

Title 20

CULTURAL RESOURCES

Chapters:

20.05	PURPOSE.
20.10	AUTHORITY AND RESPONSIBILITIES.
20.15	APPROVALS AND HEARINGS.
20.20	DESIGNATION.
20.21	RECOGNITION.
20.25	CERTIFICATES OF APPROPRIATENESS.
<u>20.26</u>	<u>ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES</u>
20.30	PRESERVATION INCENTIVES.
20.35	DUTY TO MAINTAIN.
20.40	ENFORCEMENT AND PENALTIES.
20.45	AMENDMENT AND SEVERABILITY.
20.50	DEFINITIONS.

## Chapter 20.05

### PURPOSE

#### Sections:

#### 20.05.010 Purpose.

#### Section 20.05.010 Purpose.

The purpose of this Title is to promote the public health, safety and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City for the following reasons:

- A. To safeguard the City's heritage as embodied and reflected in such resources;
- B. To encourage public knowledge, understanding and appreciation of the City's past;
- C. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
- D. To promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the City;
- E. To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction;
- F. To enhance property values and to increase economic and financial benefits to the City and its inhabitants;
- G. To protect and enhance the City's attraction to tourists and visitors, thereby stimulating business and industry;
- H. To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;
- I. To integrate the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes;
- J. To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.
- K. To implement the City's General Plan.
- L. To work in concert with the City's Zoning Code. [And/or](#)
- M. To establish procedures relating to the California Environmental Quality Review Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) compliance.

(Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

**Chapter 20.10**

**AUTHORITY AND RESPONSIBILITIES**

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**20.10.030 Historic Preservation Officer.**

The Historic Preservation Officer or Qualified Designee, in concert with or at the direction of the Community & Economic Development Director, shall:

- A. Provide professional support to the Board.
- B. Administer the Cultural Resources program;
- C. Manage the Boards Certificate of Appropriateness process;
- D. Execute the Administrative Certificate of Appropriateness process;
- E. Coordinate the activities with Riverside County, the State of California, and the federal government;
- F. Compile and maintain a current inventory of all designated Cultural Resources and maintain a database of other properties as appropriate.
- G. Advise the City Council on historic preservation easements, transfer of development rights, property tax incentives, or other Cultural Resource preservation mechanisms;
- H. Assist and support the Board in meeting Certified Local Government requirements; and
- I. Establish criteria for and provide a continuing comprehensive survey of Cultural Resources within the City, conforming with State Office of Historic Preservation Survey Standards and guidelines, and to publicize and periodically update the survey results.
- J. Determine when Cultural Resource reports for specific projects are required for this Title and/or CEQA.

(Ord. 7206 §2, 2013; Ord. 7108 §1, 2010)

Chapter 20.15

APPROVALS AND HEARINGS

Sections:

- 20.15.010 Approval Authority – Table.
- 20.15.020 California Environmental Quality Act (CEQA) Approval.
- 20.15.030 Public Hearing and Notice.
- 20.15.040 Meeting and Notice for Certificates of Appropriateness by Board.
- 20.15.040 Meeting and Notice for Certificates of Appropriateness by Board.
- 20.15.050 Meeting and Notice for Administrative Certificates of Appropriateness.
- 20.15.060 Meeting and Notice for Mills Act Applications.
- 20.15.070 Meeting and Notice for Structure Relocations.
- 20.15.080 Meeting and Notice for Cultural Resource Surveys.
- 20.15.085 Meeting and Notice for Historic Preservation Fund Committee.
- 20.15.090 Appeals.
- 20.15.100 Effective Date.
- 20.15.120 Time Extensions.
- 20.15.130 Approvals to Run with Land.
- 20.15.140 Approval(s) On Site During Construction.

Section 20.15.010 Approval Authority.

Table 20.15.010 Approving and Appeal Authority							
Type of Permit or Action	Approving and Appeal Authority						
	City Historic Preservation Officer (HPO)	<u>Historic Preservation Fund Committee (HPFC)</u>	City Cultural Heritage Board	<u>Land Use Committee of City Council</u>	City Council Consent	City Council Discussion	City Council Public Hearing
				-	(1, 2)	(1)	(1, 2)
<b>Administrative Discretionary Permits/Actions (No Public Hearing Required)</b>							
Administrative Certificate of Appropriateness	F		<u>A/AR/F</u>	<u>RR</u> <sup>(2)</sup>		A/F	
<b>Discretionary Permits and Actions (Public Meeting or Hearing Required)</b>							
Board Certificate of Appropriateness			F <sup>(3,4)</sup>	<u>RR</u> <sup>(2)</sup>		A/F	
<u>HPFC – Grant Application</u>		<u>F</u>	<u>A/F</u>			<u>A/F</u>	
<b>Legislative Actions (Public Hearing Required)</b>							
Mills Act Application				-	F		
Designation of a Structure or Resource of Merit			R	<u>RR</u> <sup>(2)</sup>			A/F
Designation of a Landmark			R	<u>RR</u> <sup>(2)</sup>			A/F
Designation of an Historic District			R	<u>RR</u> <sup>(2)</sup>			A/F
R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as HPO on Referral; <u>RR</u> = <u>Recommend and Referral Authority</u>							

