

## Preserving Our Historical Treasures

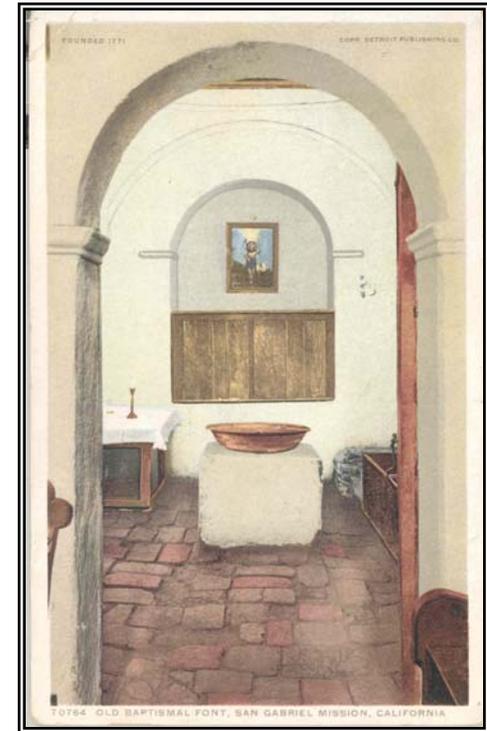
As the birthplace of the Los Angeles region, the Mission District contains a number of buildings and structures which are an integral part of the city, the region, the state, and the nation. Preservation of these buildings and structures is important in order to maintain the historic fabric of the area. Buildings, landscape features, street furniture, walls, public art, plaques, monuments, commercial signs, and archaeological sites in the Mission District represent the diverse life of the community from pre-history to the present. Each object tells part of the story of San Gabriel's evolution.

Consider these gifts from two Spanish Kings to the Mission area. In 1771, King Carlos III gave a silver holy water vessel used for baptisms and special blessings, which is still used in the Mission Church today. In 1927, King Alfonso XIII gave John Steven McGroarty, the poet laureate who wrote the Mission Play and the developer who built the Mission Playhouse, twelve wool and metallic tapestries, representing the Coat of Arms of each Spanish Province. These banners still hang in the Mission Playhouse (the Civic Auditorium). These gifts are just two examples of the many treasures of everyday Mission life, each one worthy of preservation.

The Mission District Specific Plan seeks to identify and preserve historical buildings, monuments, and objects of cultural importance and to establish standards that will assure the preservation of these elements. Since preservation should be a positive experience rather than a punitive one, the Mission District Specific Plan relies on an incentive-based approach, which emphasizes voluntary programs over punitive measures to encourage compliance. Listed below are the objectives for this chapter.

### **HISTORIC PRESERVATION OBJECTIVES**

- Identify historic buildings, monuments, and art objects in the Mission District.
- Provide incentives for the preservation of historic structures.
- Prevent unwarranted demolition of historic structures.
- Establish preservation standards for renovations.



**STRUCTURES, LANDSCAPE, AND ARCHAEOLOGICAL SITES FROM PRE-1775 TO THE PRESENT**

**Pre-1775 San Gabriel:** The defining character of the Mission District is its architecture and cultural significance. The land that encompasses the Mission District Specific Plan is, potentially, full of hidden artifacts left behind by the indigenous people, the Gabrielino-Tongva, who once occupied this land. If artifacts are found, these treasures shall be protected and preserved as part of the heritage, culture, and history of this land.

The Spanish arrived in the San Gabriel area in 1771; the selection of the site for the San Gabriel Mission was, most likely, prompted by the occupation of the area by the indigenous people. Although structures of the original community have not yet been uncovered, the Mission District Specific Plan sets out to protect any found landscape features, structures, artifacts, and archaeological sites associated with the Gabrielino-Tongva people.

**1775 to 1834 Mission Period:** Although many of the original structures associated with the San Gabriel Mission no longer exist, the Mission Church, Mission Museum, and the Lopez de Lowther Adobe are buildings that have survived intact from that period. The foundations and floors of other structures have survived and serve as a framework for reconstruction. In addition, industrial structures, such as the Mission's tallow vats and tank, which stand relatively untouched, and the Chapman Mill, have not, as yet, been studied. The Campo Santo continues to be used while other archaeological sites wait to be identified.

The entire San Gabriel Mission complex is of historical importance. The core of the Mission property that remains intact is only a portion of the land and facilities that belonged to the Mission prior to secularization in 1834. Surviving structures, such as El Molino Viejo, and archaeological remains of other structures that were part of the Mission complex, exist on private or public land throughout San Gabriel and adjacent communities. The Ortega-Vigare Adobe and Rancho Las Tunas Adobe are also premier buildings that survive from the Mission Period. All structures, landscape features, and archaeological sites that were constructed during the period of Spanish rule from 1778 to 1821 and during the period of Mexican rule until the secularization of the San Gabriel Mission in 1834 are included in the San Gabriel Mission District Specific Plan.

**Nineteenth Century:** With the secularization of the San Gabriel Mission in 1834, individual parcels around the Mission were developed as secular communities; residential and commercial



structures were constructed. Spanish and Mexican building technology was slowly replaced by American architectural materials and design.

The core of the San Gabriel Mission that survived secularization contained numerous religious, residential, agricultural, and industrial structures. The history of these Mission structures in regards to demolition, disrepair, and modification after 1834 has not been studied. Also, the condition of the Church and Rectory in the late nineteenth century, after the United States government granted a patent to the Catholic Diocese of Los Angeles in 1874, is still unclear.

Most structures built between 1812 and 1913 no longer exist as they were demolished to make way for new construction. Only two remain: the Mission Church and the priests' living quarters (the current museum). However, some physical evidence of secular buildings from this period could exist in archaeological sites throughout the district. Numerous historical documents exist that might provide information about these archaeological sites.



**1900-1929 Mission Revival Period:** By the 1880s Southern Californians were becoming interested in the Spanish and Mexican roots of the region, particularly the Missions. While the novel *Ramona*, written by Helen Hunt Jackson in 1887 dealt with the plight of the surviving neophyte Mission Indians, the book also idealized the romance of the Mission Period. Manifestations of this idealization included the creation of the California Landmarks Club to restore the Missions, the development of a California architectural style known as the Mission Revival style, and the creation of public celebrations based on Mexican fiestas.

