

City of Pasadena

Zoning Code – Historic Preservation References

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17.62.010 - Purpose of Chapter

The purpose of this Chapter is to specify significance criteria for the designation of [historic resources](#), procedures for designation, and review procedures to:

1. Encourage and promote the adaptive reuse of the [City's historic resources](#);
2. Enhance, perpetuate, and preserve architecturally and historically significant [structures](#) and promote revitalization of historic neighborhoods and commercial areas;
3. Ensure that the rights of the owners of [historic resources](#) and owners of properties adjacent to [historic resources](#) are safeguarded;
4. Foster civic pride in the beauty and noble accomplishments of the past by promoting private stewardship of [historic resources](#) that represent these accomplishments;
5. Fulfill the [City's](#) responsibilities:
 1. As a [Certified Local Government](#) under Federal preservation laws; and
 2. For Federal [Section 106](#) reviews and for the [California Environmental Quality Act](#) regarding [historic resources](#).
6. Promote the identification, documentation, and evaluation of the significance of individual [historic resources](#) and [districts](#);
7. Implement the [historic preservation](#) goals, policies, and programs of the [General Plan](#);
8. Promote the [City](#) as a destination for tourists and as a desirable location for business;
9. Promote public awareness of the value of rehabilitation, restoration, and maintenance of the existing [building](#) stock as a means to conserve reusable material and energy resources;
10. Recognize the [City's historic resources](#) as economic assets; and
11. Stabilize and improve property values, and enhance the aesthetic and visual character and [environmental](#) amenities of the [City's](#) historic properties and areas.

17.62.020 - Administrative and Review Authorities - Powers and Duties

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The powers and duties of the applicable review authorities are identified in [Table 6-5](#), below.

Table 6-5 — Review Authorities - Powers and Duties

<u>Review Authority</u>	Powers and Duties
<u>Director</u>	<p>Approve/disapprove applications for minor projects affecting designated historic resources and approve/delay major (except demolition) and minor projects affecting historic resources eligible for designation; approve/disapprove applications for relief from the replacement Building Permit requirement of insignificant buildings.</p>
<u>Historic Preservation Commission</u>	<p>Recommend to Council designations of landmarks and historic monuments.</p> <p>Recommend to Planning Commission and Council designations of landmark districts.</p> <p>Outside of the CD zoning district, approve/disapprove applications for alteration, demolition, relocation, and new construction affecting designated historic resources and demolition affecting historic resources eligible for designation.</p> <p>Forward recommendations to the Design Commission/Council on proposals for major projects involving alteration, demolition, and relocation of designated, City-owned historic resources.</p> <p>Review appeals of decisions of the Director.</p> <p>Approve/disapprove applications for relief from the replacement Building Permit requirement for designated and eligible historic resources, outside the CD zoning district.</p> <p>Review appeals of penalties for demolition without required approvals.</p>
<u>Design Commission</u>	<p>In the CD zoning district, approve/disapprove applications for major projects affecting designated historic resources and approve/disapprove relief from the replacement Building Permit requirement for designated and eligible historic resources.</p> <p>Recommend to Council proposals for alteration, demolition, and relocation that affect City-owned historic resources.</p>
<u>Planning Commission</u>	<p>Recommend to Council approval/disapproval of landmark district zoning map overlays.</p>

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Council	Approve/disapprove designations of landmarks, historic monuments, and landmark districts . Call for review/appeals of decision of the Director and Historic Preservation Commission .
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17.62.030 - General Procedures

1. Review of applications.

1. The reviews by the [Historic Preservation Commission](#) are limited to areas outside of the Central [District](#).
2. Applications to the [Historic Preservation Commission](#) for additions, [alterations](#), [demolitions](#), relocations, and new construction and applications for relief from the replacement [building](#) permit requirement under this [Zoning Code](#) shall be processed in compliance with the standard review procedures identified in Section [17.62.100](#)
2. **Review of applications in the Central [District](#).** The Design [Commission](#) shall review applications for additions, [alterations](#), [demolitions](#), relocations, and new construction and relief from the replacement [Building](#) Permit requirement in the Central [District](#) as specified in [Table 6-3](#) in Section [17.61.030](#) and [Table 6-5](#) of Section [17.62.020](#).
3. **Application submittal requirements.** The [Director](#) shall specify the application submittal requirements for designation of [historic resources](#) and for reviews of [projects](#) to [alter](#), demolish, relocate [historic resources](#), and of new construction in a historic or landmark [district](#).

17.62.040 - Criteria for Designation of [Historic Resources](#)

1. Historic monuments.

1. A historic monument shall include all [historic resources](#) previously designated as historic treasures before adoption of this Chapter, [historic resources](#) that are listed in the [National Register](#) at the State-wide or Federal level of significance (including National Historic Landmarks) and any [historic resource](#) that is significant at a regional, State, or Federal level, and is an exemplary representation of a particular type of [historic resource](#) and meets one or more of the following criteria:
 - a. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, State, or nation.
 - b. It is associated with the lives of [persons](#) who are significant in the history of the region, State, or nation.
 - c. It is exceptional in the embodiment of the distinctive characteristics of a [historic resource](#) property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.

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- d. It has yielded, or may be likely to yield, information important in prehistory or history of the region, State, or nation.
 2. A historic monument designation may include significant public or semi-public interior spaces and features.
 3. When considering an application for designation of a historic monument the [Historic Preservation Commission](#) shall apply the criteria according to the [National Register of Historic Places](#) Bulletins (National Park Service) for evaluating historic properties.
2. **Landmarks.**
 1. A landmark shall include all properties previously designated a landmark before adoption of this Chapter and any [historic resource](#) that is of a local level of significance and meets one or more of the criteria listed in Subparagraph 2., below.
 2. A landmark may be the best representation in the [City](#) of a type of [historic resource](#) or it may be one of several [historic resources](#) in the [City](#) that have common [architectural attributes](#) that represent a particular type of [historic resource](#). A landmark shall meet one or more of the following criteria:
 - a. It is associated with events that have made a significant contribution to the broad patterns of the history of the [City](#), region, or State.
 - b. It is associated with the lives of [persons](#) who are significant in the history of the [City](#), region, or State.
 - c. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the [City](#) or, to the region or possesses artistic values of significance to the [City](#) or to the region.
 - d. It has yielded, or may be likely to yield, information important locally in prehistory or history.
 3. When considering an application for designation of a landmark, the [Historic Preservation Commission](#) shall apply the criteria according to the [National Register of Historic Places](#) Bulletins (National Park Service) for evaluating historic properties.
3. **Historic signs.**
 1. A historic sign shall include all signs in the sign inventory as of the date of adoption of this [Zoning Code](#) and any sign subsequently designated historically significant by the [Historic Preservation Commission](#) that possesses high artistic values.
 2. All other [regulations](#) relating to signs shall comply with Chapter [17.48](#) (Signs).
4. **Landmark trees.** A tree shall qualify to be of historic or cultural significance and of importance to the community if it meets any one of the following criteria:
 1. It is one of the largest or oldest trees of the species located in the [City](#);
 2. It has historical significance due to an association with a historic event, [person](#), [site](#), [street](#), or [structure](#); or
 3. It is a defining landmark or significant outstanding feature of a neighborhood.
5. **Landmark [districts](#).**