**Table 20.15.010  
Approving and Appeal Authority**

Type of Permit or Action	Approving and Appeal Authority						
	City Historic Preservation Officer (HPO)	<del>Historic Preservation Fund Committee (HPFC)</del>	City Cultural Heritage Board	<del>Land Use Committee of City Council</del>	City Council Consent	City Council Discussion	City Council Public Hearing

Notes:

- (1) Decisions of the City Council are final and cannot be appealed.
- (2) An item pulled from the City Council Consent Calendar which was originally heard at a public hearing will need to be re-advertised for a public hearing prior to being heard, otherwise it will be a discussion item.
- ~~(3)~~ (4) The Cultural Heritage Board is the final authority unless an EIR is being processed, in which case the final authority is City Council.

(Ord. 7108 §1, 2010; Ord. 7042 §1, 2009; Ord. 6786 §9, 2005; Ord. 6263 §1 (part), 1996)

**20.15.020 California Environmental Quality Act (CEQA) Approval.**

A. Environmental Impact Report (EIR) Required:

- 1. If an ~~Environmental Impact Report (EIR)~~EIR is prepared for any Certificate of Appropriateness, designation, modification, or de-designation, or other action under this Title, final approval of that action is with the City Council.
- 2. In such cases, the Board shall review the Draft EIR, as it relates to cultural resources, and provide comments thereon, together with its recommendation that the project be approved or denied.
- ~~1-3.~~ The City Council shall consider the Board’s comments and recommendation, and may accept, accept with modification, or decline the Board’s recommendation.

B. Environmental Impact Report (EIR) Not Required

- 1. ~~Whereif~~ an EIR is not prepared, and a Negative Declaration (ND) or Mitigated Negative Declaration (MND) is prepared, ~~for a Certificate of Appropriateness or case where the Board is the final approval authority,~~ the following shall apply:
  - a. Board Final Approval Authority:
    - i. ~~T~~he Board may adopt the ND or MND, and approve, approve with modification, or deny the project.
    - ii. If the Board’s decision is not appealed, then the decision becomes final.
    - iii. If the decision is appealed, it becomes final upon the City Council’s disposition of the appeal.
  - b. City Council Final Approval Authority
    - i. ~~The Board shall review the Draft ND or MND, as it relates to Cultural Resources only, and provide comments, together with its recommendation that the project be approved, approved with modifications, or denied.~~
    - ii. ~~The City Council shall consider the Board’s comments and recommendation, and may accept, accept with modification, or decline the Board’s recommendation.~~

(Ord. 7206 §3, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

**Section 20.15.030 Public Hearing and Notice.**

- A. All designations, modifications of designations, and/or de-designations require a public hearing (“Hearing”).
- B. All recognitions and derecognitions require a Public Hearing
- ~~B-C.~~ Upon the filing of a complete application, a matter shall be set for hearing before the Board within ninety (90) days. The Board may continue a Hearing.

C.D. Notice of Hearing.

1. Notice of the hearing shall be mailed or delivered at least ten (10) days prior to the Hearing to:
  - a. The owner of the subject real property or the owner's duly authorized agent, and the project applicant; and
  - b. All owners of real property on the latest records of the County Assessor within 300 feet of the real property. If the number of owners to whom notice would be mailed or delivered is greater than 1,000, the City may, in lieu of mailing or delivering the notice, provide notice by placing an advertisement of a least one-eighth page in at least one newspaper of general circulation within the City at least ten (10) days prior to the hearing.
2. The notice shall be published in at least one newspaper of general circulation within the City at least ten (10) days prior to the Hearing.
3. Neither failure to send any notice by mail to any property owner whose address is not a matter of public record, nor the non-receipt of any notice mailed pursuant to this chapter, shall invalidate that Hearing or any part of the proposed designation.

(Ord. 7206 §4, 2013; Ord. 7108 §1, 2010)

**Section 20.15.040 Meeting and Notice for Certificates of Appropriateness by Board.**

- A. No public hearings are required. The application shall be set as a discussion calendar item for the Board meeting.
- B. Upon the filing or referral of a complete application, a matter shall be set for a Board meeting within ninety (90) days. The Board may continue a matter as it deems appropriate.
- C. Notice shall be given to the property owner and to the owners of adjacent properties or those across a street or alley.

C.D. If a Board Certificate of Appropriateness is referred to the Board by the City Council, failure of the Board to report to the City Council within 90 days, or within the time specified by the City Council, shall be deemed as an approval by the Board.