The creation of the Mission play by John Steven McGroarty at the San Gabriel Mission became a focal point of the emerging tourist industry in San Gabriel and Southern California. Plaza Park and the San Gabriel Civic Auditorium are two significant sites associated with the Mission play. One of the few surviving objects associated with the early tourist industry in San Gabriel is the 1906 El



Camino Real monument, erected in front of the San Gabriel Mission by the Los Angeles Section of the El Camino Real Association.

The arrival of the Claretian Fathers to the San Gabriel Mission Church in 1908 was a major step in the preservation, rehabilitation, and continued use of the surviving Mission structures.

By the beginning of the twentieth century, the nineteenth century buildings had been demolished and replaced by new commercial, religious, and public buildings that met the needs of a growing urban core in San Gabriel. The construction of the Mission Playhouse testifies to the immense popularity of the annual pageant. Traditional building materials, such as handmade adobe and hand fired bricks, terra cotta tiles, and wood frame construction, were replaced by new building materials, such as manufactured brick, cement plaster, concrete, and concrete block. In response to the revived interest in the Mission Period, new buildings were designed in the Mission Revival or Spanish Colonial Revival style from 1910 through the 1920s.



**1930-1945 Urban Growth and Development of the Mission Garden:** In the mid 1930s, Father Catalan arrived to serve the San Gabriel parish. He initiated the development of the Mission Garden to serve the needs of tourists who came to San Gabriel to see the Mission. The actual condition of the Garden prior to his arrival has not been documented; however, several structures have been dated. The “Kitchen” was built about 1936, and the memorial to the neophyte Indians dates from 1939.

The area north of Broadway was largely undeveloped until the late 1930s when the land along Padilla Street and Live Oak Street was subdivided for new residences. Spanish Colonial Revival houses were constructed on a small number of lots prior to the beginning of World War II. The remaining lots were empty until the war ended in 1945.

**1946 –1963 Modern San Gabriel:** In the post war years, a wave of new construction included residential, commercial, and religious facilities in the Mission District and throughout San Gabriel. The need for new housing was caused by the limited construction of residences during the height of



the Depression and the unavailability of building materials during the war years. This was exacerbated by the large population growth of the Los Angeles region as people from other parts of the country came to work in new post-war industries. Housing was also needed for the new families of returning servicemen and their young wives.

New single-family residences, duplexes, and two-story apartment units were built on land north of Broadway, land that had not previously been developed. Most of the new housing looked significantly different from what had been constructed prior to the war. The Spanish Revival style was replaced by modern design that was notable for its absence of references to historic architectural styles.

The new commercial structures that were built in the Mission District were mostly located south of Broadway. They were modest stores with few architectural details. North of Broadway in the new residential neighborhoods, professional offices were located in former residences or in structures designed in the modern idiom. The industrial buildings on McGroarty were designed in the contemporary style.

Running counter to the desire for modernity were the new structures built by the Parish in the post-war years. The new grade school, high school, convent, and rectory were designed using the traditional architectural details associated with the Mission Revival or Spanish Colonial Revival styles popular in the first half of the twentieth century. The construction of these structures in the heart of the Mission District helped reinforce the Spanish Colonial architectural vocabulary established in the city core between 1913 and 1941. When the parish built a new church in 1957, they turned to the modern idiom for the Church of the Annunciation.





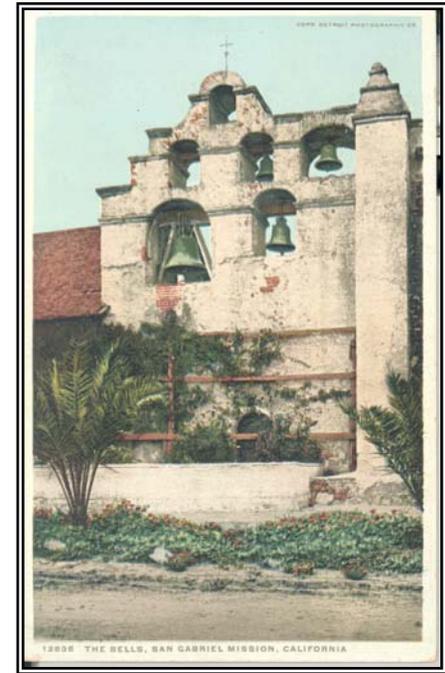
### **5.1 IDENTIFICATION OF CULTURAL RESOURCES**

While only a few buildings of national importance are in the Mission District Specific Plan area, the historical and cultural value of the individual infrastructure, buildings, and landscape features combine to form a historically and culturally rich area. Perhaps, the best analogy is to compare the Mission District's historic and cultural resources to an adobe structure. Every brick within the structure is bound together with clay, dirt, straw, and rocks. Each different material has its own purpose and, when combined with the others, forms a strong structure. Similarly, the individual historical and cultural elements of the Mission District contribute to its overall value.

