

# PLANNING FOR SUCCESS:



## BENEFITS OF AND EXAMPLE OF A LOCAL HISTORIC PRESERVATION PROGRAM AND CLG

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City of Monrovia

# City of Monrovia

- Incorporated in 1887
- Housing Units = 13,929
- 13.7 square miles
- Located 10 miles east of Pasadena
- Population of approximately = 36,590
- 135 City Landmarks, 123 Mills Act Contracts, 1 Historic District and 3 National Register Properties



# SOME COMPONENTS NEEDED TO BUILD A COMPREHENSIVE PRESERVATION PROGRAM



- Historic Preservation Element
  - ✓ Ordinance
  - ✓ Commission
- Historic Contexts & Surveys
  - ✓ Designation
  - ✓ Incentives
  - ✓ Education, Technical Assistance & Outreach Programs
- ✓ (Monrovia has these)

# DRAFTING AND ADOPTING AN HISTORIC PRESERVATION ORDINANCE

The ordinance is the basic authority for the local preservation program.

## ORDINANCE NO. 3-2007

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ENACTING THE HISTORIC PRESERVATION ORDINANCE

The City Council of the City of Elk Grove does ordain as follows:

#### Section 1: Purpose and Authority

The purpose of this Ordinance is to add Chapter 7 to the City of Elk Grove's Municipal Code to enact the City of Elk Grove's Historic Preservation Ordinance.

#### Section 2: Findings

In adopting this ordinance the City Council makes the following findings:

1. The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15308. A Notice of Exemption has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).
2. The project is consistent with the goals, policies, and actions of the Elk Grove General Plan.

#### Section 3: Chapter 7 of the City of Elk Grove's Municipal Code

# THINGS TO THINK ABOUT!

- What is the purpose of the ordinance?
- What resources should be protected?
- How best to protect them?
- How will ordinance be administered and enforced?



# KEY COMPONENTS OF THE ORDINANCE

- Purpose
- Enabling Authority
- Definitions
- Preservation Commission
- Designation Procedures & Criteria
- Actions subject to Review
- Economic Effects



- Enforcement
- Appeals
- Severability

# A PRESERVATION ORDINANCE **DOES**

- Provide a municipal policy for protection of historic properties
- Establish an objective and democratic process for designating
- Protect the integrity of designated historic properties within a design review requirement
- Authorize design guidelines for new development within historic districts
- Stabilize declining neighborhoods and protect and enhance property values

# PRESERVATION ORDINANCE **DOES NOT**

- Require that historic properties be open for tours
- Restrict the sale of the property
- Require improvements, changes, or restoration of the property
- Require approval of interior changes or alterations
- Prevent new construction within historic areas
- Require approval for ordinary repair or maintenance

# Establishing Monrovia's Historic Preservation Ordinance

In 1992, the City Council established the Historic Preservation Advisory Committee (HPAC)

The Historic Preservation Advisory Committee, (City Staff and Citizens) held (24) working meetings.

Voluntary nature of the proposal was to be the cornerstone of the ordinance.

With City Council and Planning Commission input the HPAC developed a detailed draft preservation ordinance.

Copies were made available to the public and a community forum was held to present the draft historic preservation ordinance.

After more joint City Council/Planning Commission Study Sessions, the HPAC presented the proposed ordinance, answered questions and made changes based on input resulting in the final adoption of our ordinance in 1994



# Historic Preservation Ordinance

## Key Components

- Provides criteria and procedure for designating Historic Landmarks and Historic Districts (Monrovia has 7 possible criteria for landmarks)
- Required to maintain the exterior of HLs & structures in Historic Districts
- Certificate of Appropriateness required for HL and Districts
- Special Review for alteration to Potential Historic Landmarks or Potential Districts
- Provides preservation incentives
- Enforcement and Penalties

