Chapter 15.20 HISTORIC PRESERVATION

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15.20.010 Purpose.

The purpose of this chapter is to promote the health, prosperity, cultural enrichment, and general welfare of the people through the identification, designation, protection, enhancement, perpetuation, and use of historic resources that reflect significant aspects of the city's heritage and to:

A. Safeguard buildings, sites, objects, structures, neighborhoods, cultural landscapes, and archaeological sites that are important to the heritage of the city through the establishment and implementation of sound historic preservation policies and practices;

B. Encourage public appreciation of and involvement with the city's unique architectural and cultural heritage;

C. Strengthen civic pride in the historic and architectural character of the city and the notable accomplishments of the past;

D. Recognize the economic benefits associated with the preservation and continued use of historic resources and provide incentives to property owners to encourage participation in the city's historic preservation program;
E. Deter the demolition or neglect of historic resources and potential designated historic resources;
F. Promote the private and public use of historic resources for the education, enrichment and general welfare of the people;
G. Make the city a more attractive and desirable place to live, work, and visit;
H. Implement the historic preservation goals, policies, and programs of the general plan, preservation element (applicable only to areas not encompassed by an approved community plan), and approved community plans; and
I. Fulfill the city's responsibilities as a certified local government and in carrying out environmental review as mandated by federal and state laws.

In addition, the city recognizes that groups of buildings that are unified aesthetically by plan or historical physical development may be worthy of preservation consideration and this Code therefore provides for the designation of historic districts in chapter 30.25 through a change of zone that establishes a historic district overlay zone.

(Ord. No. 5784, § 1, 10-23-2012; Ord. 5425 § 15, 2004; Ord. 5347 § 5, 2003; Ord. 5110 § 7, 1996: prior code § 21-00)

15.20.015 Enabling authority.

California Government Code allows municipalities to provide for places, buildings, structures, works of art, and other objects, having a special character or special historical or aesthetic interest or value, special conditions or regulations for their protection, enhancement, perpetuation or use.

(Ord. No. 5784, § 2, 10-23-2012)

15.20.020 Definitions.

For the purposes of this chapter the following words and phrases shall have the meaning(s) ascribed herein:

"California Register of Historic Resources" is the official list of historic resources designated by the State of California through the State Statue codified in the California Public Resources Code Section 5020.1 et seq.


"Complete demolition" means removal of all above-grade portions of a designated historic resource.

"Demolition" means destruction or removal that is so extensive that the historic character of a designated historic resource is completely removed and cannot be repaired or replaced.

"Demolition by neglect" means the process in which the owner of a building or structure allows its ongoing deterioration over a period of time as a result of lack of maintenance, failure to secure it from pests or vandals, and/or failure to take reasonable measures to prevent ingress of water or wind through the roof, walls, or apertures, leading to deterioration and/or structural failure constituting a threat to public health and safety.

"Glendale Register of Historic Resources" means the official list of designated historic resources in the City of Glendale.

"Designated historic resource" means any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, archaeological, engineering, scientific, economic, agricultural, educational, social, political or military heritage of the City of Glendale, the State of California, or the United States and which has been designated as historically
significant in the National Register of Historic Places, the California Register of Historical Resources, or the Glendale Register of Historic Resources.

"Major alteration" means alteration to any exterior portion of a designated historic resource or to any protected interior that involves:

A. Construction of an addition to an existing building or structure, or new construction, exceeding two hundred (200) square feet at a location visible from the public right-of-way;

B. Construction of an addition to an existing building or structure, or new construction, exceeding seven hundred (700) square feet of building area at a location not visible from the public right-of-way;

C. Construction of an additional story to any existing building or structure;

D. An alteration determined by the director of community development to be incompatible with the secretary of the interior's standards for rehabilitation; or

E. An alteration including, but not limited to, changes to architectural style, roof form, roof cladding, wall cladding and/or fenestration that, based on the assessment of the director of community development, is determined to require a public hearing in order to make a determination of compatibility with the standards.

"Minor alteration" means alteration to any exterior portion of a designated historic resource or any protected interior that involves:

A. Construction of an addition to an existing building or structure, or new construction, of two hundred (200) square feet or less at a location visible from the public right-of-way;

B. Construction of an addition to an existing building or structure, or new construction, of seven hundred (700) square feet or less at a location not visible from the public right-of-way; or

C. Any alteration determined by the director of community development to be compatible with the secretary of the interior's standards for rehabilitation and that does not exceed the thresholds established by subsections A. and B. of this definition.

"National Register of Historic Places" means the official list of historic resources established by the federal government through the National Historic Preservation Act of 1966, as amended through 1992.

"Potential designated historic resource" means a resource which is officially proposed for listing in the Glendale Register of Historic Resources for which a final action has not occurred.