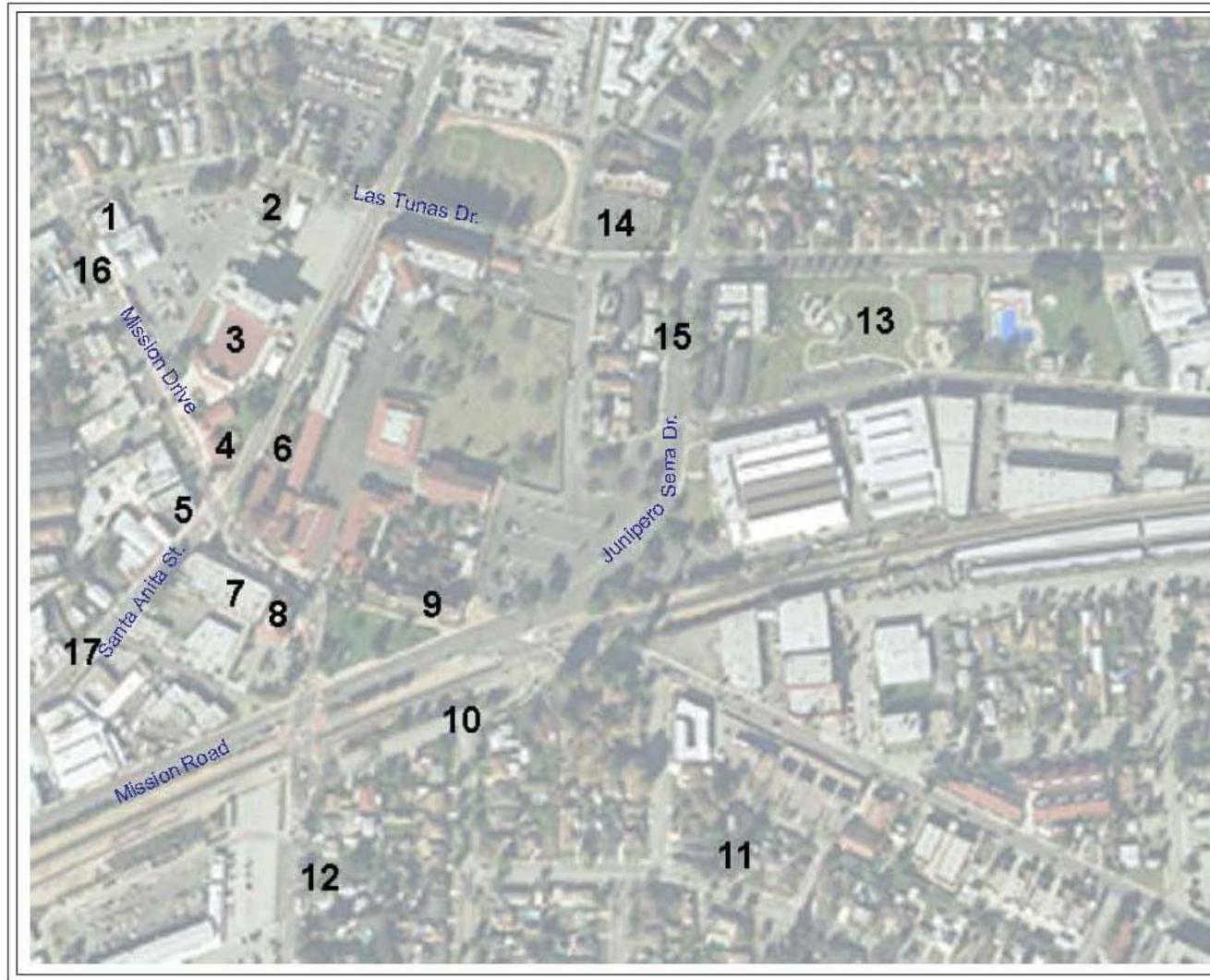
Due to limited resources, the City has not conducted an inventory of the Mission District cultural resources. However, the City has identified several locations of these structures which are listed below and shown in Exhibit 5.1.

#### **5.1.1 Identified cultural resources include the following:**

- San Gabriel Parks and Recreation Department at 250 S. Mission Drive
- Historical Association Museum/Hayes House/Old Jail at 546 W. Broadway
- San Gabriel Civic Auditorium at 320 S. Mission Drive
- Old Grapevine and Grapevine Room at 324 S. Mission Drive
- San Gabriel Fine Arts Association at 343 S. Mission Drive
- Lopez de Lowther Adobe at 338 ½ South Santa Anita Avenue
- Arcade Shops at 403 to 419 S. Mission Drive
- San Gabriel City Hall at 425 S. Mission Drive
- Mission San Gabriel Archangel at 428 S. Mission Drive
- Chapman Mill Ruins
- Las Tunas Adobe 315 Monson Lane
- Ortega-Vigare Adobe at 616 South Ramona Street
- Smith Park at 232 W. Broadway
- Former San Gabriel Women's Club (CHEC Building) at 261 Junipero Serra Drive
- Alhambra Wash (*Not shown in Exhibit 5.1*)



**EXHIBIT 5.1 ~ CULTURAL RESOURCES**



**Legend**

- 1. Parks & Recreation
- 2. Hayes House
- 3. Civic Auditorium
- 4. Grapevine
- 5. Fine Arts Building
- 6. Lopez Adobe
- 7. Arcade Building
- 8. City Hall
- 9. San Gabriel Mission
- 10. Chapman Mill Ruins
- 11. Las Tunas Adobe
- 12. Vigare Adobe
- 13. Smith Park
- 14. CHEC Building
- 15. Junipero Serra Dr.
- 16. Mission Drive
- 17. Santa Anita to Broadway



**5.1.2 Applicability of Standards.** The purpose of Chapter 5 is to identify physical improvements that may be needed over a period of years to preserve and protect historic structures within the specific plan area, but not to require those improvements with routine permits or maintenance that do not substantially affect the building or its character. Specifically:

- Nothing in this plan shall require that a property owner is required to initiate any improvements unless an owner proposes to substantially enlarge, alter, reduce, demolish or reconstruct significant and character-defining features of a structure; rather, the intent of the plan is to provide standards for the evaluation of new construction and improvements if and when a property owner chooses to make them
- In those cases where a property owner applies for alterations to a structure described in (cite pages or sections here), it shall be the responsibility of the Planning Division to identify improvements to be conditioned in a manner that is reasonable and proportional to the level and cost of improvements being proposed.
- The Community Development Director shall review any conditions imposed for reasonableness before recommending them to approval bodies or incorporating them in staff determinations.
- Those determinations shall be subject to administrative review and appeal as elsewhere provided by the San Gabriel Municipal Code.



## **5.2 DESIGNATION**

Designation of cultural resources is an important tool for identifying and protecting structures, landscape features, and archaeological sites that have historical and cultural value. Designation can be made at the federal, state, county and municipal levels. Each form of designation provides different levels of recognition and protection. Designation ensures maximum protection of cultural and historical resources. While designation is voluntary, City staff shall provide assistance in completing required forms and submittal requirements to owners who wish to apply for designation at the federal, state, county, and municipal levels. The City shall maintain a designation program for all cultural resources in the Mission District.

### **5.2.1 Inventory**

The City will establish an inventory of all historic resources in San Gabriel, including the Mission District, which shall include structures, landscape, and site features such as plants and signs. The



City will maintain and expand the list of properties on the National Register of Historic Places, and the California Register of Historic Places.