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1. A landmark [district](#) shall include all landmark [districts](#) previously designated before adoption of this Chapter and any grouping of contiguous properties that also meet the following criteria:
 - a. Within its boundaries, a minimum of 60 percent of the properties qualify as contributing; and
 - b. The grouping represents a significant and distinguishable entity of Citywide importance and one or more of a defined historic, cultural, [development](#) and/or architectural context(s) (e.g., 1991 Citywide [historic context](#), as amended, [historic context](#) prepared in an intensive-level survey or [historic context](#) prepared specifically for the nominated landmark [district](#)).
2. When considering applications to designate a landmark [district](#), the [Historic Preservation Commission](#) shall apply the above criteria according to applicable [National Register of Historic Places](#) Bulletins for evaluating historic properties.

17.62.050 - Process for Designating [Historic Resource](#)

1. **Application for designation of monument, landmark, historic sign, or landmark tree.**
 1. An application for the nomination of a historic monument, landmark (including applications to designate signs or trees) shall be submitted by a property owner, a member of the [Council](#), a member of the [Historic Preservation Commission](#), or by any interested [person](#) who resides in the [City](#).
 2. If the [applicant](#) is not the owner of the property, the [Director](#) shall, within 10 days of submittal of the application, notify the owner in writing that an application for designation has been submitted.
 3. Within 30 days of submittal of an application for nomination, the [Director](#) shall determine if the application is complete and if the nominated property meets the applicable criteria for designation, and shall notify the [applicant](#) and/or property owner in writing whether or not the property is eligible for designation.
 4. If the [Director](#) determines that the property is not eligible for designation, the [applicant](#) and/or property owner may [appeal](#) the [decision](#) to the [Historic Preservation Commission](#), and the [Historic Preservation Commission](#) shall review the nomination at a public hearing noticed and conducted in compliance with Chapter [17.76](#) (Public Hearings).
 5. If the [Director](#) determines that the property is eligible for designation, the [Director](#) shall prepare a designation report within 45 days of the determination of eligibility, which shall establish in the record that the property meets the applicable criteria, and schedule a public hearing before the [Historic Preservation Commission](#).
 6. For historic monuments or landmarks, the report shall include a map of the property with boundaries for the proposed designation and a legal description of the property. For a historic sign or landmark tree, the report shall include the legal description of the property on which the sign or tree is located.
2. **Review of designation applications.**

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1. At a public hearing, the [Historic Preservation Commission](#) shall review the application and designation report and recommend [approval](#) or disapproval of the designation to the [Council](#).
2. Following receipt of the written recommendation from the [Historic Preservation Commission](#), the [City](#) Clerk shall schedule a noticed public hearing before the [Council](#) within 60 days.
3. The [Council](#) may approve, modify, or disapprove the designation of a historic monument, landmark, historic sign, or landmark tree.
3. **Declaration of designation.**
 1. The designation of a historic monument, landmark, historic sign, or landmark tree shall be approved by a declaration of designation executed by the Mayor.
 2. Notice of the designation shall be mailed to the owner of record of the designated property.
 3. The [City](#) Clerk shall record the declaration in the Office of the County Recorder.

17.62.060 - Rescinding or Amending a Designation

1. **Procedure for rescinding or amending.** Rescission of, or amendment to, a designation of a historic monument, landmark, historic sign, or landmark tree shall follow the same procedure as the procedure for designation of a [historic resource](#), in compliance with [Section 17.62.050](#), above.
2. **Required findings.** In rescinding the designation of a historic monument or landmark, the [Council](#) shall determine that the historic monument, landmark, historic sign, or landmark tree no longer meets the designation criteria due to findings of fact that:
 1. New information compromises the significance of the property;
 2. Destruction of the historic monument, landmark, historic sign, or landmark tree through a catastrophic event has rendered the [structure](#) a hazard to the public health, safety, or welfare; or
 3. The historic monument, landmark, historic sign, or landmark tree has been demolished, relocated, or removed.
3. **Notice of the rescission or amendment.**
 1. Notice of the rescission of or amendment to a designation shall be mailed to the owner of record of the subject property.
 2. The [City](#) Clerk shall file for removal of the recordation with the Office of the County Recorder.

17.62.070 - Designating Landmark [Districts](#)

1. **LD overlay [zoning district regulations](#)** The land [use](#) and [development regulations](#) applicable in a landmark [district](#) (LD) overlay [zoning district](#) shall be as prescribed for the base [zoning district](#) with which it is combined, provided that the requirements of the LD overlay [zoning district](#) shall govern where conflicts arise.
2. **Application for designation.**
 1. An application for designation of a landmark [district](#) shall be submitted to the [Director](#) by a neighborhood organization or owner(s) of property in the proposed [district](#).

