

Section
10



Historical and Archaeological Preservation

Historical and Archaeological Preservation

GOAL HA-1

Preserve historical buildings and spaces that create a sense of place.

GOAL HA-2

Protect Native American cultural and archaeological resources.

As the Ukiah Valley Area Plan moves forward and the Valley evolves to meet the changing circumstances that surround us, it is important to remember where we have been as a community. The Ukiah Valley contains significant historic and archaeological resources that provide an important connection to our past, shape the community's identity and define a direction for the future. Integrating our historic buildings and neighborhoods as development occurs can help create more livable places, enhance urban areas and natural environments, and potentially stimulate the local economy. Protecting cultural and archaeological resources provides a connection to the people whom called this valley home before us.

Underutilized sites with historic attributes are often prime targets for development projects, with the resulting loss of those resources. Sometimes this loss was due to unclear or conflicting public policies, incomplete information or a lack of funding to preserve those resources. The preservation of significant historic, cultural and archaeological resources can increase the community's uniqueness and make it a more desirable place in which to live, work or visit.



Renovated Ukiah Train Station.

The community recognizes the significant contributions that such cultural resources make to character and quality of life in the Valley. The intent of the Historic and Archaeological Resources Element of the Area Plan is to preserve the Ukiah Valley's cultural assets, celebrate its heritage, and ensure opportunities for cultural enrichment. Comprehensively examining these resources and identifying relevant policies are critical steps toward fostering an environment that responds to its original character and integrity.

BACKGROUND AND SETTING

Historic Buildings and Spaces

Throughout the Ukiah Valley, there are examples of historic structures and landscapes that provide a link to the past—to ancestors who called the Valley their home. Whether located on private or public lands, these places are significant in their representation of the heritage and cultural history of the Valley. Many of the ranches and farms in the Valley have been in existence for 100 years or more, and many buildings are potentially historically significant.

The community boasts a number of especially noteworthy historic sites and structures, including the Vichy Springs Resort, which has been designated as a California Historical Landmark; the City of 10,000 Buddha's, formerly a State hospital and



Entrance to the City of Ten Thousand Buddha's.

currently a monastery and educational complex; and the former Finnish colony in Calpella.

The Palace Hotel, a historical structure, is located within the Ukiah City limits. The 99 room hotel was built in 1891 and originally named the Curtis House. The brick structure is three stories in height, and stylistically derived from the Italianate mode. The name was changed in 1894 to the Palace Hotel when J.D. Curtis sold his interest. It is an important architectural representative of its era, as well as a significant cultural resource to our community. While the structure has been repaired and refurbished in times past, it has been seriously neglected over the past twenty or so years. Ukiah Main Street Program's Friends of the Palace Committee is working with responsible parties to restore this treasure and preserve it for future generations.

Loss of historic buildings, structures and landscapes can result in the permanent alteration in appearance of a community or countryside. In some cases, site context is the defining historic element, whereby a building and its environs are expressly connected, or the environment itself is the key resource. Residents appreciate the charm of the Valley's historic buildings and landscapes and are intent on maintaining a legacy of high quality architecture and spaces that are sensitive to their historic context.

The County and other public agencies share a responsibility in preserving historic and archeological resources. Government-owned properties often serve as cornerstones of the community, setting a standard for surrounding properties. The current Mendocino County Court House is the most prominent

structure in Downtown Ukiah. Replacement of the original ornate courthouse with a more modern structure was mirrored on other properties nearby. In addition to its own facilities, the County government can play a critical role in maintaining the area's character and its architectural, cultural and historical integrity through the planning review process. Currently, the County reviews discretionary projects for potential impacts on historic resources but has not adopted regulations beyond those in the State Historic Building Code. Projects that do not require discretionary action are not reviewed for historical impacts.

Receiving a formal state or national resource designation status provides distinct recognition of historic resources and facilitates preservation. As defined in the National Register of Historic Places, eligibility for the National Register requires that a property, structure or site must retain integrity and possess significance in American history, architecture, archaeology, engineering and culture. At least one of the following resource criteria must be met, including:

- Association with events that have made a significant contribution to the broad patterns of our history;
- Association with the lives of persons important in our past;
- Embodiment of the distinctive characteristics of a type, period, or method of construction;
- Representation of the work of a master;
- High artistic values; representation of a significant and distinguishable entity whose components may lack individual distinction; and yielding, or likely yielding, of information;

- Important in prehistory or history.

California State resource designations rely on similar criteria, but with relevance focused on importance to the State of California's history and cultural heritage.

The County Museum located in Willits and the Grace Hudson Museum in Ukiah are dedicated to promoting and facilitating study of the history of the Ukiah Valley and the Mendocino County area. Over the years, many records of the area's history have been lost. Both pioneer families and contemporary residents have donated records to local organizations to maintain important connections to the past. The County's Historical Records Commission reviews, collects and archives public and private records as an aid to researching and documenting historical, architectural and archaeological resources.

Native American Cultural and Archaeological Resources

The Ukiah Valley was originally inhabited by speakers of the Central Pomo language. These first inhabitants made seasonal encampments in the upland areas as well as the Coast, and utilized materials from indigenous ecosystems for economic, religious, and cultural purposes. There are numerous archaeological sites within the UVAP area, and a key objective of the Plan is to protect known cultural and archaeological sites as described by local Native American Tribes. Very few prehistoric or historic archaeological sites in the area have been subjected to systematic scientific study and therefore, the prehistory of the area is not well understood.

