

HLC: CAL Preservation Conference 2025 Highlights—Reuse!

URBAN RENEWAL, PRESERVATION AND
ADAPTIVE REUSE IN OLD SACTO DOWNTOWN

SHARE NEW HOUSING LAWS: TBD FOR JULY
HLC MEETING



Lessons Learned: Old Sacto First Preserved Historic District in the West!

- Similar Blight that Santa Clara faced in 1958 -63. In hind sight would have better to not have demolished. Pursue a Historic District—a missed opportunity
- City chose the funds and demolition via eminent domain. Claimed that Owners could not afford to bring buildings up to code and would lose everything. City Manager believed at least they could be paid market value—get some money for a blighted situation.
- Santa Clara City wanted a modern downtown. Federal funds for their ambitious high rise downtown plan were denied. Commercial center did not recover. We lived with dirt lots until 1987—24 years.

1839 John Sutter arrived at American River Shores and established Sutter's Fort. Became a Sutter's Embarcadero— a trading center on the river! Gold Rush of 1848 created city of Sacramento: Brought 300K and allowed California to apply for statehood.

Old Sacto has more building of historic value condensed into its 28 acres than most of areas similar size in the West!

1950s-60s: West end faced “blight”, Decline driven by commercial disinvestment, “White” flight to the suburbs, redlining and deteriorating infrastructure. Needed Highway Development. Urban Renewal razed 15 blocks in two years.

1960s-70s: Old Sacto on the East Bank of The Sacto River was earmarked to become a commercial historic district and was officially Registered as a National and California historic District

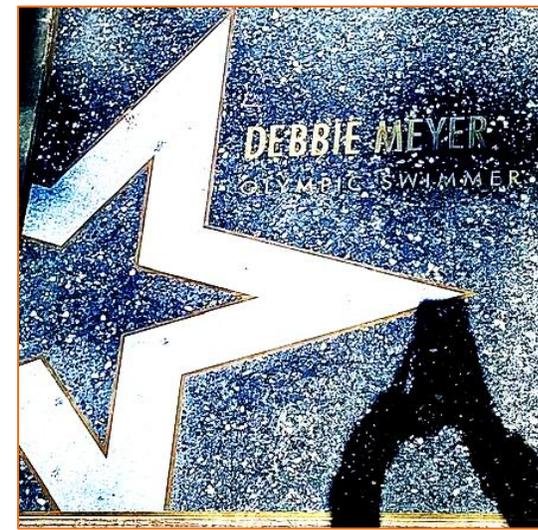
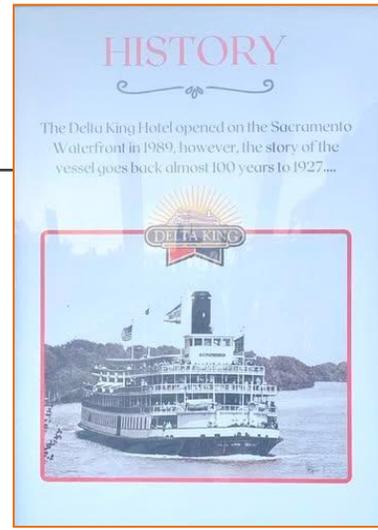
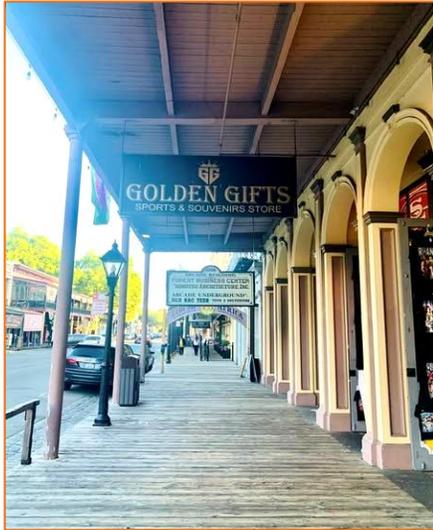
1970s to 80s: City invested in preservation through Adaptive reuse of Historic properties. Creating Shopping, dining and entertainment.

Today: Revitalization of Old Town Sacramento is ongoing and now brings in 5 Million visitors a year and 2.1 B in revenues. Tourism is strong.

Adaptive Reuse of Historic Properties continues to evolve

- Old Sacto is the First Historic district in the West! 28 acres along the waterfront with 53 historic buildings. City's Historical Sections are preserved and restoration is claimed as one of the most successful in the US!
- How?
 - **Balanced Preservation with Modernization**—Restoring and reusing existing infrastructure and buildings for new purposes such as Art, Entertainment, Shopping, Dining and infilling New Hotels and Plaza areas where they do not impact historic sites.
 - **Repurposing historic sites for Heritage tourism**
 - **Sutter's Embarcadero** is now shops and Restaurants
 - **Railroad Museum a Major attraction**
 - **Community engagement, history and inclusivity**—highlighting the historic multiculturalism and diversity of Old Sacto. Engaged local Tribes and Cultural groups
 - **Funds generated:** Private Investment, public investments like TOT Taxes paid by hotel Visitors and of course State and Federal Grants.