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2. The application shall include:
 - a. Documentation by letter or preliminary petition that a majority of the owners of property in the proposed [district](#) support the designation;
 - b. A map with the boundaries of the proposed [district](#); and
 - c. An inventory and photographs of all properties in the proposed [district](#), including both contributing and noncontributing properties.
3. Within 60 days of the determination that the application is complete, the [Director](#) shall prepare a designation report, establishing in the record that the landmark [district](#) meets, or does not meet, the applicable criteria for designation, and shall schedule a public hearing before the [Historic Preservation Commission](#), noticed and conducted in compliance with Chapter [17.76](#) (Public Hearings), except that the notice shall apply only to property owners within the boundaries of the proposed [district](#).
4. The hearing by the [Historic Preservation Commission](#) shall include a workshop on landmark [district](#) designation for property owners and residents of the area.
3. **Review of landmark [district](#) designation application.**
 1. The [Historic Preservation Commission](#) shall review the application and recommend [approval](#) or disapproval of the designation to the [Planning Commission](#) and [Council](#).
 2. The [Historic Preservation Commission](#)'s recommendation for [approval](#) shall be based on the finding that the landmark [district](#) meets the criteria for designation as specified in [Section 17.62.040\(E\)](#) above.
 3. Following the public hearing, the [Director](#) shall forward the application with the recommendation for designation from the [Historic Preservation Commission](#) to the [Planning Commission](#) with the submittal requirements in Subsection E. below for a Zoning Map amendment.
4. **[Planning Commission](#) review of Zoning Map amendment.**
 1. The [Planning Commission](#) shall hold a public hearing on the application for a Zoning Map amendment for a landmark [district](#) (LD) overlay [zoning district](#).
 2. The hearing shall be held no later than 12 months after the date the [Director](#) determines the application is complete in compliance with [Section 17.60.060](#) (Initial Application Review).
 3. The [Planning Commission](#) may consider the Zoning Map amendment application only if the application is accompanied by a final petition with the signatures from at least 51 percent of the property owners as specified in Subsection E., below.
 4. If the number of property owners in support of the application is below 51 percent at the time of the hearing or the end of the 12-month period, the application shall be considered withdrawn and ineligible for resubmittal for a minimum period of 12 months in compliance with [Section 17.64.090](#) (Resubmittals).
5. **Required submittals for [Planning Commission](#) review of Zoning Map amendment.**

The application for a Zoning Map amendment for a landmark [district](#) (LD) overlay [zoning district](#) shall include the following materials:

 1. A petition in support of the designation with signatures of a minimum of 51 percent of the owners of the legal [lots](#) within the boundaries;
 2. A map with the boundaries of the proposed [district](#);
 3. A legal description of the [district](#); and

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4. An inventory of all properties in the [district](#) including contributing and noncontributing properties.
6. **[Planning Commission's review of LD overlay.](#)**
 1. The [Planning Commission](#) shall review the application at a public hearing and forward a recommendation to the [Council](#).
 2. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter [17.76](#) (Public Hearings) except that the notice shall apply only to property owners within the boundaries of the proposed [district](#).
7. **[Council review of application.](#)**
 1. Within 30 days of the [decision](#) by the [Planning Commission](#), the [Director](#) shall request that the [City](#) Clerk schedule a public hearing by the [Council](#) and shall submit the following documentation to the [City](#) Clerk:
 - a. Recommendations from the [Historic Preservation Commission](#) and the [Planning Commission](#);
 - b. A map with the boundaries of the proposed [district](#); and
 - c. A legal description of the proposed [district](#).
 2. The [Council](#) shall review the application at a public hearing.
 - a. Within 30 days of the receipt of the documentation identified in Subparagraph 1., above, the [City](#) Clerk shall schedule a public hearing before the [Council](#).
 - b. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter [17.76](#) (Public Hearings) except that the notice shall apply only to property owners within the boundaries of the proposed [district](#).
 3. The [Council](#) may approve, modify, or disapprove the designation.
 4. [Approval](#) by the [Council](#) shall be based on the finding that the landmark [district](#) meets the criteria for designation as specified in Subsection [17.62.040\(E\)](#) above.
 5. The landmark [district](#) designation shall be approved by a declaration of designation to be executed by the Mayor.
 6. The [City](#) Clerk shall record the declaration in the Office of the County Recorder.
8. **[Procedure for rescission of or amendment to a landmark district.](#)** Rescission of a landmark [district](#) overlay and amendments to the boundaries of a landmark [district](#) overlay shall follow the procedures identified above for designation of a landmark [district](#).

17.62.080 - Acquisition of Historic [Easements](#) on Facades

1. **[Historic easements acquired by condemnation, donation, or purchase.](#)** Historic [easements](#) on the facades of [structures](#) designated as historic monuments or landmarks may be acquired by the [City](#) through condemnation, donation, or purchase.
2. **[Contents of historic easements.](#)** An historic [easement](#) would include any condition, covenant, [easement](#), or restriction running with the land designed to preserve and maintain the significant features of the historic monuments or landmarks.

17.62.090 - [Alteration](#), [Demolition](#), or Relocation of a [Historic Resource](#)

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1. **Compliance with [Section](#).** No [person](#), owner, or other entity shall undertake a major or minor [project](#) to a designated [historic resource](#) or [historic resource](#) eligible for designation or new construction in a landmark or [historic district](#) as defined below without first obtaining [approval](#) in compliance with this [Section](#).
2. **Application submittal requirements.**
 1. Any [person](#), owner, or entity applying for a permit for exterior work that substantially [alters](#), demolishes, or relocates a designated [historic resource](#) or [historic resource](#) eligible for designation, for work that [alters](#) a designated interior or [alters](#) or removes a [fixture](#) designed by Greene and Greene, or by Charles or Henry Greene, or for new construction in a designated [district](#) shall submit to the [Department](#) an application for a Certificate of Appropriateness, plans, specifications and/or other documentation pertaining to the work as required by the [Director](#).
 2. [Alterations](#) not requiring a [Building](#) Permit, but identified for Design Review in an adopted conservation plan shall be subject to the same submittal requirements.
3. **Compliance with California [State Historical Building Code](#).**
 1. Any designated [historic resource](#) may, upon request of the [applicant](#) for a permit, be subject to the provisions of the California [State Historical Building Code](#) if the work is required to comply with the [Secretary's Standards](#).
 2. The California [State Historical Building Code](#) may also apply to an un-designated property if the [Director](#) determines that the property qualifies for a historic designation.
4. **No [Building](#) Permit while designation is pending.** No [Building](#) Permits, unless approved by the [Historic Preservation Commission](#), shall be issued while a historic monument or landmark designation is pending, except for permits to maintain or stabilize a dangerous condition or for interior work that does not affect the exterior of the [structure](#).
5. **Review procedures for [historic resources](#).**
 1. **Category 1 review procedures.** Category 1 review procedures shall apply to all designated [historic resources](#).
 - a. **[Decision](#) within 30 days.** If the proposed work is a major or minor [project](#) that affects a designated [historic resource](#), or new construction in a landmark or [historic district](#), the [Director](#) or the [Historic Preservation Commission](#) as required by this Chapter shall render a [decision](#) within 30 days after receiving a complete application, provided the work is not part of a [project](#) that requires an [Initial Study](#) or [Environmental Impact Report](#).
 - b. **Major [project](#).** The [Historic Preservation Commission](#) may approve, approve with conditions, or disapprove a Certificate of Appropriateness for a proposed major [project](#).
 - c. **Minor [project](#).** The [Director](#) may approve, approve with conditions, or disapprove a minor [project](#).
 - d. **Findings for [approval](#).** [Approval](#) of a [project](#) shall be based on the following findings:
 - (1) If a [project](#) is a [demolition](#) or relocation, including [demolition](#) in a historic or landmark [district](#), the [project](#) will not cause a significant