(Ord. 7108 §1, 2010)

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**Section 20.15.090 Appeals and Referrals.**

A. Appeals

1. Administrative Action

- a. Any person aggrieved or affected by an Administrative Certificate of Appropriateness decision may appeal that decision to the Board within ten days of the Historic Preservation Officer or Qualified Designee's decision.
- b. The appeal must be made by filing a letter of appeal with the Planning Division and shall be accompanied by a filing fee as established by City Council resolution.
- c. If the tenth day is on a weekend or holiday the appeal is extended to the end of the next regular business day
- d. The letter shall set forth the grounds for the appeal.
- e. -The appeal shall be scheduled on a Board meeting date mutually agreed upon by the person filing the appeal, the applicant and the City.~~for the next available Board meeting.~~
- f. The Board may recommend ~~to affirm,~~affirming reverse or modify the underlying Historic

Preservation Officer or Qualified Designee's decision to the City Council.

~~g. Board decisions are final unless appealed, as provided for in section 20.15.090 B (below).~~

~~a.h. For appeal of Administrative actions, notice of the time and place of the Cultural Heritage Board meeting shall be sent to the Applicant and Appellant, and as set forth in this Title~~

## 2. Appeal of Board Action

~~a. Any person affected by the Board action may appeal to the City Council within ten calendar days after the date of the Board's decision.~~

~~b. The appeal must be made by filing a letter of appeal with the Planning Division and shall be accompanied by a filing fee as established by City Council resolution. and~~

~~c. If the tenth day is on a weekend or holiday the appeal is extended to the end of the next regular business day.~~

~~d. The letter shall set forth the grounds for the appeal.~~

~~e. The appeal shall first on a City Council meeting date mutually agreed upon by the person filing the appeal, the applicant and the City, be heard by the Land Use Committee at its next available meeting, which shall then make a recommendation to the City Council.~~

~~f. City Council decisions are final.~~

~~g. For appeals of Cultural Heritage Board actions, notice of the time and place of the City Council meeting shall be the same as for the original action~~

### B. Referral of Board action.

~~1. The Mayor or any member of the City Council may refer the matter for consideration on the City Council's discussion calendar agenda by notifying the Community & Economic Development Director.~~

~~2. If not referred by the Mayor or City Council, or otherwise appealed within ten days of the Board action, the action of the Board is final.~~

### ~~C. Notice.~~

~~1. Notice of the time and place of the Land Use Committee meeting shall be sent to the Applicant and Appellant.~~

~~2. The notice for the City Council action shall be the same as for the original action. (Ord. 7206 §8, 2013; Ord. 7108 §1, 2010)~~

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Chapter 20.20

DESIGNATION

Sections:

- 20.20.010 Designation Criteria.
- 20.20.020 Designation Application.
- 20.20.030 Factual Investigation.
- 20.20.040 Board Recommendation.
- 20.20.050 City Council; Resolution.
- 20.20.060 Notice of City Council Action.
- 20.20.070 Recording Resolutions.
- 20.20.080 Overlay Zone.
- 20.20.090 Landmark Plaques and Covenants.
- 20.20.100 De-designation.
- 20.20.110 Appeal.

~~20.20.120 Designation Process in Flow Chart Form.~~

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**Section 20.20.080 Overlay Zone.**

A. Pursuant to Title 19, upon any Designation, the Cultural Resources Overlay Zone applies to the subject property or parcel.