"Protected interior" means any publicly accessible interior space of a publicly or privately owned property listed on the Glendale Register of Historic Resources that is routinely and customarily open to the public and is identified as significant in the department of community development staff report presented to city council at the time of the property's designation.

"Protected landscape feature" means any landscape or hardscape feature identified as significant to the property's history in the department of community development staff report presented to city council at the time of the property's designation.

"Routine maintenance and repair" means alteration to a designated historic resource or protected interior that does not conflict with its ongoing eligibility for listing on the Glendale Register of Historic Resources and that involves:

A. Repair and/or replacement of a cumulative total of one hundred (100) square feet or less of any exterior wall or roof cladding material with new material that matches the existing in terms of material, dimension, color, texture, reflectivity, and overall appearance;

B. Repair and/or replacement of a cumulative total of one hundred (100) square feet or less of any interior wall cladding material of a protected interior with new material that matches the existing in terms of material, dimension, color, texture, reflectivity, and overall appearance;
C. Repointing of masonry joints with a cumulative total of twenty-five (25) linear feet or less with new mortar that matches the existing in terms of material, color, texture, profile, and overall appearance;

D. Replacement of window or door glazing except for glazing identified as significant in the department of community development staff report presented to city Council at the time of the property’s designation;

E. The removal, maintenance, and/or installation of landscape materials except those identified as significant to the property’s history in the department of community development staff report presented to city council at the time of the property’s designation;

F. The application of vapor-permeable paint or stain finishes to wall cladding materials provided that the finish does not change the existing texture of the cladding and that the department of community development staff report reviewed by city council at the time of the property’s designation does not identify any finish color(s) and/or finish locations specific to the designated historic resource; or

G. Any other work determined by the director of community development to constitute “routine maintenance and repair.”

“Secretary of the interior’s standards for rehabilitation” is the set of standards issued by the US Department of the Interior, National Park Service (36 CFR Part 67) and the publications of the National Park Service (NPS), Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings (1992, NPS) and The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995, NPS), and any subsequent publication on the Secretary’s Standards by the NPS.

"Visible from the public right-of-way" means any portion of a designated historic resource that is visible from the public street or sidewalk immediately adjacent to the property. For the purposes of this chapter, any portion of a designated historic resource that is not visible due to landscaping shall be considered visible from the public right-of-way.

(Ord. No. 5784, § 3, 10-23-2012; Ord. 5347 § 6, 2003; Ord. 5110 § 8, 1996: prior code § 21-01)

15.20.025 Reserved.

Editor’s note—

Ord. No. 5784, § 4, adopted October 23, 2012, repealed the former section 15.20.025 in its entirety, which pertained to the relationship of the historic preservation element to the Glendale register of historic resources, and derived from Ord. No. 5110, § 9, adopted 1996.

15.20.030 Duties of the permit services administrator, the director of community development, historic preservation commission and city council regarding historic resources.

A. In addition to other duties and powers specified elsewhere in this Code, the permit services administrator shall consider and render decisions regarding historic resources for the following:

1. The installation or removal of mechanical equipment including but not limited to heating, air conditioning, and ventilation, electrical and plumbing improvements which are not visible from a public right-of-way;

2. Installation of signs;
3. Installation of fire protection systems which are not visible from the public right-of-way.

B. The director of community development shall consider and render decisions on minor alterations and routine maintenance and repair projects as specified in section 15.20.110 of this Code.

C. The historic preservation commission shall conduct public hearings, and render decisions or make recommendations as set forth in section 2.76.100 of this Code.

D. City council shall conduct public hearings and render decisions on:
   1. General plan amendments regarding the historic preservation element;
   2. Additions to and deletions from the register of historic resources pursuant to sections 15.20.050, 15.20.055 and 15.20.060; and
   3. Applications for the property tax incentives program pursuant to section 15.20.070 of this Code.

(Ord. No. 5803, § 36, 7-23-2013; Ord. No. 5784, § 5, 10-23-2012; Ord. 5110 § 10, 1996)

Editor's note—

Ord. No. 5803, § 36, adopted July 23, 2013, changed the title of section 15.20.030 from "Duties of the director of community development, historic preservation commission and city council regarding designated historic resources" to "Duties of the permit services administrator, the director of community development, historic preservation commission and city council regarding historic resources." The historical notation has been preserved for reference purposes.

15.20.040 Appeals.

A. A decision regarding a historic resource by the permit services administrator or by the director of community development shall become final fifteen (15) days following the date of the decision unless an appeal to the historic preservation commission is filed.

B. A decision of the historic preservation commission shall become final fifteen (15) days following the date of the decision unless an appeal to the city council is filed pursuant to the provisions of chapter 2.88 of this Code relating to the uniform appeal procedure.