### **5.2.2 Federal Designation of Historic Buildings**

The City will ensure that historically significant properties and cultural resources are listed on the National Register of Historic Places. The San Gabriel Mission is listed on the National Register of Historic Places. In addition, the following properties located within the Mission District Specific Plan may be eligible for listing on the National Register: Rancho Las Tunas Adobe, Ortega-Vigare Adobe, and the San Gabriel Civic Auditorium.

### **5.2.3 Placement of Plaques for City Designations**

Once structures have been identified, the City will create plaques that recognize the cultural significance of the structure along with particular landscape and site features.

- A. Plaques will be located on structures or at sites in locations approved by the City.
- B. Plaques will follow a specific design developed by the City of San Gabriel.
- C. City Staff will provide text for the plaques.
- D. Building owners may purchase a plaque for installation.



### **5.3 ADDITIONS, REMODELS, AND NEW STRUCTURES**

All applicants are encouraged to confer with the Planning Division prior to application submittal.

Additions, remodels, and new structures in the Mission District Specific Plan area may include:

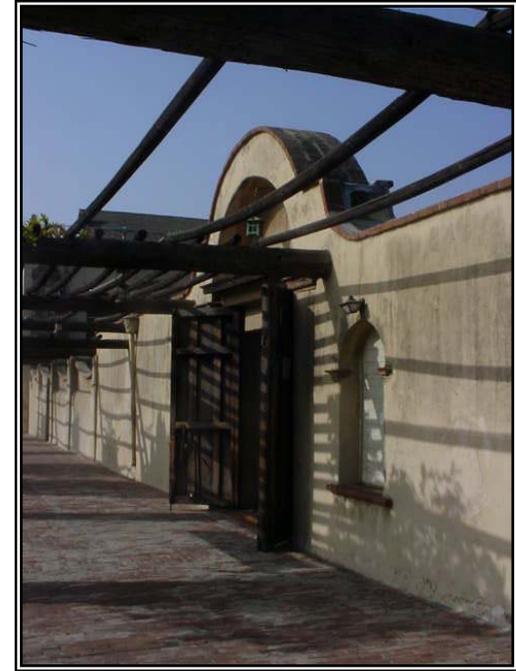
- A. Alteration, addition, restoration, rehabilitation, remodeling, demolition or relocation of a cultural resource.
- B. Work to the exterior of any non-contributing resource within the Mission District Specific Plan area. Reasonable efforts must be made to produce compatibility with the character of the District and, in no event, will there be a greater deviation from existing compatibility.
- C. Infill construction within the Mission District Specific Plan area.
- D. New developments within the Mission District Specific Plan area.



### 5.3.1 Filing Requirements

All applications shall include a site plan fully dimensioned, drawn to scale showing:

- A. Location of existing and proposed structures, including signs, showing dimensions from property line;
- B. Location, size and species of existing trees or natural attributes;
- C. Location of off-street parking. The number of parking spaces (specifying handicapped, compact and regular spaces), type of paving, direction of traffic flow, parking stall dimensions, and areas for turning and maneuvering vehicles;
- D. Location and dimension of drive approaches, off-street loading areas, street and highway dedications;
- E. Refuse disposal and recycling;
- F. Location, height, and material of existing and/or proposed fences and walls;
- G. Means of screening all vents, pipes, antennas and machinery placed on roofs;
- H. Location, height and specifications of all existing and/or proposed exterior lighting;
- I. Location of all utility pipes, valves, vaults and similar appurtenances;
- J. Location of structures on abutting lots showing dimensions to property line;
- K. Materials and colors to be used on the exterior of the resource;
- L. Relationship of the proposed work to the surrounding environment;
- M. Relationship to the existing scale, massing, architectural style, site and streetscape, landscaping, for new construction;
- N. Any other information determined to be necessary for review of the proposed work; and
- O. Required fee(s), as set by Council resolution.



### 5.3.2 Action on Application

A. *Action by Community Development Director.* Projects include alterations, restorations, rehabilitations, remodeling, and additions to cultural resource accomplished in substantial accord with the guidelines set forth in this section, as determined by the Planning Division. If no significant change in appearance occurs or the proposed change restores period features, then those alterations may include, but are not limited to, the following:

- Buildings: Roofing; Foundation; Chimney; Exterior walls, doors, and windows.
- Fences: Construction, demolition, or alteration of side and rear yard fences; demolition,



- alteration or reconstruction of front yard fences that do not have cultural value.
- Landscaping: Landscaping, unless the cultural resource specifically identifies the landscape, layout, features, or elements as having particular historical, architectural, or cultural merit.
- Signs: Alteration of contributing signs, and demolition or alteration of non-contributing signs.
- Accessory Structures or Additions: Accessory structures or additions under five hundred (500) square feet, when not visible from a public right-of-way, if the new construction is accomplished in accordance with the Architectural Design Standards set forth in Chapter 7, and does not destroy any significant architectural features of the resource.
- Period significant contributing interiors.

The Community Development Director, or his designee, shall consider the application within 30 days after the filing of a complete application. The Community Development Director, or his designee, shall approve, disapprove, or approve with conditions, the application. The Community Development Director, or his designee, may refer any project, not otherwise required for Design Review Commission review and recommendation, if he or she deems it necessary to carry out the purposes of this section. Any person dissatisfied with the decision of the Community Development Director may appeal the decision to the Design Review Commission in the time and manner specified in § 153.004 of the San Gabriel Municipal Code.

- B. *Action by the Design Review Commission.* The Design Review Commission will consider all applications not listed in Section 5.3.2(A) above. Once an application is determined complete, it will be scheduled for the next available Commission meeting, allowing for public noticing requirements. The Planning Division will make a recommendation in writing that includes findings of fact relating to the criteria established in this section. The Planning Division will transmit its recommendation to the Commission, the property owner(s), and the applicant. The Commission, within thirty (30) days of receipt of the recommendation, shall approve or disapprove the application citing the findings of fact that constitute the basis for its decision. The applicant shall be notified of the Commission's decision by mail within ten (10) days. The Planning Division will determine the completeness of the application within 30 days.