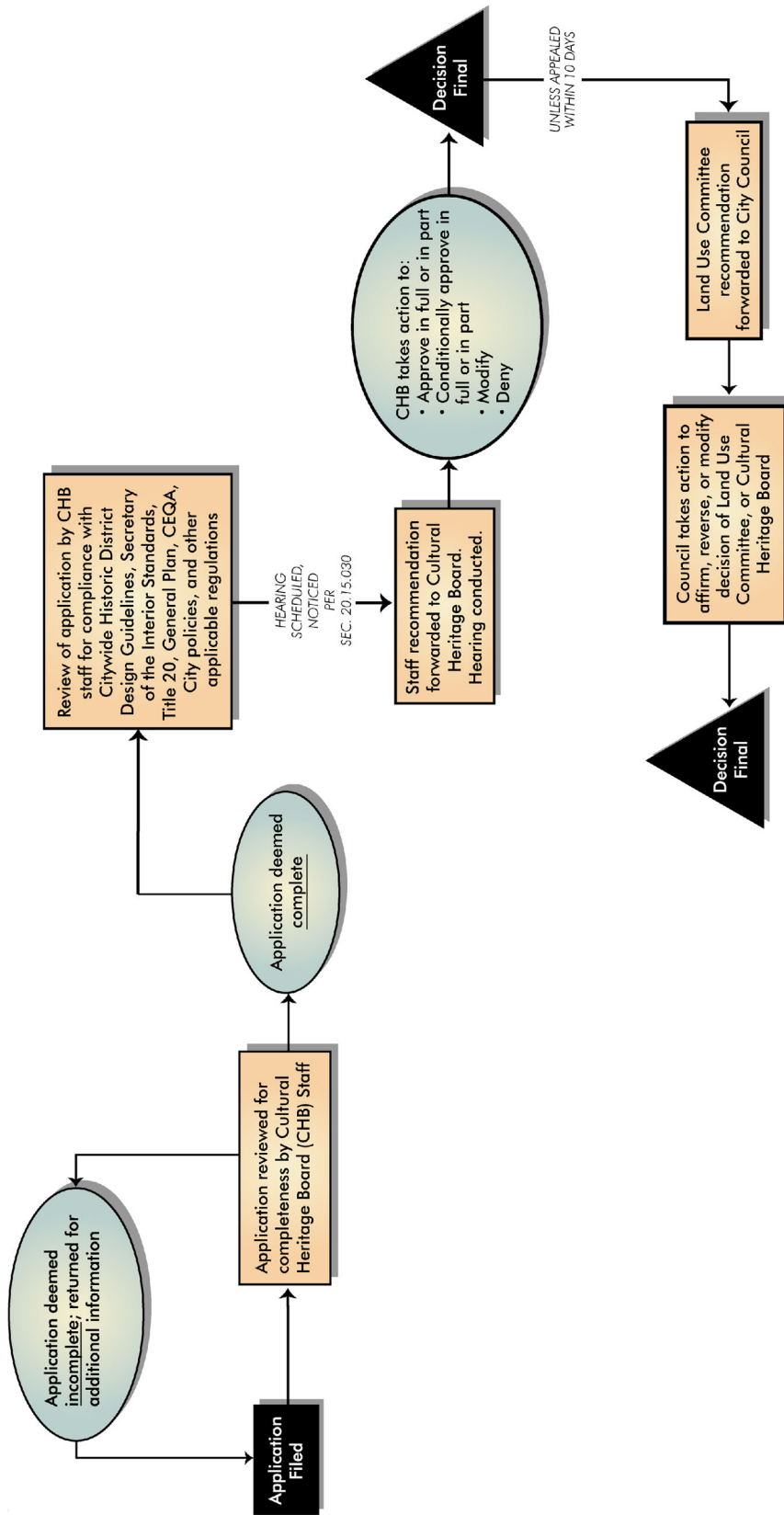
B. Upon adoption of a historic district resolution by the City Council, the Planning Division shall initiate a rezoning case to apply the CR-Cultural resources overlay zone to the properties within the district. This process shall follow the requirements outlined in Title 19.

(Ord. 7108 §1, 2010; Ord. 6263 § 1 (part), 1996)

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~~Section 20.20.120 Designation Process in Flow Chart Form.~~





(Ord. 7108-51, 2010)

## Chapter 20.25

### CERTIFICATES OF APPROPRIATENESS

#### Sections:

- 20.25.010 Certificates of Appropriateness ~~Required, Generally.~~
- ~~20.25.015 Certificates of Appropriateness Not Required~~
- 20.25.020 Application.
- 20.25.030 Administrative Certificates of Appropriateness.
- 20.25.040 Referral to the Cultural Heritage Board.
- 20.25.050 Principles and Standards of Site Development and Design Review.
- 20.25.060 Appeals.
- 20.25.070 Application of the State Historic Building Code.
- ~~20.25.080 Certificate of Appropriateness Process in Flow Chart Form.~~

#### Section 20.25.010 Certificates of Appropriateness, ~~Generally Required.~~

- ~~A. A-In addition to any and all other City permit requirements a~~ Certificate of Appropriateness is required before any person restores, rehabilitates, alters, develops, constructs, demolishes, removes, or changes the appearance of any:
  - ~~1. Designated Cultural Resource;~~
  - ~~2. Eligible Cultural Resource; or~~
  - ~~3. aAny element in a geographic Historic District (contributing and non-contributing) or contributor to Neighborhood Conservation Area (contributing and non-contributing), or, a contributing feature or contributor to a Neighborhood Conservation Area. The requirements of this Chapter are in addition to any and all other City permit requirements.~~
- ~~B. Alterations include changes to the exterior, unless otherwise designated per the designating resolution or per the requirements of the Secretary of Interior's Standards for the Treatment of Historic Properties.~~
- ~~C. Non-contributors and Non-contributing Features in Historic Districts and individually significant properties are subject to the Certificate of Appropriateness requirements; however, the principles, issues and standards are different than for Contributing features.~~
- ~~A-D. Non-contributors and Non-contributing features in Neighborhood Conservation Areas are not subject to the Certificate of Appropriateness requirements.~~

~~Except as set forth in section 20.25.030, Certificates of Appropriateness shall be reviewed by the Cultural Heritage Board.~~

#### Section 20.25.015 Certificates of Appropriateness Not Required.

No Certificate of Appropriateness is required for:

- ~~A. a historic structure~~ A Cultural Resource if the Building Official has determined that structure presents an unsafe or dangerous condition constituting an imminent threat as defined in the California Building Code; or
- ~~A-B. a~~ A dangerous building as defined by the Uniform Code for the Abatement of Dangerous Buildings, and the proposed action is necessary to mitigate the unsafe or dangerous condition.
- ~~B-C.~~ B Before any physical work on any such unsafe structure, the Building Official shall make all reasonable efforts to consult with the Historic Preservation Officer or Qualified Designee to seek feasible alternatives to the proposed action that will adequately protect the public health and safety. (Ord. 7206 §14, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

**Section 20.25.020 Application.**

A. Submittal requirements.

1. Applications for a Certificate of Appropriateness shall be made on forms provided by the Planning Division. Applications shall include:
  - a. Plans and specifications showing the design, materials, colors, landscaping, and irrigation relating to the proposed improvements.
  - b. Where required, applications shall also show the relationship of the proposed work to the surrounding environs.
  - c. Applications for new construction in a Historic District or Neighborhood Conservation Area shall also include such relevant information as how the new improvement relates to the existing architectural style, scale, massing, site, streetscape, landscaping, and signage.
  - d. The Planning Division may require any additional information deemed necessary to make an informed judgment of the proposed work according to the standards of this Chapter.

2. Signature and fees required.

- a. Applications will not be accepted by the Planning Division without required signed application forms and permit.
- b. Any owner, owner's authorized representative or the City Manager, or his/her designee, may sign an application.
- c. Applicable fees shall be those established by City Council Resolution and published in the Schedule of Fees available from the Planning Division.

3. Indemnification.

- a. With the submittal of any application, the owner and/or applicant agrees that upon approval of its application the owner and/or applicant shall defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action or proceeding against the City of Riverside, its agents, officers or employees, that attacks, set asides, voids, or annuls, any approval by the City concerning:
  - i. Any such approval of the City: and/or
  - ii. An action taken to provide environmental clearance under CEQA by its advisory agencies, appeal boards or City Council.
- b. The owner and/or applicant shall execute an indemnification agreement in a form acceptable to the City Attorney.
- c. In the event any claim, action or proceeding is brought, the City shall promptly notify the owner and/or applicant of the existence of the proceeding and the City will cooperate fully in the defense of the proceeding. Nothing in this Section shall prohibit the City from participating in the defense of any proceeding.
- d. If the applicant is required to defend the City in connection with any proceeding described in this Section, the City shall retain the right to approve:
- e. The counsel to so defend the City;
- f. All significant decisions concerning the manner in which defense is conducted; and
- g. Any and all settlements, which approval shall not be unreasonably withheld.
- h. The City shall also have the right not to participate in the defense, except that the City agrees to cooperate with the applicant in the defense of the proceeding. If the City chooses to have counsel of its own defend any proceeding where the applicant has already retained counsel to defend the

City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

- B. Applicant requested workshop: Prior to an application being deemed complete the applicant may request that the Historic Preservation Officer place a workshop for the proposal on the next available Board agenda to discuss the proposal and seek input.
- C. Application Completeness Review: All applications filed with the Planning Division in compliance with this Title shall be initially reviewed by the Historic Preservation Officer, or Qualified Designee. The application shall be processed as follows:
1. Complete applications. The applicant shall be notified in writing of the determination either that all the submittal requirements have been satisfied and that the application has been accepted as complete.
  2. Incomplete applications. The applicant shall be notified in writing of the determination that specific information and or materials are still necessary to complete the application. The letter may also identify preliminary information regarding the areas in which the submitted plans are not in compliance with City standards and requirements.
  3. Withdrawals.
    - a. Submittal of withdrawals. All withdrawal requests shall be submitted in writing to the Planning Division, identifying the application being withdrawn.
    - b. Resubmittal of withdrawn applications. Any resubmittal of a withdrawn application shall require submittal of a new application along with the appropriate fees and a new case number will be assigned.
  4. City inactivity determination.
    - a. The City, at its discretion, may deem any application inactive if it remains incomplete for 180 calendar days from the date of the original submittal.
    - b. The City shall notify the applicant of its intention to deem the application inactive at least 30 calendar days prior to determination.
  5. Mutual agreement to extension of time. Nothing in this Section precludes the applicant and the City from mutually agreeing to an extension of any time limit provided by this Section.

(Ord. 7108 §1, 2010; Ord. 6263 § 1 (part), 1996)

**Section 20.25.025 Board Certificates of Appropriateness.**

Except as set forth in this Chapter, Certificates of Appropriateness shall be reviewed by the Cultural Heritage Board.

**Section 20.25.030 Administrative Certificates of Appropriateness.**

The Historic Preservation Officer or Qualified Designee may administratively approve, approve with conditions, refer to the Board, or deny a Certificate of Appropriateness as follows:

- A. For ~~all~~any Cultural Resources, including Landmarks (designated and eligible):
1. New or replacement fences, walls, awnings, and/or exterior lightings.
  - ~~1-2.~~ The in-kind replacement of historically ~~-~~correct architectural features or building elements, including windows, doors, exterior siding, roofs, porches, cornices, balustrades, stairs, and the like, that are deteriorated, damaged beyond restoration, or previously removed.
  3. The in-kind replacement of historically correct site, or contributing landscape features that are deteriorated, damaged beyond restoration, or previously removed.
  4. Removal or alteration of landscape features, such as walkways, planter walls, fountains, and in certain circumstances mature foliage, that contribute to the historic character of the property but are not designated or listed as contributing to a designated resource.