(Ord. No. 5803, § 37, 7-23-2013; Ord. No. 5784, § 6, 10-23-2012; Ord. 5110 § 11, 1996)

15.20.050 Findings for designation of historic resources.

Upon recommendation of the historic preservation commission, city council shall consider and make findings for additions to the Glendale Register of Historic Resources. The designation of any proposed resource in the city as a historic resource shall be granted only if city council first finds that the proposed historic resource meets one (1) or more of the following criteria:

1. The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;

2. The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;

3. The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable
work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;

4. The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city;

5. The proposed historic resource exemplifies the early heritage of the city.


15.20.055 Findings for deletion of designated historic resources.

Upon recommendation of the historic preservation commission, city council shall consider and make findings for deletions from the Glendale Register of Historic Resources. The deletion of any designated historic resource shall be granted only if city council first finds that the historic resource no longer conforms to any of the findings identified in section 15.20.050 of this Code and:

A. Has been destroyed or demolished by natural disaster, accident, or fire; or

B. Has diminished historic significance or value upon a showing of clear and convincing evidence, including that this diminution is not the result of demolition by neglect or work performed without permit; or

C. Cannot be restored, rehabilitated, stabilized or renovated for any use permitted in the zone in which it is located without causing an economic hardship disproportionate to the historic value of the property substantiated by clear and convincing evidence. Proof of economic hardship shall require a showing that the cost of stabilization of the historic fabric of the property exceeds the appraised value as determined by a qualified appraiser of the historic improvements on the site. If the appraised value of the historic improvements on a historic site is less than seventy-five (75) percent of similarly sized buildings within a 500-foot radius, the average appraised value of property improvements in the radius area shall be used. For property where neighborhood standards are not comparable, standard real estate practice comparable worth studies shall be produced to justify the burden of stabilization as compared to property value. Council shall consider the value of property tax incentives allowed by the historic preservation ordinance and other benefits as may be available for historic preservation or stabilization in determining if economic hardship exists to the extent that deletion from the historic register is warranted.

(Ord. No. 5784, § 8, 10-23-2012; Ord. 5347 § 8, 2003: Ord. 5110 § 13, 1996)

15.20.060 Procedure for designation or deletion of historic resources.

A. Designation or deletion of historic resources shall be initiated by an application of an owner(s) of record of the subject property or authorized agents thereof.

B. The director of community development shall set the application for public hearing before the historic preservation commission and the city council prior to designating or deleting a historic resource.

C. The city clerk shall give notice of the public hearing which notice shall contain the date, time and place of the hearing, the general nature of the proposed designation or deletion and the street address or legal description of the property involved. Said notice shall be posted in a conspicuous place on the subject property and shall be mailed, at least ten (10) days before the date of the hearing to affected property owners and all persons, shown on the last equalized assessment roll as owning real property and to the occupants of such properties, located within a radius of five hundred (500) feet of the exterior boundaries of the property which is subject to the proposed designation or deletion.
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D. The city council shall make findings of fact and determinations in writing pursuant to the criteria set forth in sections 15.20.050 and 15.20.055 of this Code.

E. The decision of the city council shall be made by resolution, which shall be recorded with the Los Angeles County recorder.


15.20.070 Incentive program for historic resources.

Notwithstanding any other incentive of federal or state law, owners of properties designated as historic resources may apply to the director of community development for the following incentives:

A. Property tax incentive program and historical property contracts. Any owner of a historic resource which is in the Glendale register of historic resources shall be eligible to apply for the property tax incentive program through the use of a historical property contract pursuant to Sections 50280 et seq. of the California Government Code. All applications filed for historical property contracts shall be considered for recommendation by the historic preservation commission at a public hearing and forwarded to city council for final approval;

B. Reduction in required parking for new uses in designated historic resources as specified in title 30 of this Code;

C. Allowance of specified uses permitted in the C1 zone, in the R-3050, R-2250, R-1650, and R-1250 zones and as conditional uses in the ROS, R1R and R1 zones as specified in title 30 of this Code.


Editor's note—

Ord. No. 5803, § 39, adopted July 23, 2013, changed the title of section 15.20.070 from "Incentive program for designated historic resources" to "Incentive program for historic resources." The historical notation has been preserved for reference purposes.

15.20.080 Permit and review required for demolition, moving, or major alterations of designated historic resources.

A. No person shall demolish, move, or make major alterations to any designated historic resource without first obtaining a permit. An application for such permit shall be filed with the permit services center which shall thereupon transmit same to the historic preservation commission, which will schedule the application for a public hearing. The historic preservation commission may require that the application for permit be supplemented by such additional information or materials as may be necessary for a complete review. The commission may impose such reasonable conditions or restrictions as it deems necessary or appropriate on a case-by-case basis to promote or achieve the purpose of this Code. If a permit applicant provides evidence that the cost of complying with a condition of approval is not economically feasible, the commission may require that all conditions be met within a period of up to five (5) years.