### 5.3.3 Design Review Commission Standard Findings of Fact

The following findings will be made for all applications. The proposed alteration, restoration, relocation, or construction, in whole or in part, shall not:

- A. Detrimentially change, destroy, or adversely affect any significant architectural feature of the resource;
- B. Detrimentially change, destroy, or adversely affect the historic character or value of the resource;
- C. Be incompatible with the exterior features of other improvements within the Mission District Specific Plan;
- D. Adversely affect or detract from the character of the Mission District Specific Plan; and
- E. All other design review standards shall apply.



### 5.3.4 Demolition Findings of Fact

Demolition of a cultural resource may be issued upon the Commission's finding that it, in whole or in part, is necessary because:

- A. All feasible efforts to restore, rehabilitate, and/or relocate the resource have been exhausted;
- B. Restoration/rehabilitation is not practical because the extensive alterations required would render the resource not worthy of preservation; and
- C. Failure to demolish the resource would adversely affect or detract from the character of the District.

### 5.3.5 Appeal Procedure

- A. Any decision may be appealed to the City Council not later than ten days following the giving of notice of decision. Such appeal will be taken by filing a written notice of appeal with the City Clerk, along with an appeal fee as set by Council resolution.
- B. The City Clerk shall cause the appeal to be set for hearing before the Council within thirty days of receipt of the notice of appeal. The City Clerk shall give the appellant and all persons requesting the same at least ten days' written notice of the time and place of the appeal hearing.





### 5.3.6 Protection of Cultural Resources

Applicants seeking to demolish structures in the Mission District shall follow these procedures:

- A. "Demolition," the act that destroys, in whole or in part, a structure, shall be restricted in order to protect architecturally and culturally significant structures within the Mission District; structures may be subject to an EIR as required by CEQA.
- B. The Planning Division shall mark all building permit jackets of potential historic or architecturally significant structures with sufficient documentation in order to ensure that proper review occurs before demolition or alteration permits are issued.
- C. The applicant will submit a request for demolition review to the City Planner or his/her designee for approval which shall be accompanied by three sets of the following material:
  - Site plan: Dimensioned, scaled site plan at a scale of not less than 1/8" = 1', indicating the location of existing buildings to be demolished; sewer cap location; previous septic systems; AQMD report; asbestos removal report; and grading. A demolition permit shall be obtained separately (this shall include copies of AQMD reports filed, site plan of structures to be demolished and any asbestos reports that are applicable to the demolition).
- D. No demolition of a cultural resource will be permitted without City approval. Environmental review will be required as part of the procedure prior to issuance of a demolition permit.

### 5.3.7 Illegal Demolition of Cultural Resources

The penalties for illegally demolishing a building include:

- A. Imprisonment for up to 6 months in the County Jail and or a fine of up to \$1,000; and
- B. Owner ordered to reconstruct the building under the direction of the historic preservation architect or pay the City the cost to reconstruct the building.



### 5.4 PROMOTING PRESERVATION OF CULTURAL RESOURCES

Sometimes, efforts to preserve and revitalize historic buildings run up against financial obstacles that create challenges in reusing these unique structures. Fortunately, there are several incentives available, which can make preservation more economically feasible.

#### Department of the Secretary of the Interior's Standards for Historic Properties

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



### 5.4.1 Tax Credits and Grants

As an incentive to restore, rehabilitate, and renovate buildings of cultural value, tax credits and grants are offered by the federal and state government. The City has adopted a Mills Act program. Mills Act requests are initiated by a property owner, citizen, or other interest group.

- A. *The Mills Act.* Provides property tax relief in exchange for continued preservation of historic properties. The Mills Act incentive is available to qualified property owners based on adopted city and state guidelines. A structure must be designated as a local landmark or be a contributing structure within a designated local historic district or older neighborhood. The City enters into a contract with the owner of the historic property in which the property owner agrees to maintain and/or rehabilitate the structure, usually for a period of ten years. In return, the property owner's property taxes are reduced by approximately 50 percent or more.
- B. *Federal Rehabilitation Tax Credit.* Provides a 10%-20% tax credit on rehabilitation spending for designated historic buildings used for commercial purposes.
- C. *Conservation Easements:* Easements are offered by the Pasadena Heritage and Los Angeles Conservancy.

### 5.4.2 Alternative Building Regulations for Rehabilitation of Qualified Buildings

The State Historic Building Code (SHBC) provides alternative building regulations and building standards for the rehabilitation of qualified buildings, structures, and sites of cultural value. The Historic Building Code allows alternative solutions for selected City Building Code requirements, as long as safety is maintained. The State requires the City to use the SHBC. The City Council shall adopt a policy to implement the SHBC.

### 5.4.3 Staff Assistance

City staff can provide assistance in the preparation of forms and documents for submittal to the National Register of Historic Places, State Office of Historic Preservation, or other preservation agencies where such documents are a condition of approval. In addition, assistance can be obtained from the City Staff to achieve a design that is compatible with the historic and cultural fabric of the Mission District.

#### Department of the Secretary of the Interior's Standards for Historic Properties

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.



#### 5.4.4 Further City Actions for Protecting Historic Structures, Landscape Features, and Sites of Cultural Value

- A. Provide limited hours of free architectural assistance by a qualified historic preservation architect.
- B. Prepare and publish manuals to address appropriate and inappropriate types of modifications to historic buildings.
- C. Maintain a library of materials published by the National Park System.
- D. Use Federal tax credits for preservation efforts available to building owners by a Mills Act program.
- E. Coordinate preservation activities with other public programs in order to tap new public monies.
- F. Develop an inventory and database to identify the cultural resources in the Mission District.
- G. Develop a designation program for all cultural resources in the Mission District.
- H. Research and identify archaeological sites.
- I. Become a Certified Local Government (CLG) in order to participate in the federal and state programs that provide incentives for the identification, registration, and preservation of properties of cultural value in the Mission District.
- J. Develop a Cultural Resources Management Plan for all cultural resources within the Mission District.
- K. Develop a maintenance program for long-term rehabilitation and restoration.
- L. Adopt the State of California's Guidelines for Archaeological Research Design, the Archaeological Resource Management Reports (ARMR) to ensure that archaeological sites that are known to exist or are discovered in the Mission District are properly recorded.
- M. Develop a plan of action that will be implemented in case of fire, storm, and seismic damage to buildings of cultural value owned by the city.
- N. Develop a revolving fund for restoration and rehabilitation.