~~2.5. The removal of inappropriate additions or alterations to restore the original appearance of a structure~~

~~6. Paving for driveways, walkways and/or patios, and the addition of or alteration to driveway approaches, subject to WQMP requirements.~~

~~3.7. Exterior painting of commercial properties, and/or designated landmarks, and landmarks determined eligible for designation, including only those surfaces allowed to be painted include only those that were originally intended to be painted and exclude all other surfaces, such as brick, concrete, and stone.~~

B. For ~~all any~~ Cultural Resources, ~~except designated~~ ~~excluding~~ Landmarks:

~~1. One-story additions, auxiliary structures or similar (excluding attached garages) to a single-story structure, less than 50% of the size of the existing main structure (or 1000 square feet area, whichever is smaller, for residential), with limited or no visibility from public streets.~~

~~1.2. Two-story Accessory Dwelling Unit (ADU) and second-story additions to existing single-story structures auxiliary structures (excluding attached garages) for an ADU, when the main residence is at least two-stories in height~~

~~2. 2. Fences and walls.~~

~~3. 3. Awnings and signs.~~

~~4. 4. Removal or alteration of landscape features, such as walkways, planter walls, fountains, and in certain circumstances mature foliage, that contribute to the historic character of the property but are not designated or listed as contributing to a designated resource.~~

~~5. 5. Paving for driveways, walkways and/or patios, and the addition of or alteration to driveway approaches, subject to WQMP requirements.~~

~~6. 6. Exterior lighting.~~

~~7. 7. The removal of inappropriate additions or alterations to restore the original appearance of a structure.~~

~~8.3. 8. Demolition of a, or the replacement of a previously existing, one-story, detached garage and construction of a new one-story, detached garage that is architecturally compatible with the existing residence and character-defining features of the existing neighborhood and the area devoted to parking does not exceed 400 square feet, or the minimum size for a two-car garage as required by the City Zoning Code, whichever is greater. Maximum size of the structure shall not exceed City Zoning Code requirements.~~

C. For Non-contributing Features and Non-contributors in a Historic District, all actions except:

1. Demolition.

2. New and in-fill construction.

3. Large additions (increasing floor area by 100% or more).

4. Increasing the number of stories (e.g., adding a second story to a single-story structure).

D. Under A, B and C above, the Historic Preservation Officer or Qualified Designee may waive noticing requirements and/or formal application forms for cases that are immediately determined to meet all required findings because ~~they are so minor in nature or~~ involve alterations deemed insignificant or having no impact on the significance or integrity of the Cultural Resources.

(Ord. 7206 §15, 2013; Ord. 7108 §1, 2010; Ord. 6263 § 1 (part), 1996)

#### **Section 20.25.040 Referral to the Cultural Heritage Board.**

The Historic Preservation Officer or Qualified Designee may, in its sole discretion, decline to administratively review any application and refer the application to the Board. (Ord. 7206 §16, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

**Section 20.25.050 Principles and Standards of Site Development and Design Review.**

The Board and Historic Preservation Officer or Qualified Designee shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

A. For proposed projects involving individually significant Cultural Resources, the proposed project should demonstrate:

1. The application proposal is eConsistencyt or compatible compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction;
2. The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource;
3. Compatibility with context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings; and
- 1.4. Consistency with the principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

B. For proposed projects involving contributors or contributing feature within Historic Districts and Neighborhood Conservations Areas, the proposed project should demonstrate:

- 2.1. Compatibility with the height, scale, or massing of the contributor (or contributing feature) the Cultural Resource;The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements;
- 3.2. The Compatibility with colors, textures, materials, fenestration, decorative features, details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent of the contributor (or contributing feature) to the Cultural Resources;
3. The proposed change does not destroy or pose a substantial adverse change adversely affect an important architectural, historical, cultural or archaeological feature or features;
4. The proposed change does not adversely affectCompatibility with the context considering the following factors:of the Cultural Resource regarding grading,; site development,; orientation of buildings,; off-street parking,; landscaping,; signs,; street furniture;or public areas;relationship of the project to its surroundings;
- 5.1. The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features;
- 6.5. The project is consistentConsistency with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines; and
6. The project is consistentConsistency with the principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

C. For Non-contributors in a Historic District, the proposed project should demonstrate:

1. Compatibility with the height, scale, or massing of contributors within the Historic District, and as allowed by Title 19-Zoning;
2. Compatibility with the colors, textures, roof forms, and materials of contributors or the architectural period within the Historic District;
3. That the proposed project does not pose an adverse change to the Historic District or its context;
4. Consistency with the Citywide Residential Historic District Design Guidelines and the Historic District guidelines; and