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[adverse effect](#) as defined in [Section](#) 15064.5, as amended, of the Guidelines for Implementation of the [California Environmental Quality Act](#); or

(2) If a [project](#) is an [alteration](#) or new construction, the [project](#) complies with the [Secretary's Standards](#) or adopted guidelines based on the [Secretary's Standards](#).

e. **[Economic Hardship Variance](#)**. At the time of application for a Certificate of Appropriateness, an [applicant](#) may apply for an [Economic Hardship Variance](#).

(1) **Proof of economic hardship**. The application shall include proof by the owner of the property of economic hardship.

(2) **Documentation required by Director**. The [Director](#) may require the documents and/or testimony necessary to substantiate a claim of economic hardship.

(3) **Findings for [Economic Hardship Variance](#)**. The [approval](#) of an [Economic Hardship Variance](#) shall be based on the findings that:

(a) The owner of the property is qualified as very-low or low income; and

(b) If the Certificate of Appropriateness is for an income-producing property, the property is not in a state caused by [demolition by neglect](#).

2. **Category 2 review procedures**. Category 2 review procedures shall apply to an eligible [historic resource](#).

a. **[Decision within 30 days](#)**. If the proposed work is a major [project](#) affecting a [historic resource](#) determined eligible for designation, the [Historic Preservation Commission](#) or [Director](#) shall render a [decision](#) within 30 days of the submittal of a complete application, provided the work is not part of a [project](#) that requires another discretionary action requiring an [Initial Study](#) or [Environmental Impact Report](#).

b. **Determination of [alteration](#) or new construction as a significant [adverse effect](#)**. If the work is not part of a [project](#) that requires another discretionary action and the [historic resource](#) has a 2, 3, 4, or 5S2 status [code](#), the [Director](#) shall determine if the proposed major [project](#) constitutes:

(1) A significant [adverse effect](#); or

(2) Not a significant [adverse effect](#).

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- c. **If not a significant [adverse effect](#).** If a major [project](#) does not constitute a significant [adverse effect](#), the [Director](#) shall approve the [project](#).
 - d. **If a significant [adverse effect](#).** If a [project](#) would result in a significant [adverse effect](#), the [Director](#) may delay the [project](#) for a period up to but not exceeding 180 days.
 - e. **[Director's efforts during delay.](#)** During the delay period, the [Director](#) may work with the [applicant](#) on modifying the design so that it meets the [Secretary's Standards](#), relocating the [structure](#) to another [site](#) or identifying other alternatives for preservation.
 - f. **If a significant [adverse effect](#) that can be mitigated.** If a [project](#) would result in a significant [adverse effect](#) that can be mitigated, the [Director](#) may approve the major [project](#) with conditions that comply with the [Secretary's Standards](#).
 - g. **[Demolition project.](#)**
 - (1) **[Historic Preservation Commission.](#)** If a [project](#) involves a [demolition](#) of a [historic resource](#) determined eligible for designation with a 2, 3, 4, 5S2 or 5D2 status [code](#), the [Historic Preservation Commission](#) shall review the application at a public hearing noticed and conducted in compliance with Chapter [17.76](#) (Public Hearings).
 - (2) **[Director.](#)** If a [project](#) is a [demolition](#) of a [historic resource](#) with a status [code](#) other than the ones identified in Subparagraph (1), above, the [Director](#) may approve the [demolition](#), which [approval](#) shall be based on the finding that the [historic resource](#) does not meet criteria for designation.
 - h. **[Historic Preservation Commission's action to delay demolition.](#)** The [Historic Preservation Commission](#) may delay the [demolition](#) for a period of up to but not exceeding 180 days.
 - i. **[Historic Preservation Commission's efforts during delay.](#)** During the delay period, the [Historic Preservation Commission](#) may work with the [applicant](#) on modifying the design so that it meets the [Secretary's Standards](#), relocating the [structure](#) to another [site](#), or identifying other alternatives for preservation, or it may proceed with the designation of the property as a historic monument or landmark.
3. **Category 3 review procedures.** Category 3 review procedures shall apply to a potentially eligible [historic resource](#).
- a. **[Decision within 30 days.](#)** If the proposed work is a major [project](#) affecting a [historic resource](#) not previously determined eligible for designation but determined by the [Director](#) to be potentially eligible for designation, the [Commission](#) or [Director](#) shall render a [decision](#) within 30 days of the submittal of a complete application, provided the work is not part of a [project](#) that requires an [Initial Study](#) or [Environmental Impact Report](#).
 - b. **[Director's determination of compliance with criteria.](#)** In reviewing a proposed major [project](#), except [front yard](#) fences or walls, affecting a [historic resource](#) that is not designated or eligible for designation, the

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Director shall determine if the historic resource meets the criteria for designation as a historic monument, landmark, or for listing in the National Register, or is a contributing structure to a potential historic district.

- c. **Determination of alteration or new construction as a significant adverse effect.** If the historic resource meets the criteria for one of the above designations or listings, the Director shall determine if the proposed major project constitutes:

(1) A significant adverse effect; or

(2) Not a significant adverse effect.

- d. **If not potentially eligible for designation or not a significant adverse effect.** The Director shall approve the proposed alteration or new construction if a major project is not a significant adverse effect on a historic resource that is eligible for designation.