Sacto DT Adapts and Finds New Purpose



Sacto Estimated 40 Million needed for waterfront upkeep and restoration

GRANT OPPORTUNITIES SUPPORT PRESERVATION: There are about 160 owners and Businesses in Old Sacto looking for ongoing investment. Things like Fixing the board walks and repairing the waterfront docks, public spaces– are ongoing

Preservation Benefits:

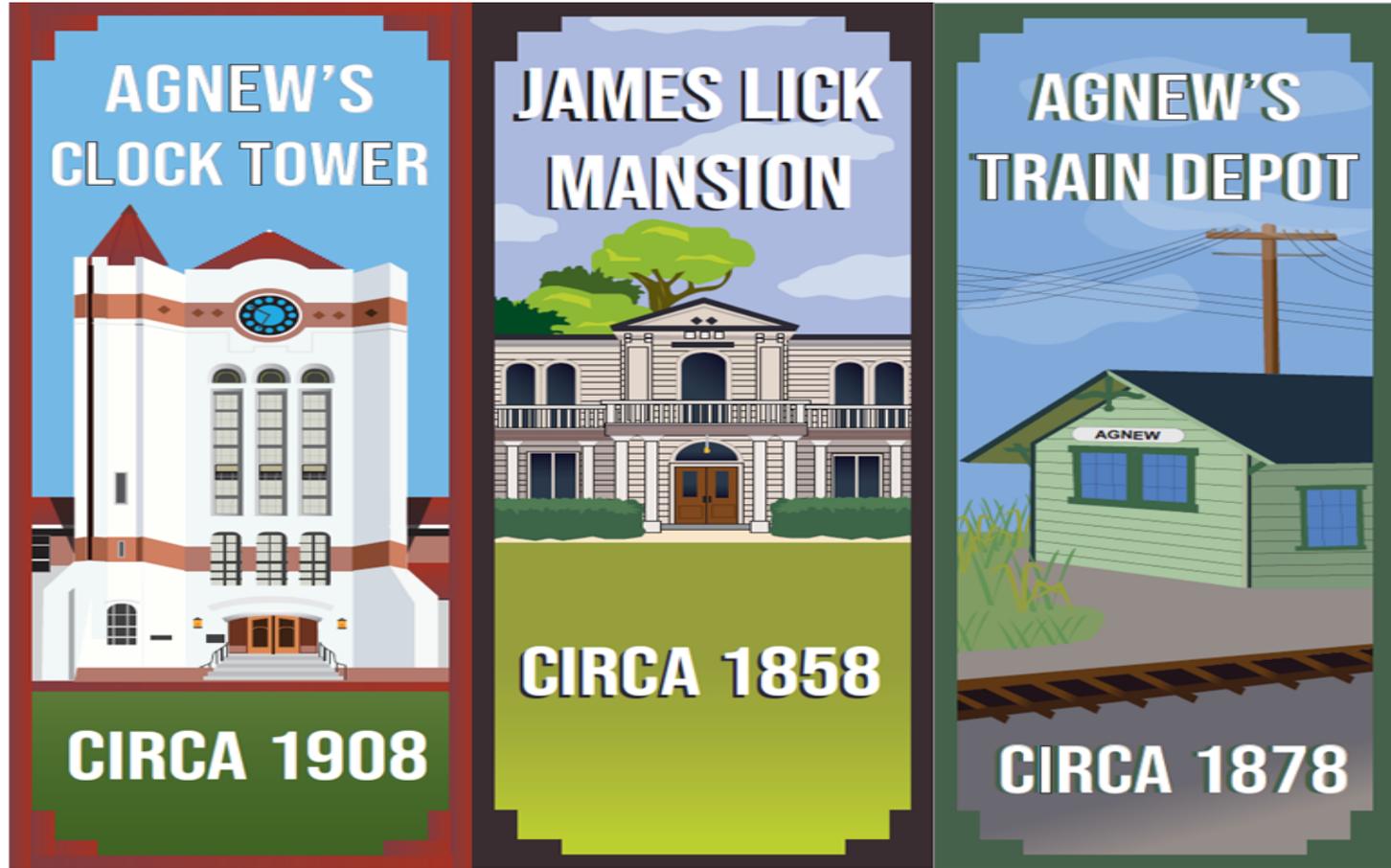
- Sense of Place and Heritage that connects past to present
- Celebrating a shared heritage from past generations to future generations. Socially equitable.
- Educational opportunities about Gold Rush and State history make it a destination
- Local Economy wins
 - Tourism that stimulates local economy, investment in local businesses, revitalization of neighborhoods, Enhances property values and creates jobs locally
 - Environmental Sustainability by Adapting historic reuse reduces need for new construction

Other
Conference
experiences...
Share



- **Shout out! Congratulations on another Great Preservation month! Thank you, Cameryn Baker and Subcommittee members**

Below New Banners 2025: Agnews Clock Tower, James Lick Mansion and Agnews Train Depot! By Artist Cameryn Baker. Watch Video here:



2025 Banner Program: See New Banners Here:

2024 Historical and Landmarks Commission Art Meets History Banner Project | City of Santa Clara

HERE ARE THE IMAGES LEFT TO RIGHT. HLC BANNER PARTNER, MISSION CITY 1852, BERRYESSA ADOBE CIRCA 1840, MORSE MANSION CIRCA 1892, HARRIS LASS FARM 1864, TRAIN DEPOT 1863, JACK LONDON CALL OF THE WILD 1903, JJ MONTGOMERY 1905, POST OFFICE 1935, THE OHLONE IS ON HOLD AS WE NEED INPUT FROM THE TRIBE.

