



# Historic Preservation Ordinance & Register Update Community Workshop #2

Introduction by  
City of Mountain View  
Community Development Department

Presented by  
Page & Turnbull

MOUNTAIN VIEW

Southern Pacific Railroad Depot.  
Source: Mountain View Public Library.

October 30, 2023

Historic Preservation Ordinance & Register Update

# Agenda

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1. Purpose of this Community Workshop
2. Deliverables of Mountain View Register & Ordinance Update
  - a) Historic Context Statement
  - b) Updated Ordinance & Register
  - c) Survey
3. Project Timeline – Looking Forward
4. Triggers for Review
5. Effects of Designation or Eligibility
  - a) Requirements
  - b) National/CA Register
  - c) Mountain View Register
6. Benefits of the Register & Ordinance Update Project
7. Q & A



Castro Street, 1915. Source: Mountain View Public Library.

# What is the purpose of this Community Workshop?

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- Status update on **tasks**
- **Educate** about how designation affects owners
- Solicit **community feedback** on preservation priorities
- Share how to **stay engaged**



Japanese Language School at 260 View Street, 1925. Source: Mountain View Public Library.

# Project Goals

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1. Reflect the community's preservation priorities
2. Provide transparency about historic status and requirements
3. Streamline the process of determination and review
4. Provide incentives that support preservation, maintenance and integrity improvement
5. Create a Downtown Preservation District

# Citywide Historic Context Statement (HCS)

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- Presents an overview of the City's history
- Identifies important periods, events, themes, and patterns of development
- Mentions properties and neighborhoods but does not make historic determination
- Provides a framework for evaluating individual historic properties and neighborhoods during the citywide survey and future historic evaluations
- Informs future preservation efforts



Parkinson Lumber & Hardware on Castro Street, 1910.  
Source: Mountain View Public Library.

# Updated Ordinance & Mountain View Register

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## Updated Ordinance:

- Criteria for designating local historic resources
- Process for listing, de-listing, and modifications
- Incentives associated with historic preservation

## Updated Mountain View Register:

- List of historic resources
- Determined by significance and integrity (per HCS) and criteria (per Ordinance)