- e. **If a significant adverse effect.** If a project would result in a significant adverse effect, the Director may delay the project for a period up to but not exceeding 180 days.

- f. **Director's efforts during delay.** During the delay period, the Director may work with the applicant on modifying the design so that it meets the Secretary's Standards, relocating the structure to another site, or identifying other alternatives for preservation.

- g. **If a significant adverse effect that can be mitigated.** If a project would result in a significant adverse effect that can be mitigated, the Director may approve the major project with conditions that comply with the Secretary's Standards.

- h. **Demolition project.**

(1) **Historic Preservation Commission.** If a project involves a demolition of a historic resource determined potentially eligible for designation, including a contributing structure to a potential landmark district or historic district, the Historic Preservation Commission shall review the application at a public hearing noticed and conducted in compliance with Chapter 17.76 (Public Hearings).

(2) **Director.** If a project is a demolition involving a historic resource that the Director determines is not a potentially eligible for designation, the Director may approve the demolition, which approval shall be based on the finding that the historic resource does not meet criteria for designation.

- i. **Historic Preservation Commission's action to delay demolition.** The Historic Preservation Commission may delay the demolition for a period of up to but not exceeding 180 days.

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- j. **Historic Preservation Commission's efforts during delay.** During the delay period, the Historic Preservation Commission may work with the applicant on modifying the design so that it meets the Secretary's Standards, relocating the structure to another site, retaining the historic resource on site as part of a new project, or identifying other alternatives for preservation, or it may proceed with the designation of the property as a historic monument or landmark.

17.62.100 - Replacement Building Permit Requirements

1. **Building Permit required before issuance of a demolition permit.** No permit for the demolition of a structure that is a primary structure on a property may be issued unless a Building Permit has been issued for construction of a replacement project or structure.
2. **Relief from the requirements of this Section.**
 1. An applicant for a demolition may apply to the Historic Preservation Commission for relief from the requirements of this Section. The Historic Preservation Commission may approve the application if:
 - a. The structure to be demolished is not a designated historic resource or a resource eligible for designation (excluding noncontributing structures in landmark districts and historic districts);
 - b. The demolition does not result in the loss of habitable dwelling units on a property zoned for residential use; and
 - c. The proposed demolition would not result in the disruption of a continuous grouping of architecturally significant structures or create an inappropriate void in the existing architectural or visual character of the area.
 2. In lieu of the findings identified in Subparagraph 1., above, the Historic Preservation Commission may also approve the application if it finds that granting relief from the requirements of this Section serves an overriding public benefit and will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.
 3. The Director shall be the review authority on applications for relief from the requirements of this Section if the demolition involves accessory structures or a structure determined ineligible for historic designation.

17.62.110 - Review of Major Projects Affecting City-Owned Historic Resources

1. **Designated historic resources.** The Historic Preservation Commission shall review major projects affecting City-owned, designated historic resources, including changes to designated public and quasi-public interior spaces, and forward its recommendation on these projects to the Design Commission.
2. **Historic resources determined eligible for designation.** The Director may also request the Historic Preservation Commission to review major projects affecting City-owned historic resources determined eligible for designation, and to forward recommendations on these projects to the Design Commission.

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17.62.120 - [Demolition](#) or [Alteration](#) of a [Historic Resource](#) without a Permit

1. Failure to comply with this Chapter.

1. [Demolition](#), including [demolition by neglect](#), or [alteration](#) of any designated [historic resource](#), including designated [historic resources](#) within the Central [District](#), without compliance with this Chapter is expressly declared to be a nuisance, and shall be abated by reconstructing or restoring the property to its condition before the performance of work in violation of this Chapter, or in the case of [demolition by neglect](#), by completing the work as required to stabilize and arrest further deterioration of the property.
2. The owner of the property shall begin the corrective work identified in Subparagraph 1., above, within 30 days of receiving notice from the [Director](#) about an illegal [alteration](#), [demolition](#), or a citation of [demolition by neglect](#) in violation of this Chapter. The corrective work shall be diligently pursued and completed within 12 months of the date of the [Director's](#) notice.
3. The property owner may apply to the [Historic Preservation Commission](#) to extend the 12-month deadline.
4. The [Historic Preservation Commission](#) may extend the time period if it finds that the corrective work cannot reasonably be performed within 12 months.
5. If the owner fails to complete the necessary work as described above, then the [City](#) may, after a noticed public hearing before the [Historic Preservation Commission](#), cause the stabilization, reconstruction, or restoration to be done, and the owner shall reimburse the [City](#) for all costs incurred in doing the work.
6. The cost of the work performed by the [City](#) shall constitute a lien against the property on which the work is performed.
7. Restoration or reconstruction may only be required when plans or other evidence are available to effect the reconstruction or restoration to the satisfaction of the [Director](#).

2. Penalty for [demolition](#) without a Certificate of Appropriateness.

1. **Designated [historic resource](#).** If a designated [historic resource](#) is demolished without a Certificate of Appropriateness as required by this Chapter or a [Demolition](#) Permit, and is not restored or reconstructed as required by Subsection A., above, no [building](#) or construction-related permits shall be issued, and no permits or [use](#) of the property shall be allowed, from the date of [demolition](#) for a period of five years.
2. **Eligible [historic resource](#).** If an eligible [historic resource](#) is demolished without a Certificate of Appropriateness as required by this Chapter or a [Demolition](#) Permit, and is not restored or reconstructed as required by Subsection A., above, no [building](#) or construction-related permits shall be issued for a period of four years.
3. **All other [structures](#).** If a [structure](#) not classified as a designated or eligible [historic resource](#), or noncontributing [building](#) in a landmark [district](#), is demolished without a Certificate of Appropriateness as required by this Chapter, or a [Demolition](#) Permit, no [building](#) or construction-related permits shall be issued for a period of 12 months. This penalty applies solely to illegal [demolition](#) of [primary structures](#) on a [site](#) and does not apply to [accessory structures](#).

