to continue to review and make recommendations regarding historic resources.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund, developer fees

- Program BE-102: Funding Resources.** Seek funding resources, such as grants or tax incentives (i.e. Mills Act) for historic building rehabilitation or to promote historic preservation.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: Grants, General Fund, Mills Act

- Program BE-103: Low-Interest Loans.** Offer low-interest loans for the purchase, rehabilitation, and restoration of compatible structures in or being relocated to landmark districts and sites, if feasible.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: Grants

Program BE-104: Secretary of the Interior’s Standards. Continue to evaluate “projects” affecting historic resources using architectural standards from the Secretary of the Interior’s Standards for landmark districts to help determine compatibility of existing structures and future construction, including such things as periods of construction; architectural styles; types of materials, textures, signs, fences and front yard hardware; character of street improvements; location; and relationship to other structures.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund

Program BE-105: Review Process. Establish processes for appropriate review and delay of demolition or alteration of structures or sites that are potential landmarks with historic and/or architectural significance, but which are not protected by ordinance and do not have landmark status.

Timeframe: Short Range

Responsible Party: Community Development

Funding Sources: General Fund

Program BE-106: Cultural Resources Management Plan. Continue application of the Cultural Resources Management Plan, in compliance with the applicable California Environmental Quality Act regulations, for all historic sites that have a potential for the on-site discovery, reconnaissance, and identification of cultural resources.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund, developer fees

Program BE-107: Redwood City Downtown Precise Plan. Once adopted, implement the Redwood City Downtown Precise Plan regarding historic resources.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund, developer fees

Program BE-108: California Historical Building Code. Continue to implement the California Historical Building Code in review, approval, and design of projects involving historic resources.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund, developer fees

Program BE-109: Additions/New Construction in Neighborhoods. Establish clear design guidelines or an ordinance for additions/new construction in Historic Influence neighborhoods.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund

Program BE-110: Certified Local Government. Continue to maintain the Certified Local Government (CLG) status.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund

Program BE-111: Sign Ordinance. Continue application of the Sign Ordinance to identify and protect historic signs. Use the Historic Resources Advisory Committee criteria for determining historic signs.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund

Plans and Studies

Program BE-112: Maintenance and Repair Guidelines. Develop maintenance and repair guidelines for historically designated districts, sites, and structures.

Timeframe: Mid Range

Responsible Party: Community Development

Funding Sources: General Fund

Special Programs/Projects

Program BE-113: Historic Context Statements. Develop relevant historic context statements for the various parts of the city and the various historic property types identified therein. Where possible, seek community involvement to develop and facilitate historical context statements.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund

Program BE-114: Historical Resources Inventory. Continue to update the city's Historical Resources Inventory, and continue to survey historic resources in Redwood City, particularly focusing on potential resources that predate World War II. Surveys and evaluations of historic resources can be prepared using DPR523 Form series. Where appropriate, seek community volunteers to conduct Historical Resources Inventory surveys.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: General Fund, grants

Program BE-115: Historical Resource Survey Prioritization. Consulting with the community, develop prioritization for historical resource surveys to ensure consistent progress in the identification of historical resources. Develop clear criteria for how survey areas will be prioritized, such as concentration of potential resources and endangered existing or potential historic resources.

Timeframe: Short Range

Responsible Party: Community Development

Funding Sources: General Fund, grants

Program BE-116: Historic Resources Collection. Continue to promote, preserve, and expand the collection of literature, photographs, and information on local history at the Redwood City Public Library and the San Mateo County History Museum.

Timeframe: Ongoing

Responsible Party: Library Department

Funding Sources: Grants, General Fund

Program BE-117: Historic Resource Recognition. Strive for State and federal recognition of Redwood City landmarks and historically designated areas, neighborhoods, sites, and structures by applying for inclusion on the National Register of Historic Places and/or California Register of Historical Resources.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: Grants, General Fund

Program BE-118: Continuing Education on Historic Resources. Continue to provide City workshops, walking tours, and other initiatives that help educate the community about historic resources in Redwood City.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: Grants, General Fund

Program BE-119: Non-Governmental Landmark Preservation Revolving Fund. Establish a non-governmental landmark preservation revolving fund for historic district land bank programs, purchase of façade easements, purchase and restoration of key landmarks when no other alternative exists, and restoration of public historic landmarks.

Timeframe: Ongoing

Responsible Party: Community Development

Funding Sources: Revolving Fund

Program BE-120: Preserve America. Consider pursuing Redwood City's designation as a Preserve America Community to assist with the city's heritage tourism and wayfinding efforts and potential project funding.

Timeframe: Short Range

Responsible Party: Community Development

Funding Sources: General Fund

Physical Improvements

Program BE-121: Historical Significance of Redwood Creek. Promote the historical importance of Redwood Creek by establishing linkages and access to the creek, and where feasible by daylighting certain

portions of Redwood Creek, especially in Downtown. New development should recognize and embrace Redwood Creek, particularly north of Bradford Street.

Timeframe: Long Term

Responsible Party: Community Development

Funding Sources: Grants

Inter-Agency and Other Organizations Consultation

Program BE-122: Consultation with Historic, Preservation, or Heritage Organizations and Agencies. Consult with the San Mateo County Historical Association and the Redwood City Heritage Association and the Archive Committee of the Redwood City Public Library to provide interpretive historic displays and identify additional methods to educate the community about historic resources. Consult with and encourage local historic/preservation organizations to purchase and maintain historic resources.

Timeframe: Ongoing

Responsible Party: Community Development; Library Department

Funding Sources: General Fund