7.5. Consistency with the principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

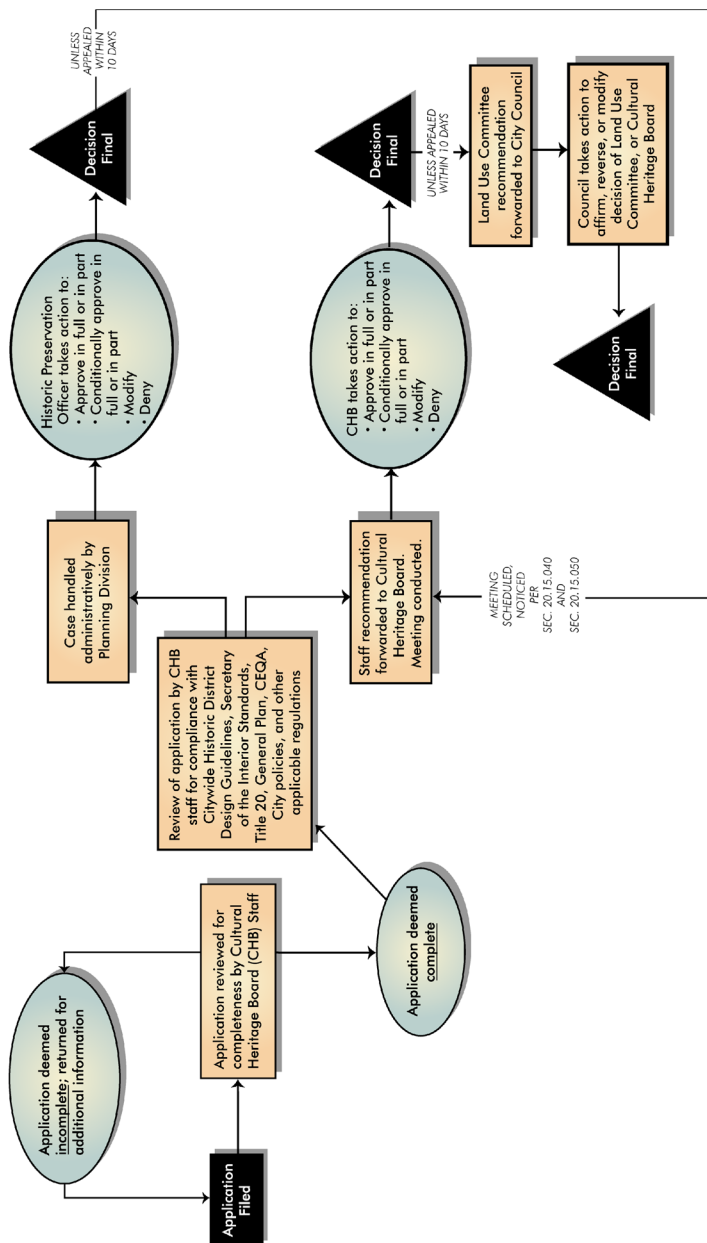
(Ord. 7206 §17, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

**Section 20.25.060 Appeals.**

For appeals of any approval, conditional approval or denial of a Certificate of Appropriateness under this Chapter, see Section 20.15.090(A) and/or 20.15.090(B) as applicable. (Ord. 7206 §18, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

**Section 20.25.070 Application of the State Historic Building Code.**

Pursuant to the California Health and Safety Code, the Building Official may apply the State Historic Building Code in permitting repairs, alterations and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of a designated Cultural Resource. (Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)



CHAPTER 20.26

ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

SECTIONS:

20.26.010 CULTURAL RESOURCES REPORT.

20.26.020 TRIBAL CONSULTATION.

Section 20.26.010 Cultural Resources Reports.

A Cultural Resources Report, meeting the requirements established by the Planning Division, may be required for any discretionary action that meets at least one on the following criteria, as determined by the Historic Preservation Officer or Qualified Designee:

- A. The proposed project has the potential to impact a Cultural Resource (designated or eligible) as defined in this Title.
- B. The proposed project has the potential to impact a structure that is over 50 years of age or may be eligible for City, State or National Designation.
- C. The project is located near a known archeological site such as:
  - 1. Within 1,000 feet of a documented site; or
  - 2. Within or adjacent to an area of high archeological sensitivity as defined by the City's General Plan.
- D. Contains site features such as:
  - 1. Steep slopes that are undeveloped;
  - 2. Canyons;
  - 3. Arroyos;
  - 4. Rivers or streams and/or adjacency;
  - 5. Rock outcroppings: and/or
  - 6. Undeveloped land at the base of steep slopes.
- E. The Eastern Information Center determination that a Phase 1 Archeological Study is necessary.

Section 20.26.020 Tribal Consultation.

When required, Tribal Consultation shall be completed in accordance with CEQA.