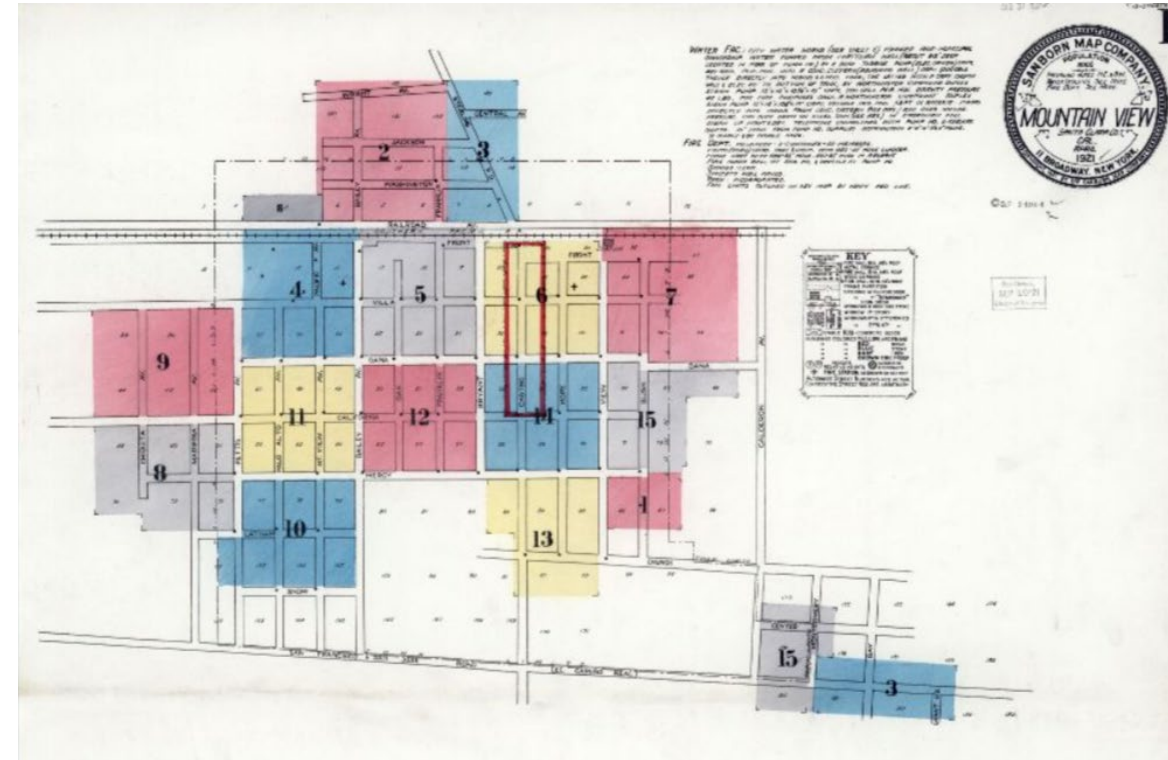


Castro Street, 1957. Source: Mountain View Public Library.

# Citywide Survey [1 of 2]

## Reconnaissance Survey (Completed)

- Windshield survey -- all properties 45+ years old
- Photographic documentation of:
  - Potential individual listing
  - Select properties in potential historic districts
  - “Character photos” of typical characteristics of neighborhoods



1921 Sanborn Fire Insurance Map for Mountain View. Source: Library of Congress.

# Citywide Survey [2 of 2]

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## Intensive Survey (to begin in 2024)

- Pedestrian surveys of:
  - All properties that appear to be eligible historic resources
  - All properties in the 100-300 blocks of Castro Street (Area H of Downtown Precise Plan)
  - And others
- Documentation includes:
  - Photograph
  - Architectural description
  - Summary of property history
  - Statement of significance with character-defining features



356-Southern Pacific R.R. Depot, Mountain View, Cal.  
Southern Pacific Railroad Depot in Mountain View. Source: Mountain View Public Library.



# National Register Nominations

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Identify and nominate up to 8 Downtown properties

Three properties identified as eligible so far:

- 191 Castro Street (Eureka)
- 194 Castro Street (Agave)
- 301 Castro Street (Bloomsgiving)



Jurian Building on Castro Street, 2022. Source: Page & Turnbull.

# Next Steps in Project Schedule

Q3/Q4 2023	2024			2025	
<ul style="list-style-type: none"> <li>• Prepare draft National Register nominations</li> <li>• Outreach</li> <li>• City Council study session on 12/12/2023</li> </ul>	<ul style="list-style-type: none"> <li>• HCS available for public comment</li> <li>• Submit National Register nominations</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare draft Ordinance</li> <li>• Conduct intensive survey</li> </ul>	<ul style="list-style-type: none"> <li>• Stakeholder outreach re: process, ordinance, HCS, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• EPC and CC Study Sessions</li> </ul>	<ul style="list-style-type: none"> <li>• Adoption of HCS, Ordinance, and updated Mountain View Register</li> </ul>

# Triggers for City review

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1. Historic Preservation Permit Required
  - a) On-Register properties
  - b) Previously identified State/National eligible properties, on or off Register
2. California Environmental Quality Act (CEQA)
  - a) Any multifamily, commercial, industrial
  - b) Any single family in Downtown Precise Plan



Rengstorff House at 1737 Stierlin Rd, 1974. Source: Mountain View Public Library.

Unidentified single family and duplex projects, outside the DPP, would NOT trigger City review

# Triggers for City review - What is CEQA?

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- CEQA: State law for protecting the environment, including historic and cultural resources
- Properties **identified as historically significant** are considered historic resources under CEQA, **whether on a register or not**
- Modifications that impact the property would need a **statement of overriding considerations** from Council



Mountain View Adobe, 2022. Source: Page & Turnbull.

*Transparency:* This survey could identify historic resources, so owners know before they start a project

*Streamlining:* It could save owners from the requirement to do their own initial surveys

# What if a building is historic? Allowed modifications

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- Interior alterations are allowed without additional historic review
- Other minor and non-visible alterations are also allowed

If modifications are not minor:

- Must meet special *Standards for the Treatment of Historic Properties*
- Encouraged to hire special architect



Castro Street, 1912. Source: California State Library.

# National Register and California Register – Effects of Designation

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- National Register listing is largely honorary
- National Register nomination documents are accessible on the National Park Service website
- National Register listing confers automatic California Register listing
- Tax incentives are available, in some cases, for rehabilitation projects
- Tax deduction may be available for donation of a preservation easement



Old Mountain View neighborhood, 2022. Source: Page & Turnbull.