#### Department of the Secretary of the Interior's Standards for Historic Properties

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

<http://www.cr.nps.gov/hps/tps/tax/rhb/stand.h>



#### 5.5 PRESERVATION GUIDELINES

From beautification of storefronts to tax incentives, a number of local, state, and federal programs are available to property owners within the Mission District Specific Plan. The programs are intended to promote the preservation of cultural resources within the Mission



District. Various government agencies, including the City of San Gabriel, provide incentives to encourage and promote the restoration, preservation, and conservation of cultural resources.

Preservation focuses on the maintenance and repair of existing historical structures as they evolve over time. The fundamental goal of the Mission District Specific Plan is to define the existing historic structures and cultural resources. Historic Preservation of cultural resources attempts to protect the symbols, culture, and heritage of the past, for present and future generations.

**5.5.1 Preservation Standards:** This is an opportunity to preserve, restore, and maintain structures of historical and cultural significance. The property owner of cultural resources will preserve the existing original character features of the structure. This requirement will be triggered only at the time that the owners obtain permits for any alterations to the exterior of their structures from the City.

**5.5.2 Architectural Standards:** In order to ensure that San Gabriel's cultural resources are preserved for future generations, the guidelines below were developed to assist owners in the preservation, rehabilitation, protection, and maintenance of their historic resources. The guidelines adapt the United States Secretary of the Interior's Standards for the Treatment of the Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings.

**5.5.3 Restoration Standards of Original Character Features:** The policy in the Mission District for historic buildings is to preserve the existing original character features of Structures of Cultural Value. Where Structures of Cultural Value have been modified, the policy is to restore the structures to the period in which they were built. This requirement is triggered at the time that owners advise the City that they wish to make alterations to the exterior of their structures.

**5.5.4 Exterior Preservation, Restoration, and Maintenance Standards:** As a matter of policy, the City of San Gabriel shall decide to restore the exterior of all Structures of Cultural Value that it owns in the Mission District. A time schedule, priority list, and funding program should be established for this work. All work on properties listed on the Mission District Inventory of Cultural Value should meet the Secretary of the Interior's Standards for Historic Buildings.

- A. Preserve the original appearance of the exterior facades.



- B. Restore missing original character defining architectural features.
- C. Restore original painted, clear, and pigmented finishes on the exterior of buildings.
- D. Conduct a survey of the existing exterior conditions of all historic city-owned buildings.
- E. Develop and implement maintenance guidelines and procedures for exterior of buildings.



### 5.6 Privately Owned Structures of Cultural Value

These guidelines will only be triggered at the time that the owners advise the City that they wish to make alterations to the exterior of their structures. All work should meet the Secretary of the Interior's Standards for Historic Buildings.

#### 5.6.1 Commercial Buildings

- A. Survey the existing condition of street facades of buildings and identify missing original character defining features.
- B. Provide incentives for restoration of missing or deteriorated character defining features.
- C. Provide seminars on the use of the Secretary of the Interior's Standards for maintaining the exterior.
- D. Provide seminars on the use of federal, state, and municipal incentives.



#### 5.6.2 Historic Adobes

- A. Prepare documents for placing the Las Tunas Adobe and the Ortega-Vigare Adobe on the National Register of Historic Places, California Register of Historic Places, California Landmarks, and Points of Historic Interest.
- B. Develop special grants program for maintenance of the Adobes.
- C. Provide services listed above for Historic Houses.

#### 5.6.3 Historic Single Family and Multi-Family Residences

The same steps that apply to Commercial Buildings will apply here as well with respect to exterior walls and roofs.



**5.6.4 Bovard-Wilson-Hayes House:** Restore the original exterior paint colors and stains. The original finishes can be determined using microscopic analysis. If the original paint colors and finishes are not restored, then paint colors appropriate to the period can be selected based on documented color schemes used on other houses in the region from the late 1880s. This is the only structure from the late Nineteenth Century in the Mission District.

- A. Perform a yearly examination of the exterior of the residence and jail.
- B. Evaluate the existing condition and make recommendations for any repair or maintenance that is needed.

**5.6.5 San Gabriel Parish Property:** The San Gabriel Mission is the crown jewel of the Mission District; however, the City of San Gabriel presently has limited ability to assist the Parish in maintaining the cultural resource or in protecting it from deterioration. The County of Los Angeles, the State of California, and the federal government do not provide assistance to the Parish or the Archdiocese of Los Angeles in maintaining this national monument. The Getty Foundation, as well as other charitable foundations, can be asked to help preserve one of the most important sites of cultural value in Los Angeles.

The development of the Mission District Specific Plan provides the City of San Gabriel with the unique opportunity to be the catalyst in bringing together all concerned parties to develop a master plan for the Mission and the entire Parish property. A master plan would include the following:

- A. An inventory of all structures, landscape, and site features on the entire mission campus.
- B. A survey of all known and potential archaeological sites.
- C. A history of the evolution of the site with a focus on the identification of structures, landscape, and site features.
- D. An assessment of operations of the historic site and recommendations for resources to operate the site to meet museum standards.
- E. An economic development plan.
- F. Preservation Goals, Standards, and Guidelines for the site.
- G. Maintenance and Conservation Program.



**5.6.6 Non-contributing Period Buildings in the Mission District:** A number of buildings in the Mission District were built prior to the 1960s and do not have distinctive character-defining features. At the point that owners of these structures wish to modify the exterior of their buildings, the design guidelines that govern new construction should be used.

### **5.7 Public Owned Structures of Cultural Value**

These guidelines will only be triggered at the time that the City decides to make alterations to the exterior of Publicly Owned Structures. All work should meet the Secretary of the Interior Standards for Historic Buildings.



#### **5.7.1 City Hall**

- A. Restore first floor windows, shutters, entrances, signage, and original exterior finishes.

#### **5.7.2 Recreation Building**

- A. Restore original windows and doors on all facades.
- B. Restore original concrete block on north and west walls.
- C. Remove paint from concrete block walls on south and east wall.