# ESTABLISHMENT OF THE PRESERVATION COMMISSION

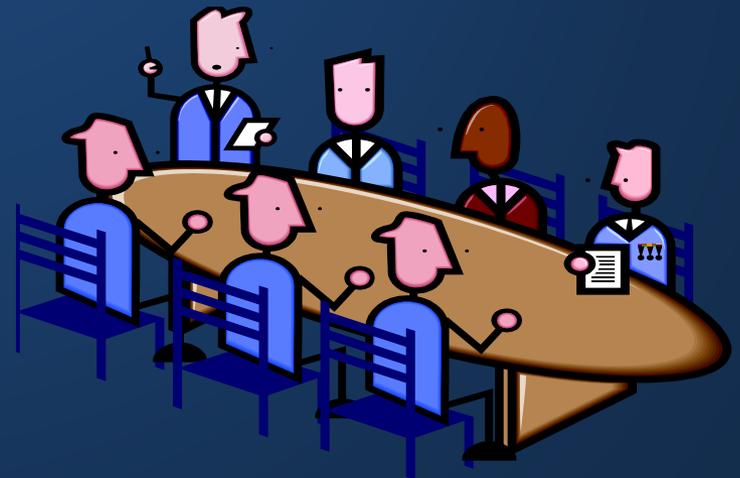


- Who administers and enforces preservation ordinance?
- Composition of the commission?
- Who appoints commissioners?
- Length of terms?
- Professional qualifications?

# MONROVIA'S PRESERVATION COMMISSION

## Scope of Powers

- Maintain our local inventory
- Monrovia has 7 citizens appointed by the Mayor (no staff)
- Serve a 3 year term with no term limits and no pay
- Meet every other month (with possible Special Meetings)
- Can appoint subcommittees
- Professionals that include architects, historians, planners & others with demonstrated interest in Historic Preservation
- Designation
- Review and Comment
- Review Certificate of Appropriateness
- Make recommendations
- Incentives
- Public education



# Monrovia's Incentives for Historic Landmarks

- State Historical Building Code



- Mills Act Contract



- Building permit fee reduction (60% of actual cost)



- Bed and Breakfast Homes

- Setback flexibility for one-story additions

- Relief from non-conforming parking requirements



- Enforcement and Penalties (misdemeanor)



# Other Monrovia Municipal Code Preservation Incentives

- Pre-1940's Demolition Review by HPC  
(covers residential structures in residential zones)



- Lot Consolidation and Demo Restriction – only permitted if no pre-1940's structure with architectural or known historic value
- Provide exceptions and/or variances for non-landmark or district property
- HPC reviews façade changes to buildings in Historic Downtown Corridor