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4. **Date of actual demolition.** For purposes of this Section, the demolition shall be presumed to have occurred on the date the City has actual knowledge of the demolition. The owner shall have the burden of proving a different date if one is claimed.
3. **Director shall provide notice.**
 1. The Director shall provide notice by certified mail of the applicability of this Section to the owner, as shown on the rolls of the County Tax Assessor, and any other person known to have an interest in the property, as soon as practicable after having knowledge that the provisions of this Section are applicable to the subject property.
 2. The date the City first had actual knowledge of the demolition shall be stated in the notice.
4. **Director's decision may be appealed to the Historic Preservation Commission.**
 1. **Appeal in compliance with Chapter 17.72.** The decision of the Director that this Section is applicable to the subject property may be appealed by the property owner to the Historic Preservation Commission in compliance with Chapter 17.72 (Appeals).
 2. **Historic Preservation Commission's action to grant relief.** The Historic Preservation Commission may grant relief from the requirements of this section:
 - a. If the violation of this Section did not involve a designated historic resource (excluding noncontributing structures in districts) or a historic resource that was eligible for landmark designation either individually or as part of a district or listing in the National Register of Historic Places either individually or as part of a listed district or district eligible for listing; or
 - b. If it finds that the new construction serves an overriding public benefit and will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.
 3. **Council's consideration of an appeal.**
 - a. The applicant and/or property owner may appeal the decision of the Historic Preservation Commission regarding either Subparagraphs 1. or 2., above, to the Council.
 - b. The Council shall consider the appeal at a public hearing noticed and conducted in compliance with Chapter 17.76 (Public Hearings).
 - c. The Council's action on the appeal shall be final.
 4. **All property shall be maintained in an orderly state.** All property subject to the provisions of this Section shall be maintained in an orderly state.
 5. **Installation and maintenance of landscaping required.** The owner shall maintain all existing trees and landscaping on the property where the demolition occurred, and, when appropriate, shall sod and seed the property or otherwise install planting and landscaping materials in a manner satisfactory to the Director.
 6. **Design review of new construction.** Any new construction on the subject property after the time period within which building and other development permits may not be issued shall be subject to Design Review by the Historic Preservation Commission, if located outside of the Central District.

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5. **Additional requirements for compliance.**

1. **Determination of previous appearance or condition.** Restoration or reconstruction may only be required when plans or other evidence are available to the [City](#) from which the prior appearance or condition of the [structure](#) can be determined. In the event the appearance of the [structure](#) before the unapproved work cannot be determined, the owner shall obtain all required permits for the [alteration](#) or new construction.
2. **Compliance with [Secretary's Standards](#) or applicable design guidelines.** For an [alteration](#) or new construction in a landmark or [historic district](#), all work authorized by the permits shall comply with the [Secretary's Standards](#) or applicable guidelines, and shall be reviewed by the [Director](#) for compliance with this Chapter.
3. **Shall constitute a separate offense.** In compliance with [Section](#) 1.24.030 of the [Municipal Code](#), each day the [alteration](#) exists without [approval](#) or a valid [Building](#) Permit shall constitute a separate offense.

6. **Violations.**

1. **May be charged as misdemeanors.** In compliance with [City](#) Charter [Section](#) 512, and [Municipal Code](#) Chapter 1.24, a violation of this Chapter may be charged by the [City](#) prosecutor as a misdemeanor and be punished accordingly.
2. **Penalties are cumulative and not exclusive.** The criminal penalties are cumulative and not exclusive to any legal or equitable remedies for the violations.

7. **Public safety exceptions.**

1. **Preservation of the health and safety of the public.** Notwithstanding any other provision of this Chapter, the [Director](#) may authorize permits to demolish, relocate, remove, or significantly [alter](#) a designated or eligible [historic resource](#) if a permit is necessary for the preservation of the health and safety of the public.
2. **Limited to work necessary to protect the public.** [Approval](#) in compliance with this Subsection shall be limited to the work necessary to protect the public.

17.62.130 - Incentives for Preserving [Historic Resources](#)

1. **[Council](#) shall adopt a program of economic incentives.** In order to carry out more effectively and equitably the purposes of this Chapter, the [Council](#) shall by resolution adopt a program of economic and other incentives to support the preservation, maintenance, and appropriate rehabilitation of the [City's](#) significant [historic resources](#).
2. **Preservation incentives.** Preservation incentives shall be made available to owners of properties that are individually designated historic monuments or landmarks, or individually listed in the [National Register of Historic Places](#), or properties that are contributing to designated landmark [districts](#), or [districts](#) listed in the [National Register](#) through:
 1. **Reduction of [Building](#) Permit fees and construction tax.** A reduction of [Building](#) Permit fees and construction tax for the following [projects](#) found to be in compliance with the [Secretary's Standards](#):
 - a. Exterior work that includes the repair, replacement, or restoration in kind of significant [architectural features](#).

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- b. Re-roofing with similar material or repair and replacement of roofing where the roof is a significant [architectural feature](#).
 - c. Relocation to another [site](#) inside the [City](#).
 - d. Restoration of significant [fixtures](#) designed by Greene and Greene or other designated interior spaces.
 - e. Seismic reinforcement and other structural stabilization and repair.
2. **Waiver of covered parking requirements.** For designated [historic resources](#), the requirement for two covered [parking spaces](#) B when adding floor area to a residential dwelling B shall be waived if an existing one-car [garage](#) contributes to the significance of the property and/or [district](#) and it is in good condition or, if deteriorated, it will be returned to good condition as part of the work to add new living space to the dwelling.
3. **Variances for [Historic Resources](#).** Variances for [historic resources](#) may be granted in compliance with [Section 17.61.080](#).
4. **Historic Property Contracts.**
- a. **Purpose.**

(1) The purpose of this Subparagraph is to implement State law ([Government Code Sections](#) 50280-50290), allowing the [approval](#) of Historic Property Contracts by establishing a uniform procedure for the owners of qualified historic properties within the [City](#) to enter into contracts with the [City](#).

(2) The [Council](#) finds and determines that entering into Historic Property Contracts, as hereinafter provided, is an incentive for owners of designated [historic resources](#) to rehabilitate and preserve their properties.

(3) The [Council](#) further finds that the preservation will assist in maintaining the [City](#)'s existing stock of affordable housing and support the goals and objectives in the Land [Use](#) Element of the [General Plan](#) about preserving historically and architecturally significant [structures](#).

b. **Limitations on eligibility.**

(1) It is the intent of the [Council](#) that unrealized revenue to the [City](#) from property taxes not collected due to executed Historic Property Contracts shall not exceed a total of \$75,000.00 annually, or \$25,000.00 for any one individual property, unless approved by the [Council](#).