Today, there are two federally recognized Native American communities within the UVAP boundaries. The Guideville Rancheria, a small 40-acre rancheria, is located north of Vichy Springs Road in the eastern portion of the planning area. The

Section 10 Historical and Archaeological Preservation

Pinoleville Indian Nation, located north of Ukiah, encompasses approximately 100 acres of land supporting a population of 136 people. The County also recognizes the efforts of the Yokayo Band of Indians to gain Federal Trust status on land within the southeast portion of the planning area.

The Archaeological Resources Protection Act of 1979 recognized the importance to the Nation's heritage of archaeological resources on public and Indian lands, and provided stronger federal laws aimed at preventing the loss and destruction of archaeological resources and sites resulting from development. Other legislative acts offering similar protections include the Native American Grave Protection and Repatriation Act, American Indian Religious Freedom Act of 1978, National Environmental Policy Act of 1979, and California Senate Bill (SB)18, signed into law in September 2004. SB18 requires contact and consultation with California Native American Tribes before adopting or amending a General Plan. It refers to "places, features, and objects" described in Section 5097.9 of the Public Resource Code (PRC), as "Cultural Places." PRC 5097.9 defines a cultural place as a "Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine."



Examples of Native American basketry.

Currently the primary means for cultural and archaeological protection in the Ukiah Valley is through the County's Archaeological Resources Ordinance and the work of the Archaeological Commission. The Commission reviews discretionary project proposals for potential impacts to archaeological resources. Projects with the potential for impacts are referred to the Northwest Information Center (NWIC) at Sonoma State University, which maintains records of historic and archaeological studies. The NWIC performs a records review and makes recommendations for further study, which may include an archaeological field work. The County Archaeological Commission considers the NWIC recommendations and ultimately forwards its recommendation to the decision-makers.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

GOALS, POLICIES, AND IMPLEMENTATION

The following goals, policies and implementation measures are intended to further the preservation and protection of historical, cultural, and archaeological resources in the plan area.

GOAL HA1

Preserve historical buildings and spaces that create a sense of place.

Policy HA1.1: Identify and track historical resources.

HA1.1a: Historic Resources Inventory

Conduct a Historic Resources Inventory to determine which buildings and sites in the Valley warrant preservation, adaptive reuse and/or special design treatment. Finalize a list of resources with classifications ranging in level of critical significance.

HA1.1b: Special Resource Designations

Nominate the most significant historic resources from the Historic Resources Inventory to state or national preservation lists, such as:

- The National Register of Historic Places;
- California Historical Landmarks;
- California Inventory of Historical Resources;
- Points of Historic Interest; and
- Ethnic Sites Survey for California.

In the event that designations are not approved, develop measures to protect nominated resources as locally significant.

HA1.1c: Public and Private Record Archival

Maintain programs for review, collection and archiving of public and private records as an aid to researching and documenting historical, architectural and archaeological resources.

Policy HA1.2: Identify funding sources to support preservation.

HA1.2a: County Funding

Allocate capital improvement funds in the County budget for maintenance and enhancement of publicly owned historic buildings.

HA1.2b: Level of Community Responsibility

Assess possible community responsibility in contributing to the cost of preserving historic properties as community resources.

Policy HA1.3: Preserve, maintain and enhance both publicly-held and privately-owned culturally and historically significant buildings and sites.

HA1.3a: Historic Preservation Design Guidelines

Develop criteria, standards and guidelines for maintaining the character and quality of historically significant buildings and landscapes. Historic preservation design standards and guidelines should include:

- Definition of “historically significant”;
- Map of relevant sites and structures in the community;
- Criteria to evaluate to what level regulations should be imposed on private property owners of historic structures, buildings or sites;

- Design standards and guidelines to ensure sensitivity to historically and architecturally relevant structures and environs;
- Standards for adaptive reuse of residential structures compatible with the surrounding residential area; and
- Strategies and incentives for property owners to maintain significant buildings.

HA1.3b: Use of Existing Mechanisms to Evaluate Historical Impacts

Continue to utilize established mechanisms, including the City of Ukiah's local historic preservation ordinance and the State Historic Building Code, when reviewing discretionary project proposals and potential impacts upon historic resources throughout the Valley.

HA1.3c: Design Review

Designate a clear process for review of proposed permanent changes to designated historic resources (including building envelope, exterior appearance, setting and landscapes). Proposed changes to significant structures or landscapes, or projects proposed in designated areas or in relation to significant sites or buildings should trigger design review.

GOAL HA2

Protect Native American cultural and archaeological resources.

Policy HA2.1: Protect known cultural and archaeological sites.

HA2.1a: Cultural Resources Inventory

Collaborate with local Native American Tribes to conduct a cultural resources inventory that will remain confidential to determine which areas of the Valley are potentially significant with respect to cultural resources. In order to protect sites from vandalism, finalize a map of critical protection zones with classification areas, stipulating the level of significance, but identifying no exact site locations. Maps should indicate the Tribes to be contacted when discretionary projects are initiated in those designated areas.

HA2.1b: Gathering Sites

Identify and preserve known gathering sites for Native American cultural materials. Consider using the Open Space designation to protect Tribal access to gathering sites and ceremonial locations.

HA2.1c: Tribal Notification

To help protect unexcavated archeological sites, notify Tribes when discretionary projects are occurring within aboriginal territory. Require the presence of Cultural Monitors from participating Tribes during excavations which may impact sensitive resources.

HA2.1d: Archaeological Monitoring

Review discretionary project proposals for potential impacts to archaeological resources through the Archaeological Ordinance and the work of the Archaeological Commission. As part of the review process, refer projects to affected local Native American Tribes, the Northwest Information Center at Sonoma State University, and the County Archaeological Commission for review of archaeological resources.