#### **5.7.3 Civic Auditorium**

- A. Modify additions to the building exterior that detract from the architectural integrity of the original building.
- B. Perform a yearly inspection of the building exterior.
- C. Prepare recommendations for repair.

#### **5.7.4 Adult Recreation Center**

- A. Perform a yearly inspection of the building exterior.
- B. Prepare recommendations for repair.

#### **5.7.5 Grapevine Park Wall and Gate**

- A. Assess the existing condition of the structure.
- B. Prepare recommendations for repair and restoration of deteriorated features that meet the Secretary of the Interior's Standards.





### 5.8 Landscape Features of Cultural Value

Just as an adobe brick is important to the structure of the entire adobe, landscaping is important to the development of houses, commercial buildings, city streets, parks, etc. The Old Grapevine is just one example of a landscape feature of cultural value. A small segment of the original vine whose trellised branches once covered 10,000 square feet is still growing and bearing fruit today.

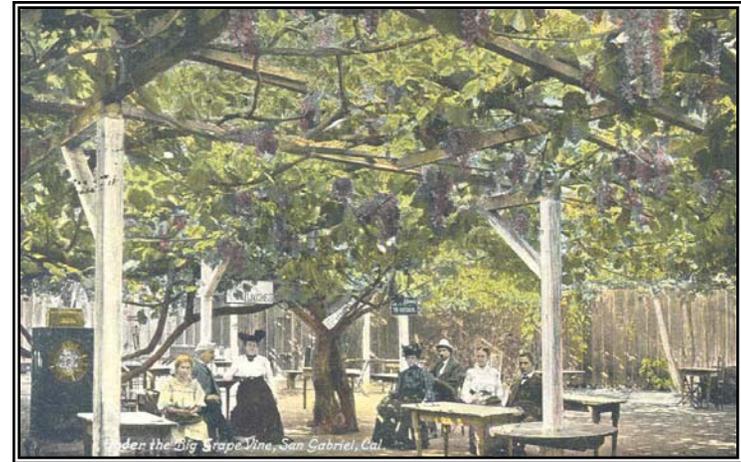
Designation of landscape features will ensure that future generations will be able to enjoy the landscape features of cultural value.

#### 5.8.1 Plant Material

- A. Develop an inventory of landscape features of cultural value.
- B. Protect landscape features of cultural value.
- C. Provide annual assessment of landscape features of cultural value by a City approved arborist; carry out recommended work.

#### 5.8.2 Alhambra Wash

- A. Develop strategies to ensure that the Alhambra Wash will be included in any regional program for restoring the natural condition of the waterway and utilizing it as a recreational or open space facility.



**5.8.3 Signs and Monuments:** Older signs and monuments of the early 20<sup>th</sup> century no longer survive except for the 1906 sign for El Camino Real and the historic plaque for temple at City Hall.

- A. Develop an inventory of historic signs and monuments.
- B. Develop a designation program for historic signs and monuments.
- C. Establish a sign preservation program.

### **PROGRAMS & INCENTIVES FOR PRESERVATION**

Sometimes, efforts to preserve and revitalize historic buildings run up against financial obstacles that create challenges in reusing these unique structures. Fortunately, there are several incentives available, which can make preservation more economically feasible. Below are descriptions of financial incentives that are available should the owners choose to apply.



**FEDERAL**

**Section 106 Review**

The Section 106 Review was established by the National Preservation Act of 1966. The purpose was to ensure that consideration is given to the impact of any project funded by a Federal agency on cultural resources listed or eligible to be listed on the National Register of Historic Places. It is the responsibility of the lead federal agency to carry out the Section 106 review procedure for any project that receives federal funds, federal loans, federal grants, such as Community Development Block Grants (CDBG), federal loan guarantees, or that involves a federal license or permit. This review is administered by an independent Federal agency known as the Advisory Council on Historic Preservation.

When a proposed project using federal funds may impact a structure or site of cultural value, the following process is required:

1. Determine if the property is listed on the National Register of Historic Places.
2. If the property is not listed on the National Register, a determination must be made if it is eligible to be listed on the National Register.
3. If the property is listed or eligible to be listed on the National Register, an evaluation must be made to assess the impact on the property. The Secretary of the Interior's Standards for Rehabilitation is used to make this determination.
4. If there will be a negative impact, the federal agency will consult with the California Office of Historic Preservation to determine if there are modifications that can be made to mitigate the negative impact on the property. This procedure would result in the federal agency, the California Office of Historic Preservation, and any other interested party preparing a Memorandum of Agreement (MOA).
5. The Advisory Council approves and executes the Memorandum of Agreement.

**Federal Certified Local Government Program**

The Certified Local Government Program (CLG) is a national program of the United States Department of the Interior, National Park Service (NPS)

**Federal Tax Deductions**

The Tax Reform Act of 1986 retains the provision established by the Tax Treatment Act of 1980 that permits income and estate tax deductions for charitable contributions of partial interest in



certified historic structures, land area in a registered historic district, and land areas adjacent to property listed on the National Register of Historic Places.

**Federal Historic Preservation Fund Grants**

The United States Congress appropriates \$50 million annually to the Historic Preservation Fund (HPF). The HPF provides matching grants to encourage private and non-federal investment in historic preservation and assists States, local governments, and Indian Tribes in developing their preservation activities. The California Office of Historic Preservation administers the HPF program and selects properties for financial aid under this program. The requirements for participation in the HPF program include the following:

1. The property must be listed on the National Register of Historic Places.
2. Ten percent of the States allocation must be made to Certified Local Governments (CLG).
3. All projects must meet the professional standards set by the United States Secretary of the Interior.

**Federal Rehabilitation Tax Credit**

The federal government encourages the restoration, rehabilitation, and renovation of buildings of cultural value by providing a tax credit for 20 % of qualified renovation costs for owners or investors of designated income producing buildings. To be eligible for the federal income tax credits, the building must meet the following qualifications:

1. The building must be income producing.
2. The building must be a certified designated building listed on the National Register of Historic Places, listed as a contributing building in a National Register Historic District, or listed as a contributing building in a local historic district that has been certified as being eligible for listing in the National Register of Historic Places.
3. The value of the qualified rehabilitation costs must exceed the adjusted value of the property, which is the value of the building minus the value of the land. If the building has been owned for several years, the value of the rehabilitation must equal or be greater than the present depreciated value.
4. The rehabilitation work must meet the Secretary of the Interior’s Standards for Rehabilitation and be certified by the National Park Service.



