



City of Lindsay



P.O. Box 369 — Lindsay, California 93247 — 251 Honolulu Street

June 9, 2014

Este informe contiene informacion muy importante sobre su propiedad.

Traduzcalo o hable con alguien que lo entienda bien.

Subject: Consideration of Establishing an Historic District within Lindsay's Central Business District

Dear Property Owner;

As a stakeholder in Lindsay's Central Business District the city would like to know if you desire an historic district within the City's Central Business District (map enclosed). A survey is enclosed for your vote and any comments.

Why this is important: The creation of an historic district will have an impact on your real property.

- Potential advantages:
 - Qualifying structures could use the State Historic Building Code for remodels and repairs, which has easier standards to meet than the conventional building code.
 - Some ADA requirements might be relaxed, when meeting those requirements is shown to be onerous on the property owner.
 - Tax credits might be available for eligible structures.
 - A period from Lindsay's past could be captured and preserved, which might lead to new marketing opportunities within the Central Business District.
- Potential disadvantages:
 - Existing structures would likely have stricter controls for remodeling.
 - New construction might have to satisfy a standard to "match" 1930's or some other architectural design requirement.
 - Demolition, which is currently a property owner's right, might become subject to review by a committee or the city council.

Background:

The 1989 Lindsay general plan proposed that it would "Establish an historic district for the identification, rehabilitation and maintenance of historic structures and uses" as goal No. 9 for the Central Business District. The 1989 city council, along with all subsequent city councils considered forming an historic district desirable, but not time-sensitive since there were few new construction projects downtown.



Recent projects have been proposed within the Central Business District that would replace older substandard and/or dilapidated structures with modern construction design and materials, which could potentially change the appearance and form of the Central Business District. With this development and the potential for future projects downtown, the city feels it prudent to determine if this is the time to establish an historic district.

The establishment of an historic district is an important decision that can dramatically impact the form and function of Lindsay's Central Business District. As a real property owner in the affected area you have a direct stake in the outcome. Do not leave this important decision to activists or other special interest groups. **Please complete the enclosed survey and return at your earliest convenience.** Survey results will be provided to the city council at the July 8, 2014 meeting.

If the consensus is not to establish an historic district at this time, nothing more is needed. Establishing an historic district will be revisited periodically in response to new downtown development, until such time that a new general plan is adopted.

If the consensus is to establish an historic district at this time, a public meeting will be scheduled to gather inputs related to:

- The desired scope of historic preservation
- Which buildings should be included in an inventory
- Whether or not new construction should follow a particular architectural form
- Other related topics

Historic preservation updates will be posted on the City of Lindsay website at www.lindsay.ca.us . You may also contact the City of Lindsay Planning and Economic Development Department with any questions at (559) 562-8032 or bspaunhurst@lindsay.ca.us.

Thanks for your participation,



Rich Wilkinson

City Manager

Encl: Central Business District Map
Historical District Survey



City of Lindsay

Central Business District Index Map



Legend

- CBD Boundary
- CBD Parcel
- Non CBD Parcel
- Streets
- Railroad



Base Data Provided by Tulare County
 Created by Brian Spaunhurst
 City of Lindsay
 Planning and Economic Development Department
 Created June 4, 2014

The Features Produced by These Data Are
 Only for Representations and Are not Intended
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