

HISTORIC PRESERVATION OF BUILDINGS AND STRUCTURES

§ 153.410 PURPOSE.

The city, as the birthplace of the Los Angeles region, contains a number of buildings and structures which are an integral part of the history of the city and the region. Preservation of these buildings and structures is important to maintain the historic fabric of the area. The City Council also recognizes the right of private property owners to the use of their property and seeks to balance historic preservation important to the community as a whole with the rights of the property owner.

('65 Code, § 9-3.001) (Ord. 451-C.S., passed 2-7-95)

§ 153.411 IDENTIFICATION AND ADOPTION OF DESIGNATION OF HISTORIC BUILDINGS AND STRUCTURES.

(A) *Designation of historic significance.* The City Council may adopt by resolution a designation of historic significance for buildings and structures. The Council may request recommendations from the San Gabriel Historical Association and other civic organizations and individuals involved with historic preservation prior to taking action. The City Council shall, after conducting a public hearing to consider the recommendations made and any protest thereto, make the final determination as to the inclusion or removal of any building or structure recommended for a designation of historical significance.

(B) *Identification by association and individuals.* Associations and individuals requested to identify and propose designation of buildings and structures which are deemed to have a historical significance to the city, Los Angeles County and the state of California shall abide by the following guidelines:

(1) The identification of the building or structure shall contain a description of the reason for the designation and the specific features, if any, which warrant preservation.

(2) Criteria to be used in designating a building or structure shall be as follows:

(a) It provides tangible and distinctive evidence of the city's past, or is a good example of a special element of the city's cultural, educational, social, economic, political, architectural, religious or natural history.

(b) It is identified with a person, group, social movement or events that significantly contributed to the cultural and/or development of the city, region or state.

(c) It is a key focal point or makes an important contribution to the visual quality of an area.

(d) It is a historic feature that helps retain the character of the city 50 years or more ago.

(C) *Notification of property owners.* The property owner of each building or structure shall be notified by the city of the proposed designation of historical significance. Notification shall be to the last owner of record as contained on the assessor's parcel list and shall be by certified mail. Property owners shall have the right to protest the designation of their building or structure as being historically significant before the City Council. Such protest shall be in writing to the City of San Gabriel Community Development Department.

('65 Code, § 9-3.002) (Ord. 451-C.S., passed 2-7-95)

§ 153.412 LIMITATIONS ON BUILDINGS AND STRUCTURES DESIGNATED AS HISTORICALLY SIGNIFICANT.

(A) *Additions and modifications to buildings and structures.* All additions or modifications to a building or structure designated by the City Council as historically significant shall be subject to the following review and approval:

(1) If the addition or modification is less than 25% of the gross floor area of the existing building or 25% of the total surface area of the structure, the addition or modification shall be subject to the review and approval or denial of the Design Review Committee.

The Design Review Committee shall approve plans which maintain the historic character of the building or structure, and may impose such conditions as it deems necessary to maintain the historic character. Appeals of the Design Review Committee may be appealed to the City Council.

(2) If the addition or modification is more than 25% of the gross floor area of the existing building or 25% of the total surface area of the structure, the plans shall be presented to the San Gabriel Historical Association for review and comment prior to submittal to the Design Review Committee for review and approval or denial. The Design Review Committee shall approve plans which maintain the historic character of the building or structure, and may impose such conditions as it deems necessary to maintain the historic character. Appeals of the Design Review Committee may be appealed to the City Council.

(B) *Demolition of buildings or structures.* No building or structure designated as historically significant may be voluntarily demolished except as follows:

(1) No building or structure designated as being historically significant shall be demolished without the prior approval of the City Council. Demolition shall not take place without specific plans having first been prepared for the replacement building or structure. A recommendation pertaining to the proposed demolition shall be presented by the San Gabriel Historical Association prior to action by the City Council.

(2) If a building has been voluntarily or involuntarily destroyed, the City Council shall determine whether the owner shall be required to restore and/or rebuild the building or structure to its original size, configuration and character, and to a "museum quality" restoration. The decision of the City Council shall be final.

(3) If a building or structure has been approved to be demolished, or required to be restored and/or rebuilt, the plans shall be subject to the review and approval of the Design Review Committee prior to issuance of any permits.

('65 Code, § 9-3.003) (Ord. 451-C.S., passed 2-7-95)

§ 153.413 PROCEDURES AND FEES.

(A) The Community Development Department shall establish such procedures for the designation and review of plans for historically significant buildings and structures as may be necessary to fulfill the intent of this chapter.

(B) Fees for the review of plans, proposed demolition and appeal of actions taken under this chapter shall be set by resolution of the City Council.

('65 Code, § 9-3.004) (Ord. 451-C.S., passed 2-7-95)