## Preservation Incentive Success Story - Before



Built in 1905

## Preservation Incentive Success Story - After

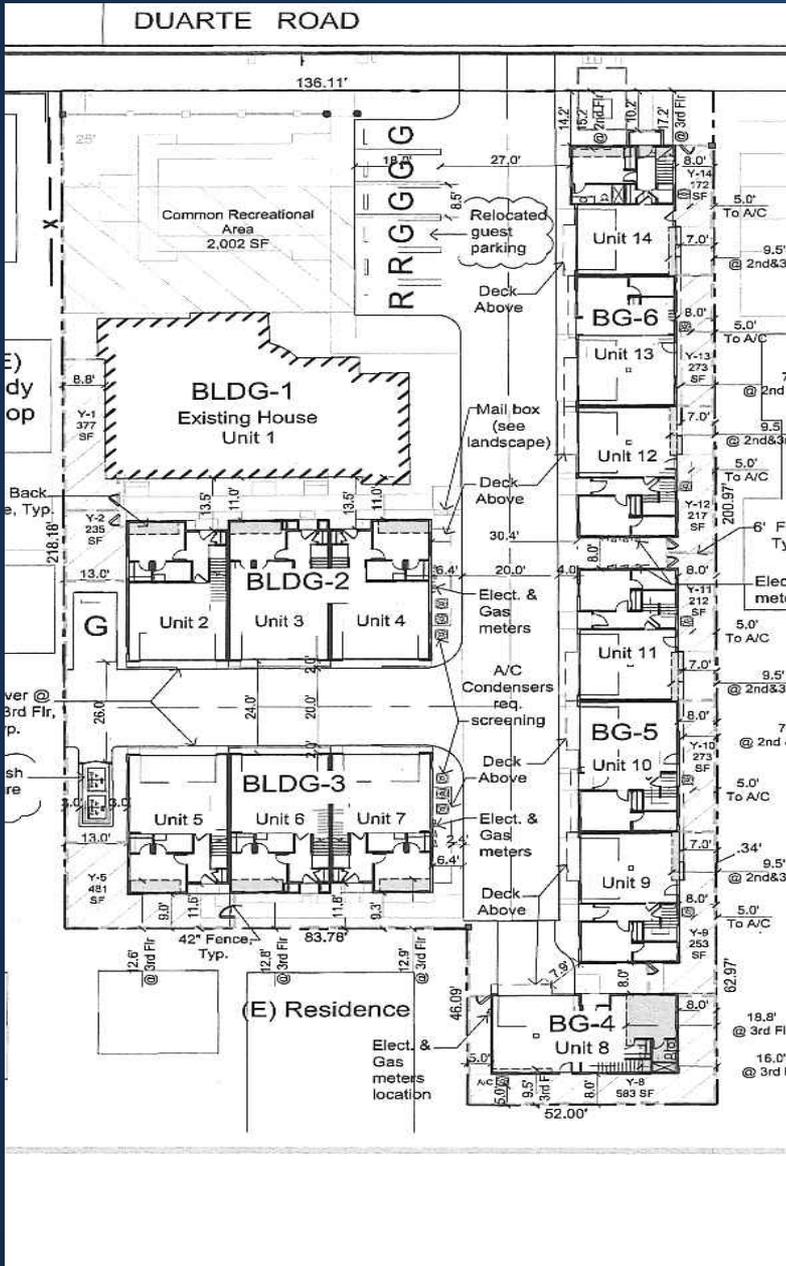


House restored and incorporated into a 4-unit PUD  
via approval of a Variance

# Pre-1940's Demo Review and Preservation Success Story



1927 Spanish Colonial Revival house



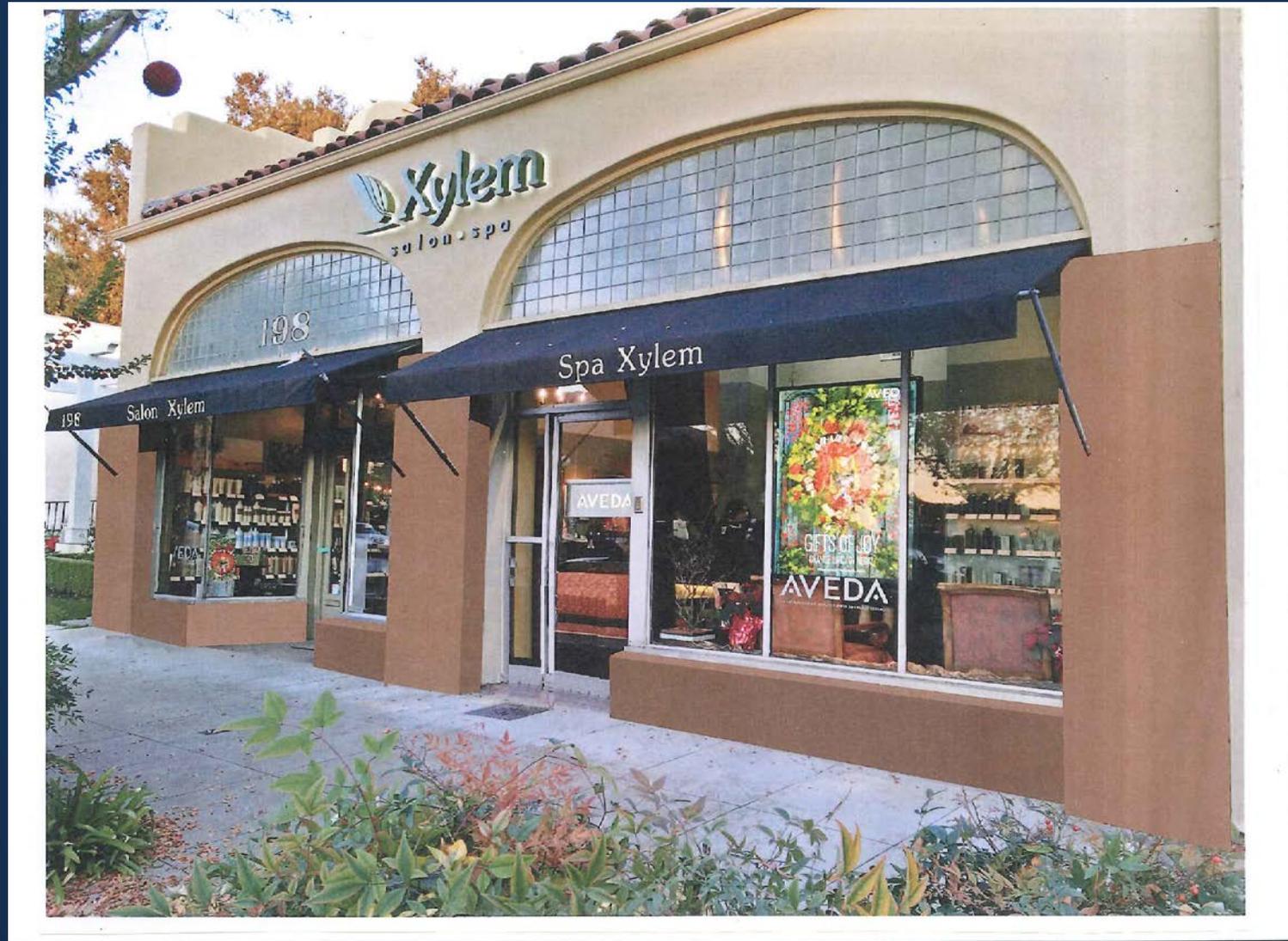
# Preservation Example at West Duarte Road



