



CITY OF CARMEL-BY-THE-SEA

Overview of Historic Context Statements

Historic Resources Board Meeting

November 18, 2019



Historic Context Statements

- General Plan
 - Land Use & Community Character Element (P1-85)
- Municipal Code
 - Historic Preservation Ordinance (Chapter 17.32)
- The City shall maintain a Historic Context Statement
- Establishes a baseline of information against which historic significance is evaluated
- Exclusion of a resource type does not preclude a finding of historical significance
- Update every 5 years
- Submitted to the Coastal Commission as an LCP amendment



What is a Historic Context Statement?

In order to understand the historic significance of resources in a given area, it is necessary to examine those resources within the appropriate historic context or contexts.





What is a Historic Context Statement?

A **Historic Context Statement** is a written document that provides the framework for evaluating a property for historic significance and integrity.

It answers questions such as:

- What aspects of geography, history and culture shaped the built environment of a given area?
- What property types were associated with those developments?
- Why are these properties important?
- What level of integrity is needed for them to qualify as historic resources?



What is a Historic Context Statement?

The purpose of a **Historic Context Statement** is to place built resources in the appropriate historic, social and architectural context so that the relationship between an area's physical environment and its broader history can be established.





What is a Historic Context Statement?

A **Historic Context Statement** is not intended to be a comprehensive history. Its purpose is to highlight trends and patterns critical to the understanding of the built environment.





What is a Historic Context Statement?

The specific purpose of the context statement determines how broad or narrow the focus should be.

- ❖ Monterey County
- ❖ San Jose
- ❖ Los Angeles

- Prepared as a first step in the development of a historic preservation program.
- Prepared in conjunction with historic resource surveys.
- Facilitate the simultaneous designation of properties thereby streamlining the process.
- Required for individual landmark nominations and historic resource evaluation reports.



What is a Historic Context Statement?

Essential Components

- Purpose
- Methodology
- Contexts and Themes
- Associated Property Types
- Bibliography

Contexts and Themes

Information detailing the historic events, trends and people important to the physical development of an area are organized into a series of contexts and themes.



What is a Historic Context Statement?

Carmel-By-The-Sea City-wide Context Statement

Five Contexts

- Prehistory and Hispanic Settlement
- Economic Development
- Government, Civic and Social Institutions
- Architectural Development
- Development of Arts and Culture

Economic Development

Three Themes

- Early Agriculture and Industry
- Business and Tourism
- Transportation

Associated Property Types:

- Identification
- Description
- Significance



What is a Historic Context Statement?

Associated Property Types

- Property types link the historic contexts to the built environment.
- Property types may be based on function, architecture, or both.
- Discussion of property types includes a general description, statement of significance, and registration requirements.
- The registration requirements should provide specific information that can be used for making judgments about the relative significance of a property including significance criteria and integrity level.



What is a Historic Context Statement?

Identification

- Properties associated with agriculture and industry
 - Ranch houses, farm buildings
 - Fishing, whaling and extractive industries
- Properties associated with business and tourism
 - Commercial buildings
 - Hotels, Inns and Boarding Houses
 - Seasonal Homes
- Properties associated with transportation
 - Gasoline/service stations

Description

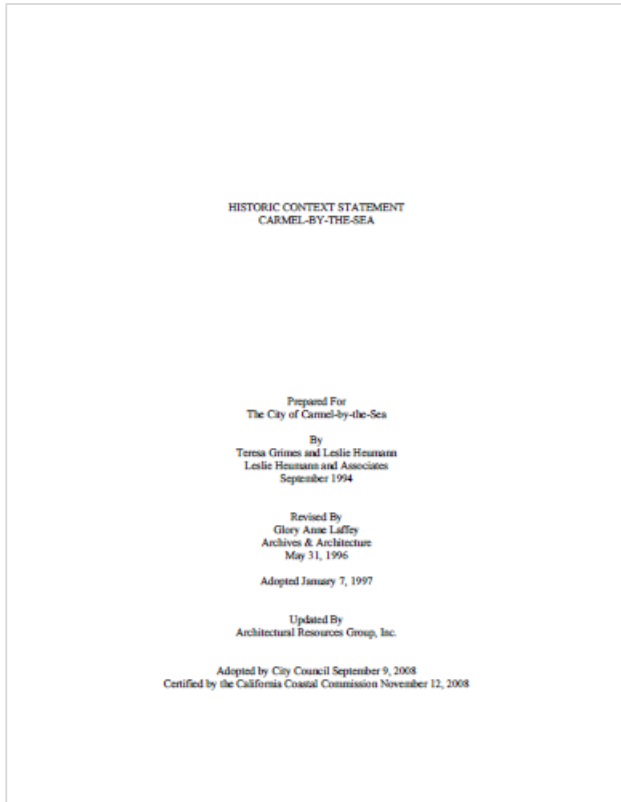
- Of each property type identified

Significance

- Primary buildings rather than ancillary
- High degree of integrity (business and tourism)
- Enhanced if associated with a prominent member of the business community
- Pre-automobile transportation resources (lower level of integrity expected)



Next Steps



- 2nd Revision, 1965-1990
- December 16th Board Meeting
 - Working draft
 - Feedback from the public and the Board
- January/February 2020 Final Draft
- February/March 2020 Planning Commission
- March/April 2020 City Council
- May/June 2020 Coastal Commission Review