(2) In furtherance of this policy, Historic Property Contracts shall be limited to a maximum of 10 [single-family residential](#) properties each year and three [multi-family residential](#), commercial, or industrial properties each year, unless the [Council](#) approves additional contracts beyond these limits.

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(3) For the purpose of this Subparagraph, "assessed valuation" does not include any portion of the value of a mixed-use [structure](#) which is already exempt from payment of property taxes by a determination of the [County Assessor](#) in compliance with [Sections](#) 4(b) and 5 of Article XIII of the California Constitution and [Sections](#) 214, 254.5, and 259.5 of the Revenue and Taxation [Code](#).

c. Required provisions of Historic Property Contracts.

(1) The required provisions of a Historic Property Contract shall be those required by State law ([Government Code Sections](#) 50281 and 50282) including the following specifications:

(a) The contract term shall be 10 years minimum, with automatic renewal yearly on the anniversary of the contract date.

(b) The contract agreement is to assist the preservation of the [historic resource](#); therefore, restoration and rehabilitation of the property shall conform to the rules and [regulations](#) of the State of California Office of [Historic Preservation](#) ([Department](#) of Parks and Recreation), the [Secretary's Standards](#), and the [State Historical Building Code](#).

(c) The owner agrees to permit periodic examination of the interior and exterior of the premises by the [County Assessor](#), the [Department](#) of Parks and Recreation, the State Board of Equalization, and the [City](#), as may be necessary to verify the owner's compliance with the contract agreement, and to provide any information requested to ensure compliance with the contract agreement.

(d) The contract shall be binding on all successors-in-interest of the owner to the benefits and burdens of the contract.

(e) The [City](#) shall provide written notice of the contract to the State of California Office of [Historic Preservation](#) within 180 days of entering into the contract.

(f) The procedure for notice of non-renewal by the owner or the [City](#), shall be as identified in State law ([Government Code Section](#) 50282 (a), (b), and (c) and [Section](#) 50285).

(2) Additionally, the contract shall state that the [City](#) may cancel the contract if it determines that the owner has breached any of the conditions of the contract or has allowed the property to deteriorate to the point that it no longer meets the significance criteria under which it was designated.

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(3) Additionally, the contract shall state that if the [City](#) cancels the contract for any of these reasons the owner shall pay the State of California a cancellation fee of twelve and one-half percent of the full value of the property at the time of cancellation, as determined by the [County Assessor](#) without regard to any restriction on the property imposed by the Historic Property Contract.

(4) The contract shall also provide that in the event preservation, rehabilitation, or restoration becomes infeasible due to damage caused by natural disaster (e.g., earthquake, fire, flood, etc.), the [City](#) may cancel the contract without requiring the owner to pay the State of California the above-referenced cancellation fee as a penalty. However, in this event, a contract shall not be cancelled by the [City](#) unless the [City](#) determines, after consultation with the State of California Office of [Historic Preservation](#), in compliance with Public Resources [Code Section](#) 5028, that preservation, rehabilitation, or restoration is infeasible.

(5) The [City](#) shall maintain a sample "Historic Property Contract" with all required provisions specified by this Subparagraph.

d. **Procedures for application for and [approval](#) of Historic Property Contracts.**

(1) An owner of a qualified historic property may file an application for a Historic Property Contract with the [City](#).

(2) Each application shall be accompanied by a complete legal description of the property.

(3) In January, and on a yearly basis, the [City](#) may notify by mailing or published notice owners of qualified historic properties of the period of application for Historic Property Contracts for that calendar year.

(4) Application forms, as prescribed by the [City](#), shall be mailed to any property owner who requests the application forms.

(5) All applications shall be evaluated in compliance with criteria that shall include, at a minimum, that the contract will:

(a) Substantially contribute to the preservation of a [historic resource](#) threatened by abandonment, deterioration, or conflicting [regulations](#), enhance opportunities for maintaining or creating affordable housing, and facilitate preservation and maintenance of a property in cases of economic hardship.

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(b) Support substantial reinvestment in a [historic resource](#) and rehabilitation of a historic [structure](#) in the expanded State Enterprise Zone and other areas where the [City](#) is concentrating resources on facade improvements, home rehabilitation, or similar revitalization efforts.

(6) If an application is approved, the [City](#) shall prepare a contract according to its standard contract form, which shall be deemed to have all provisions necessary for a Historic Property Contract with the [City](#).

(7) Additional provisions desired by the owner shall be subject to [approval](#) by the [City](#) Attorney.

(8) The contract shall be submitted to the [City](#) Manager for execution of the contract.

(9) The [City](#) Manager shall determine that the contract does not cause the total annual revenue loss to the [City](#) to exceed \$75,000.00, or the loss from an individual property does not exceed \$25,000.00.

(10) Historic Property Contracts that exceed the limits identified in Subparagraph (9), above, shall be subject to [approval](#) and executed by the [Council](#).

(11) The [City](#) Manager shall report annually to the [Council](#) on the [approval](#) of executed contract agreements.

e. Execution and recordation of approved Historic Property Contracts.

(1) Upon [approval](#) by the [City](#) Manager or the [Council](#) of a Historic Property Contract, the [City](#) and the owner of the property shall be authorized to execute the agreement on condition that the property owner submit a check to the [City](#) made payable to the "Los Angeles County Recorder" in the amount of the fee for recording the agreement.

(2) No later than 20 calendar days after execution of the agreement, the [City](#) shall deliver the check and cause a copy of the executed Historic Property Contract to be recorded in the Office of the Los Angeles County Recorder.

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Historic Preservation. The following terms and phrases are defined for the purposes of Chapter [17.62](#) (Historic Preservation).

