



WANTED!
HOUSES
for
MOKELUMNE HILL'S
HISTORIC BUILDING LIST

Do you own a Historic Home in Mokelumne Hill?

The Mokelumne Hill Community Plan Task Force is in the process of updating our Community Plan. During the update, we have an opportunity to add historic buildings to the town's list of Designated Historic Buildings. If you believe your home qualifies, please sign and return this form before September 1, 2008. A certified architectural historian will review all applications to insure compliance with State and Federal requirements.

If you would like your home to be designated as a Historic Building NOW IS THE TIME TO ACT WHILE THERE IS NO COST INVOLVED.

Mokelumne Hill's Historic Buildings and Historic District

In our Community Plan developed in 1983, 32 properties were identified as Designated Historic Buildings (look in the back of your Mokelumne Hill phone book for maps and descriptions). Most are along Main and Center Streets in downtown's Historic District between China Gulch and Clark Street. But there are at least 40 additional buildings in town that qualify for this designation; at least 30 of these are over 100 years old.

What Qualifies as a Historic Building?

The building must be at least 50 years old, generally look like it did when initially constructed and should have distinctive architectural or historical values. See discussion at www.ohp.parks.ca.gov, "CEQA", "California Register of Historic Resources" for more information.

What are the advantages of being a Designated Historic Building?

- Tax reduction for maintaining or rehabilitating historic buildings following established guidelines
- Use of the California Historic Building Code - more flexible than the Uniform Building Code
- Federal Tax credits for commercial buildings
- County incentives (that we hope Calaveras will establish as part of General Plan revisions)
- Long-term protection for the historic appearance of your building

More information on these and other advantages can be found on line at www.ohp.parks.ca.gov, "incentives".

There are seven buildings within the Historic District that, although they qualify for designation, have not been officially listed. These should be included as they are subject to all the regulations applied to Designated Historic Buildings without any of the advantages.

What are the disadvantages of being listed?

- Design Review will be required for major exterior alterations of the building
- There may be delays imposed if a demolition permit is requested

What is a Design Review?

Design Review Guidelines are enacted by communities to define and protect their historic neighborhoods. They are applied whenever a Designated Historic Building, or any building within the Historic District, applies for a County permit. The draft guidelines developed for Mokelumne Hill (posted on www.mokelumnehill.org) address general aspects of architecture such as height, size, scale, setbacks, roofline, and materials and are primarily concerned with elements visual from the streets. They do NOT regulate issues like interior renovations or the color you paint your house. The Design Review Committee is made up of local property owners. The County usually processes projects overseen by local Design Review Committees more quickly.

What if I decide to have my house Designated at a later time?

Adding historic buildings to the official Mokelumne Hill list requires recording, research, and evaluation by a paid architectural historian, review of his or her recommendations by the Information Center of the California Department of Parks and Recreation, and approval by the Mokelumne Hill Design Review Committee and the Calaveras Planning Commission. This is a long and somewhat expensive process.

How can I obtain more information?

In addition to information at www.ohp.parks.ca.gov and www.mokelumnehill.org, come to the next meeting of the Community Plan Task force on **June 16 at 6 PM at the Library/Archives** and ask questions. All are welcome! You may also call Julia Costello at 286-1182.

**REQUEST TO BE IDENTIFIED AS A
DESIGNATED HISTORIC BUILDING**

We will only add buildings if the property owner makes a written request. If you believe your building qualifies, please sign and return this form to Mokelumne Hill History Society, PO Box 267, Mokelumne Hill 95245.

I am the owner of the property at _____
(street address)

Mokelumne Hill, CA APN No. (if known) _____

If my property qualifies as historic, please include it as a Designated Historic Building in the new Mokelumne Hill Community Plan.

Signed _____ date _____

(Print name) _____



This flyer was produced by
The Mokelumne Hill community Plan Task Force

May, 2008