# Historic Downtown Façade Success Story - Before



# Historic Downtown Façade Success Story - After



# Pre-1940's Demolition Review Success Story

Historic Landmark # 114



1,360 SF duplex built in 1913 by  
the Tifal Brothers



# Preservation Example Success Story



Before



After

1913 Craftsman house  
Historic Landmark #130

## Examples of Historic Landmarks in Monrovia



Historic Landmark # 36

## Examples of Historic Landmarks in Monrovia



1949 Ranch style house  
Historic Landmark # 126

## Examples of Historic Landmarks in Monrovia



1964 Mid-Century Modern house  
Historic Landmark # 134

## Examples of Historic Landmarks in Monrovia



Upton Sinclair house – 1923  
Historic Landmark #14  
National Register Property

## Examples of Historic Landmarks in Monrovia



Historic Landmark # 135 built in 1922

## Examples of Historic Landmarks in Monrovia



1926 Pueblo Revival  
Historic Landmark # 109

# CALIFORNIA CLG REQUIREMENTS

- 1) Enforce state and local laws and regulations for the designation and protection of historic properties
- 2) Establish an historic preservation review commission by local ordinance
- 3) Maintain a system for the survey and inventory of historic properties
- 4) Provide for public participation in the local preservation program
- 5) Satisfactorily perform responsibilities delegated to it by the state



# BENEFITS OF BECOMING A CLG

- CREDIBILITY

- Consistency with federal and state laws that have stood the test of time
- Added value of prestige and cachet



- STREAMLINING

- Use of National Register/California Register criteria and Secretary of the Interior's Standards integrates local, state, and federal levels of review
- Brings clarity to question of what resources are significant when it comes to CEQA
- Use of Secretary's Standards allows CEQA exemptions

# BENEFITS OF BECOMING A CLG

- INTEGRATION
  - Brings local preservation boards and commissions into broader land use planning and project approval processes
- AUTONOMY
  - OHP's role remains advisory
  - Neither the NPS or OHP have regulatory authority over local governments
- FUNDING
  - Each state is required to pass through 10% of its annual Historic Preservation Fund grant from the NPS to CLGs to fund preservation activities
- TECHNICAL ASSISTANCE



Certified  
Local  
Governments