The commission shall not approve a request for demolition except upon written findings after a public hearing that denial of the requested demolition will deprive the owner of substantially all reasonable use of the property, or that demolition will not have a significant effect on the achievement of the purpose of this chapter;
15.20.084 Permit and review required for minor alterations of designated historic resources.

A. Alterations Requiring a Permit. No person shall make minor alterations to any designated historic resource without first obtaining any required permit(s). An application for such permit shall be filed with the director of community development. The director may require that the application for permit be supplemented by such additional information or materials as may be necessary for a complete review. The director may impose such reasonable conditions or restrictions as he/she deems necessary or appropriate on a case-by-case basis to promote or achieve the purpose of this Code. If a permit applicant provides evidence that the cost of complying with a condition of approval is not economically feasible, the director may require that all conditions be met within a period of up to five (5) years.

B. Alterations Requiring Approval of Director of Community Development. For the purposes of this section and chapter, certain work that does not require a permit is considered a minor alteration because of the potential for impacts to the character and appearance of a designated historic resource. The following work must be reviewed and approved by the director of community development prior to commencement:
   a) Replacement of doors within existing openings;
   b) Removal of existing awnings, or installation of new awnings, that are fully supported by the wall;
   c) Removal or installation of wall trim, shutters, or other decorative cladding materials;
   d) Installation or removal of decorative light fixtures at existing junction boxes; and
   e) Any other work not requiring a permit and determined by the director of community development to require review due to its potential to affect the historic character and appearance of the property.

C. Notwithstanding the foregoing, a proposal may be determined to be a major alteration by the director of community development, thereby requiring review by the historic preservation commission at a public hearing per subsection 15.20.080A.

(Ord. No. 5784, § 12, 10-23-2012)

15.20.086 Routine maintenance and repair to designated historic resources.

Routine repair and maintenance performed at the exterior of a designated historic resource or protected interior as defined in this chapter and that does not require a permit may be performed without
the review of the director of community development or the historic preservation commission. The director of community development must review and approve any routine maintenance and repair that: a) requires a permit; b) exceeds the thresholds and/or requirement identified in section 15.20.020 ("Routine maintenance and repair"); and c) is determined by the director of community development to not meet the definition of "routine maintenance and repair."

(Ord. No. 5784, § 13, 10-23-2012)

15.20.090 Enforcement.

A. A violation of any provision of this chapter is expressly prohibited and is punishable as a misdemeanor pursuant to section 1.20.010 of this Code;

B. In addition to any other remedies provided herein, any violation of this chapter may be enforced by civil action brought by the city. Remedies under this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided for herein are cumulative and not exclusive. In any such action, the city may seek as appropriate, one (1) or both of the following remedies:

1. A temporary or permanent injunction, or both; and

2. Assessment of the violator for the costs of any investigation, inspection or monitoring survey that led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection;

C. In addition to any other remedies provided herein, in the event a designated historic resource is completely demolished in violation of this chapter, a penalty shall be imposed in which no building or construction related permits shall be issued for the property upon which the demolition took place, for a period of three (3) years from the date of demolition. Said penalty shall be enforced by civil action filed by the city attorney and adjudicated by a court of competent jurisdiction. A demolition shall be presumed to have occurred on the date the city had actual knowledge of the demolition.

(Ord. No. 5784, § 14, 10-23-2012; Ord. 5110 § 17, 1996)

15.20.100 Unsafe or dangerous conditions.

Nothing in this chapter shall prevent the construction, reconstruction, alteration, restoration, stabilization or demolition of designated historic resources or any feature thereof which the director of public works or his or her designee shall certify is required because of an unsafe or dangerous condition and is a threat to public safety.

(Ord. No. 5784, § 15, 10-23-2012; Ord. 5110 § 18, 1996)

15.20.110 Routine maintenance and repair.

No routine maintenance or repair of any architectural feature including but not limited to exterior painting, reroofing, repointing of brick or other architectural feature of a designated historic resource may be commenced unless first approved by the director of community development.

(Ord. No. 5803, § 40, 7-23-2013)

Editor's note—

Prior to the reenactment of section 15.20.110 by Ord. No. 5803, § 40, adopted July 23, 2013, Ord. No. 5784, § 16, adopted October 23, 2012, repealed the former section 15.20.110 in its
entirety, which pertained to routine maintenance and repair, and derived from the prior code § 21-05, and Ord. No. 5110, § 19, adopted 1996.

15.20.120 Duty to maintain historic resources.

Every owner of a designated historic resource shall maintain and keep such resource in a manner that ensures the continued availability of such premises for lawful and reasonable uses, its continued eligibility for listing on the Glendale Register of Historic Resources, does not constitute "demolition by neglect" and prevents deterioration, dilapidation and decay of any portion of such resource.

(Ord. No. 5784, § 17, 10-23-2012; Ord. 5110 § 20, 1996: prior code § 21-06)