

What is the Historic Resource Inventory List?

By City definition, the Historic Resource Inventory means the official, city council approved inventory of districts, sites, buildings, structures and objects significant in the City of Campbell's history, architecture, archaeology and culture, which is maintained by the Community Development Director.

What is the purpose of the Historic Resource Inventory List?

The Historic Resource Inventory List is part of a City program that lists properties and structures that represent the history or reflect a period of time in the City's history. In essence, it is a database used by the City to identify properties of potential historical significance. The inventory also serves as an official archive and body of information for researchers and property owners.

Why is my structure being considered for addition to the Historic Resource Inventory List?

Your structure has been identified as locally important and unique to our City's history by the Historic Preservation Board. The Historic Preservation Board is comprised of community members who have knowledge in the City's history, and experience in building architecture and preservation practices. The City completed an evaluation of the historic characteristics of multiple structures within the City of which your property was one. The properties were evaluated using criteria modeled after the National Park Service criteria for National Register of Historic Places evaluation. After completion, it was determined that your property falls within the guidelines that defines

a local historic structure that contributes to the history of Campbell.

Does it cost me anything when my structure is added to the Historic Resource Inventory List?

No. There is no cost to the property owner and no increase in property taxes. In fact, there may be a fiscal benefit that you can receive from property tax breaks as a part of a remodel that is discussed in more detail below.

If placed on the Inventory, am I prohibited from remodeling or adding on to my structure?

No. Placement on the Inventory will not prohibit remodeling or additions. What will be required is that the remodel or addition be designed and built within the context of the architectural style of the structure and in keeping with the City's historic design guidelines. This is no different than a non-Historic Resource Inventory structure that is subject to specific design guidelines where the improvement is required to achieve architectural compatibility with the existing home and neighborhood.

Will placement on the Historic Resource Inventory affect my ability to remodel the interior of my structure?

No. Placement on the Inventory will not prohibit your ability to remodel the interior of your structure, as long as the construction activity does not impact the architectural style of the structure and is in keeping with the City's historic design guidelines. This is no different than a non-Historic Resource Inventory structure subject to specific design guidelines involving exterior modifications of the structure, but where an interior remodel would be exempt.

Will placement on the Historic Resource Inventory affect my ability to install solar panels?

It depends. The location of the installation would require careful review to ensure that the panels do not negatively impact the historic structure. This may be accomplished through use of a preferred mounting technique such as ground mounted panels, installation on a modern accessory structure, or installation on a portion of the structure consisting of new construction. For more information, please contact the Planning Division at 408-866-2140 or by e-mail at planning@cityofcampbell.com.

Is there a costly and bureaucratic design review process required if I want to add on or remodel my structure?

No. At time of building permit application, the Planning Department will review the plans for consistency with the City's Historic Design Guidelines. If the Community Development Director finds the plans consistent, there is no further review and the building permit can be issued. If the Director determines inconsistency with the guidelines, the project is referred to the Historic Preservation Board for decision.

What happens if it is determined that my addition or remodel is inconsistent with the existing structure design or historic design guidelines?

Similar to other structures located in areas with specific design criteria, the project could result in an unfavorable decision or a favorable decision with conditions to alter the design consistent with the criteria. Depending on the permit process, such decision would be rendered either by the Historic Preservation Board (for discretionary applications) or by the Community

Development Director (for ministerial applications).

Can I paint my structure any color?

It depends. Preferred paint colors are not included within the City’s Historic Design Guidelines. However, if the project involves a discretionary decision and is located in a neighborhood with other design guidelines, then paint colors are typically reviewed. However, this requirement has no relation to its historic significance. For ministerial projects, the City does not regulate paint colors. For more information, please contact the Planning Division at 408-866-2140 or by e-mail at planning@cityofcampbell.com.

Are there any benefits to having my property on the Historic Resource Inventory List?

Yes. The City of Campbell has adopted the Mills Act which allows property owners who have eligible historic structures to apply for property tax reductions. In exchange for granted property tax reductions, the Mills Act program requires a property owner to demonstrate that the tax savings is being reinvested into the structure and/or property. More information can be obtained from the Planning Division.

If my structure is listed on the Historic Resource Inventory, can I demolish my structure and rebuild a new one?

It depends. Proposals to demolish an historic structure must be reviewed by the Historic Preservation Board. If the Board finds that demolition is warranted, the Board forwards their recommendation to the Planning Commission who in turn forwards a recommendation to the City Council for decision. While the City has granted approval

in some cases, the City’s objective is to preserve its history and its structures. If the Board believes demolition is not warranted, they are authorized to reject the proposal outright. In this case, the property owner reserves appeal rights to the Planning Commission and City Council. For more information, please contact the Planning Division at 408-866-2140 or by e-mail at planning@cityofcampbell.com.

If my structure is placed on the Historic Resource Inventory, does it affect how I landscape my property or how I use my structure?

No. Being on the Historic Resource Inventory does not restrict the use of your structure. What dictates use is the zone district the structure is located, no different than non-Historic Resource Inventory structures.

Will placement on the Historic Resource Inventory lower my property value or impact my ability to sell my home?

No. There is no evidence to show that being placed on a Historic Resource Inventory negatively affects property values or the ability to sell. In fact, properties in historic residential districts such as Alice Avenue generally enjoy higher property values because homeowners are attracted to “vintage” homes and neighborhoods and have generally paid close attention to property maintenance and home repair. The neighborhoods in and around downtown Campbell where many of the City’s historic structures exist are some of Campbell’s nicest neighborhoods.

**Planning Division
70 N. First Street
Campbell CA 95008
Phone: 408-866-2140
www.cityofcampbell.com**



The Ainsley House

FREQUENTLY ASKED QUESTIONS:

DESIGNATION AS A CITY OF CAMPBELL HISTORIC RESOURCE



Lena Campbell Swope House