# Mountain View Register - Effects of Designation

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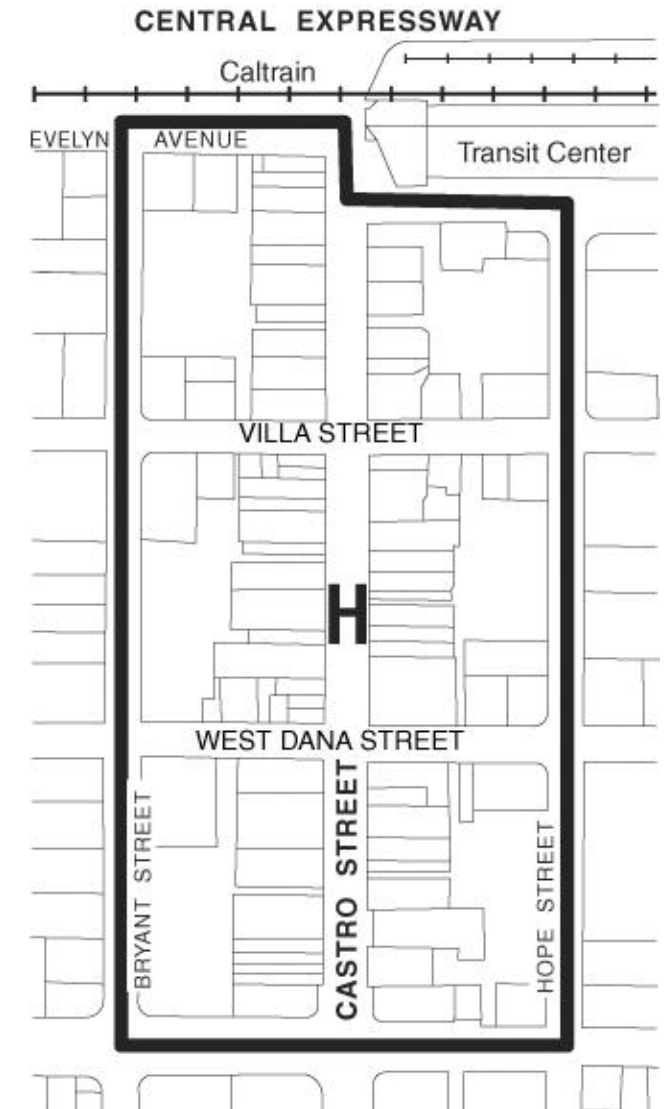
- Current incentives include (additional may be added):
  - Mills Act contracts – reduced property taxes
  - Exemption from some permit fees
  - Zoning flexibility, such as variances, floor area ratio exceptions, exemptions from nonconforming uses and structures, exceptions from requirements of the Downtown Precise Plan
  - Use of California Historic Building Code – more flexible
- Stability of neighborhood character



201 Castro Street, 2022. Source: Page & Turnbull.

# Approach for Downtown “Area H”

- Individually significant buildings
  - Identify buildings with State and National integrity
  - Identify buildings with local integrity (less strict)
- Create local Preservation District
  - Develop local criteria for other buildings that contribute to the historic character of the district
  - Identify contributing properties & district boundary
- Develop standards, procedures and incentives for property owners to:
  - Preserve buildings
  - Improve integrity
- Further refine historic-sensitive standards for new buildings through Downtown Precise Plan Update





1. What are your thoughts on the project goals?

2. What are your thoughts about the strategy for Downtown “Area H”?

3. What are your thoughts about including properties on the Register that would otherwise require City review?  
*This would address the principles of transparency, streamlined process and incentives*

4. What are your thoughts about surveying and including properties on the Register that would not otherwise require City review?

*For example, single family homes that are of local significance or not previously identified*




5. What are the benefits as a property owner if your property is designated historic?

6. What are the challenges of owning historic property? What could the City do to address those concerns?

# Website

[www.mountainview.gov/historicupdate](http://www.mountainview.gov/historicupdate)





Are you part of a local organization (neighborhood organization, cultural organization, etc.) that might want to be more involved in this process?

To find out more or to be involved, please contact:

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Why We Call it "Mountain View"