1. **Adverse Effect (also Significant Adverse Effect).** An activity or action that may potentially diminish the significance of a historic resource.
2. **Alteration/Substantial Alteration (also alter).** Any physical modification or change to the exterior of a structure, site object, or designated interior that may have a significant adverse effect on character-defining features of a historic resource. Alteration shall also include new construction of additions, but not include ordinary maintenance and repairs.
3. **California Register of Historical Resources (also California Register).** The State Statute codified in the California Public Resources Code Section 5020.1 et seq.
4. **Certified Local Government.** The program authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Section 470 et seq.) and the subsequent participatory agreement between the City and the State of California Office of Historic Preservation.
5. **Contributing Property.** A property within a designated landmark district or historic district listed in the National Register that has characteristics and features that relate to the historic context and historic significance of the district and that has been specified in the designation or listing as contributing.
6. **Demolition.** The complete destruction or removal of a structure or object, removal of more than 50 percent of the perimeter walls, or removal of any portion of a structural wall of a street-facing elevation of a structure that may have an adverse affect on the significance of a property.
7. **Demolition by Neglect.** The failure to provide ordinary and necessary maintenance and repair to a historic resource, whether the neglect is willful or unintentional or by design, by the owner or any party in possession of the property, which results in one or both of the following conditions:
 - a. The severe deterioration of exterior features so as to create or permit a dangerous or unsafe condition to exist, as defined in Title 14 of the Municipal Code.
 - b. The severe deterioration of exterior walls, roof, chimneys, doors, windows, porches, structural or ornamental architectural elements, or foundations, that could result in permanent damage and loss of the architectural and/or historic significance of a historic resource.
8. **Economic Hardship Variance.** A variance granted to a property owner or applicant by the Planning Commission or Director to approve an application for a Certificate of Appropriateness for a project that due to an economic hardship does not comply with the Secretary of the Interior's Standards. The approval may include provisions to maintain as much as possible of the historic integrity of the property.
9. **Environmental Setting.** The entire lot as of the date of landmark or historic monument designation, on which is located a landmark or historic monument, and to which it relates historically, physically, and/or visually. The environmental setting includes, but is not limited to, accessory structures, driveways, fences, gateways, open space, rocks, vegetation (including gardens, lawns, and trees), walkways, and walls.
10. **Fixture.** A decorative or functional device permanently affixed, or originally permanently affixed, to the site or the interior or exterior of a structure and contributing

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to its ability to meet the criteria for designation as a landmark or monument. Permanently affixed includes, but is not limited to, attachment by screws, bolts, pegs, nails or glue, and may include the attachment methods as rope, glass or leather if the material is integral to the design of the device. Fixtures include, but are not limited to, lighting devices, murals, built-in furniture and cabinetry, paneling and molding, leaded glass or other decorative windows and decorative hardware.

11. **Historic Context.** A broad pattern of historical development in a community or its region, which may be represented by historic resources.
12. **Historic District.** A district listed in the National Register of Historic Places.
13. **Historic Resource.** A district, landscape, object, sign, site, or structure significant in American archeology, architecture, culture, engineering, or history that is either designated or eligible for designation under City, State, or national significance criteria.
14. **Historic Resource Planning Area (also HRP A).** A grouping of historic resources identified in the 1993 Citywide reconnaissance survey (or future update of this survey) as an area that merits further study for identifying properties that may be eligible for landmark designation or listing in the National Register (as a district or individual property).
15. **Historically Significant Structure or Site.** A structure or site listed in the National Register of Historic Places (either individually or as contributing to a district), a property designated as a landmark or monument, a property contributing to a district listed in the National Register of Historic Places or a landmark district, or a property identified in an intensive-level historic resources survey as qualifying for a historic designation (either individually or as part of a district).
16. **National Register of Historic Places (also National Register).** The official inventory of districts, sites, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 as amended (16 U.S.C. 470-470t, 36 C.F.R. Sections 60, 63).
17. **Noncontributing Property.** A property in the boundaries of a landmark district or district listed in the National Register and lacking architectural characteristics relating to the historic context and historic significance of the district, and identified in the designation or listing as noncontributing.
18. **Project (Major).** Includes any of the following:
 - a. Any demolition or relocation of a structure or object, or removal of a significant feature of a historic resource, including significant interior fixtures designed by the firm of Greene and Greene.
 - b. Any undertaking requiring a permit that significantly alters or changes the street-facing elevation or side elevations of a historic resource, including major changes to windows and doors or their openings, the application of new exterior wall cladding or coating which changes the appearance, design, or texture of a property, and the addition of dormers and other architectural features.
 - c. Any addition of square footage to a building elevation that faces a street, unless the addition is less than 200 square feet.
 - d. Front yard fences and walls in a historic or landmark district (excluding retaining walls).
19. **Project (Minor).** Includes any of the following:

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- a. Any demolition or removal of insignificant exterior features of a historic resource, including additions, windows, doors, and exterior siding material that is non-original or otherwise lacking in historic integrity.
 - b. Any undertaking requiring a permit that does not change substantially the exterior character-defining features of a historic resource, including re-roofing in material similar to the existing or original roofing, replacement windows and doors matching the design and materials of the existing or original windows and doors (when it is infeasible to repair) and minor additions on secondary elevations and replacement windows and doors on secondary elevations.
 - c. Any undertaking to the environmental setting of a designated historic resource that is individually designated as a landmark or historic monument or individually listed in the National Register if the environmental setting is significant to the historic resource and has been defined as significant in the designation report for the historic resource.
 - d. Demolition, alteration and new construction of garages and other accessory structures.
 - e. Any addition of less than 200 square feet on the front elevation or any addition on a non-street-facing side elevation or rear elevation if visible from a public right-of-way.
 - f. Any undertaking not requiring a permit that materially alters significant features of a historic resource or that may have an adverse effect on the significance of a historic resource, including replacement of windows and doors in existing openings, resurfacing exterior finishes (e.g., plaster cement in a radically different texture), or abrasive cleaning of masonry.
 - g. Any undertaking determined minor by the Director
20. **Secretary of the Interior's Standards for Rehabilitation (Also Secretary's Standards).** The *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*, issued by the U.S. Department of the Interior, National Park Service (36 CFR Part 67) and the publications of the National Park Service, Preservation Assistance Division, *Guidelines for Rehabilitating Historic Buildings* (1992, N.P.S.) 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, N.P.S.), and any subsequent publication on the Secretary's Standards by the N.P.S.
21. **Section 106.** The regulations of U.S. Code of Federal Regulations at 36 CFR Part 800.
22. **State Historical Building Code.** Part 8 of Title 24 (California Building Standards Code) of the California Code of Regulations.