**STATE**

**California Environmental Quality Act**

The California Environmental Quality Act (CEQA) is the principal statute that mandates environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment. If it does, an assessment is made to determine how the adverse impact could be eliminated or reduced through mitigation. One of the many aspects of the environment that are reviewed is cultural resources, such as structures, landscape, and archaeological sites.

The California Environmental Quality Act Guidelines (CEQA Guidelines) are the regulations that govern the implementation of CEQA.

CEQA is particularly interested in projects that cause substantial adverse changes to cultural resources. Substantial adverse changes include demolition, destruction, relocation, and alterations that cross the threshold because they significantly alter the cultural resource.

Cultural resources that are listed in, or determined to be eligible for listing in, the California Register of Historic Resources must be given consideration in the CEQA process. This includes projects undertaken by any state agency, local agency, special district, public college, or university, and discretionary projects undertaken by private parties. A discretionary project is one that requires the exercise of judgment or deliberation by a public agency in determining whether the project will be approved or a permit will be issued.

Some common discretionary decisions include placing conditions on the issuance of a permit, delaying demolition to explore alternatives, reviewing the design of a project that includes cultural resources, or replacing projects that follow the demolition of a cultural resource.

A project that has been determined to conform to the Secretary of the Interiors Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause significant impact.



### **State of California Guidelines for the Curation of Archaeological Collections**

The State Historical Resources Commission issued the State of California Guidelines for the Curation of Archaeological Collections in 1993. The purpose was “to ensure that archaeological collections and associated records are preserved and managed adequately.”

### **Mills Act**

The Mills Act is a State of California program that permits owners of designated properties of cultural value to enter into a contract with the city or county assessor to receive a reduction in the assessed value of the property in return for agreeing to preserve and rehabilitate the property for a minimum period of ten years. The reduction in assessed value means that the property taxes will be significantly lowered for the period of the agreement. If the property owners end the contractual agreement before the end of ten years, there are significant tax penalties.

In order for a property to be considered for the Mills Act Program, the property must meet the following requirements:

1. The property must be an owner-occupied residence or an income producing property.
2. The property must be listed on the National Register of Historic Places, or Designated as a contributing building in a National Register Historic District, or Listed in the California Register of Historic Resources, or Designated as a California Historical Landmark or Point of Historical Interest, or Designated by the City of San Gabriel as a property of cultural value.
3. Apply to the City of San Gabriel to participate in the Mills Act Program.

All rehabilitation work of the property must meet the rules and regulations of the United States Secretary of the Interior’s Standards for Rehabilitation and the rules and regulations of the California Department of Parks and Recreation Office of Historic Preservation.

### **State Historic Building Code**

The State Historic Building Code (SHBC) provides alternative building regulations and building standards for the rehabilitation of qualified buildings, structures, and sites of cultural value. It is the intent of the Historic Building Code to provide reasonable



safety from fire, earthquakes, and other hazards for all occupants and reasonable accessibility for disabled occupants of these buildings.

A qualified building, structure or site of cultural value in San Gabriel includes the following:

1. Property listed or eligible to be listed on the National Register of Historic Places.
2. Property listed as a contributing building in a National Register Historic District.
3. Property listed on the California Register of Historic Places.
4. Property listed as a California Historical Landmark or Point of Historical Interest.
5. Property designated or eligible to be designated by the City of San Gabriel as a property of cultural value.
6. Property included on the City of San Gabriel Inventory of Cultural Resources.

**Archaeological Resources Protection Act (ARPA)**

The Archaeological Resources Protection Act (ARPA) only protects archaeological sites on federal property.

**Public Resources Code (PRC)**

The Public Resources Code, Section 5097.3, protects archaeological sites on state owned land.



**GLOSSARY**

**Alteration:** any change or modification to the character-defining or significant physical improvements or architectural features of a cultural resource.

**Building:** any construction created primarily to shelter any form of human activity.

**California Register of Historical Resources:** the authoritative guide in California to be used by state and local agencies, private groups and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial change.

**Certified Local Government Program:** the established partnership between the City of San Gabriel and the State Historic Preservation Office designed to identify, evaluate and protect historic resources within the city and to enable the City to participate in the benefits which result from that partnership.

**Cultural:** as used in this article, includes traditional cultures, including but not limited to, Native American or other identifiable ethnic groups.

**Cultural Resource:** a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated.

**Demolition:** the act that destroys, in whole or in part, a structure.

**Exterior Architectural Feature:** the architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of a building, structure or object, including but not limited to the type of building materials and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building, structure or object.

**Landscaping:** natural and cultural resources, including vegetation, natural features, structures, objects, roads, or waterways that have been designed, shaped, or modified by human activity. Such landscaping is either recognized as individually significant or identified within a nomination as significant in reference to the primary resource and has been designated as such by the City Council pursuant to the provisions of this article.

**National Register of Historic Places:** the official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, engineering and culture as authorized by the National Historic Preservation Act of 1966.



**Object:** any construction that is primarily artistic in nature or is relatively small in scale and simply constructed. Although an object may be, by nature or design, movable, it is associated with a specific site or environment, such as fountain or boundary marker.

**Preservation:** the act or process of applying measures to sustain the existing form, integrity, and material of an historic property. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

**Reconstruction:** the act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or a part thereof, as it appeared at a specified period of time.

**Rehabilitation:** the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

**Restoration:** the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**Secretary of the Interior's Standards:** the Secretary of the Interior's Standards with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings for the Treatment of Historic Properties published by the U.S. Department of the Interior.

**Site:** the location of a significant event, a prehistoric or historic occupation or activity where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing structure, including but not limited to a designed landscape or the ruins of a building or structure.

**State Historic Building Code:** Title 24, Building Standards, Part 8, California Code of Regulations.

**Structure:** any construction created for purposes other than creating human shelter, including but not limited to a bridge or water tower.

**Survey:** historic resource surveys conducted in accordance with Certified Local Government Program and state standards and procedures.