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## Chapter 20.35

### DUTY TO MAINTAIN

#### Sections:

- 20.35.010**      **Duty to Maintain.**  
**20.35.020**      **Relationship to Other Provisions.**

#### **Section 20.35.010 Duty to Maintain.**

Every person in possession or control, and the owner, of a Cultural Resource shall maintain and keep in good repair the exterior of that resource, and all interior portions necessary to prevent loss or deterioration of any cultural or structural integrity. "Good repair" means that level of maintenance and repair which clearly furthers the continued viability of a resource and/or premises for lawful reasonable uses and prevents loss or deterioration of the resource and/or premises. In addition to any other remedies available to the City, this section shall also be enforceable by the Code Enforcement Division of the Community & Economic Development Department to the full extent permissible by law. (Ord. 7108 §1, 2010; Ord. 6775 §1, 2004 (part); Ord. 6263 §1 (part), 1996)

#### **Section 20.35.020 Relationship to Other Provisions.**

Any duties or obligations set forth in this Title are in addition to those set forth in Title 6, including Chapters 6.11 ("Maintenance and Rehabilitation of Vacant and Neglected Buildings"), 6.14 ("Property Maintenance"), and 6.15 ("Abatement of Public Nuisances"). If there is any conflict between this Title and any other provision of the Municipal Code, except as provided herein, Title 20 shall prevail. (Ord. 7108 §1, 2010; Ord 6775 §1, 2004 (part))

## Chapter 20.40

### ENFORCEMENT AND PENALTIES

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#### Section 20.40.040 Stop Work Orders.

The Community & Economic Development Director or designee has the authority to issue a Stop Work Order for any violation or threatened violation of this Title. A Stop Work Order shall be written in the format deemed appropriate by the issuer. The Stop Work Order shall remain in effect until written notice of rescission by the Community & Economic Development Director or designee, or until City Council action to remove or modify the order, in addition to any other enforcement under any other provision of the Municipal Code or law. (Ord. 7206 §22, 2013; Ord. 7108 §1, 2010)

#### Section 20.40.050 Remedies.

~~A. The City may impose one or more of the following remedies to address any violation of this Title. Remedies shall apply to any violation of this Title~~

~~A.B. Selection is in Remedies are at~~ the sole discretion of the City ~~and may include one or more of the following:-~~

~~1. Retroactive Compliance. Apply for and obtain a Certificate of Appropriateness as defined in Chapter 20.25, including compliance with all conditions. Administrative Certificate of Approvals and Non-contributors in a Historic District:~~

~~a. A retroactive Certificate of Appropriateness as defined in this Title shall be required; and~~

~~b. All conditions of the Certificate of Appropriateness shall be satisfied.~~

~~2. Board Issued Certificate of Appropriateness - Retroactive compliance.~~

~~a. A retroactive Certificate of Appropriateness as defined in this Title shall be required; and~~

~~a-b. All conditions of the Certificate of Appropriateness shall be satisfied.~~

~~3. Restoration.~~

~~a. A violation may be abated by restoring or reconstructing the Cultural Resource to its original condition prior to the violation.~~

~~b. The violator must obtain a Certificate of Appropriateness prior to restoration.~~

~~c. Restoration shall use as much of the original material as possible. The City can compel the violator to perform or provide for the restoration, or the City may perform or provide the restoration and recover all of its costs from the violator.~~

~~b-d. The City may place a lien on the property as provided for in Municipal Code chapter 6.15.~~

~~4. Civil Penalty.~~

~~a. If, in the sole judgment of the City, Restoration is not feasible, the City Council may impose a civil penalty equal to the cost of restoring the Cultural Resource to its pre-violation condition, and all administrative and enforcement fees.~~

~~b. The City shall fix the costs through appraisals or by soliciting bids.~~

~~c. All collected funds shall be set aside and used only for CLG duties and required responsibilities.~~

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## Chapter 20.45

### AMENDMENT AND SEVERABILITY

#### Sections:

- 20.45.010**      **Amendment.**  
**20.45.020**      **Procedures.**  
**20.45.030**      **Severability.**

#### **Section 20.45.010**      **Amendment.**

Amendments to this Title may be initiated in any one of the following manners:

- A. Upon Minute Action of the City Council.
- B. Upon Minute Action of the Cultural Heritage Board.
- C. Upon the written request of the Community & Economic Development Director or designee.
- D. Upon application by a property owner or owners of any parcel subject to this Title and subject to payment of a fee.

(Ord. 7206 §23, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

#### **Section 20.45.020**      **Procedures.**

- A. Recommendation and Approval. Any proposed amendment to this Title must first be sent to the Board for review and recommendation. The Board shall recommend that the City Council amend, not amend, or amend the proposal as modified by the Board. The City Council is the final approving authority.
- B. Notice. The Cultural Heritage Board shall hold a public hearing on any amendment. Notice of the hearing shall be published in at least one newspaper of general circulation within the City at least ten days prior to the hearing.
- C. Adoption. Amendments of this Title shall be adopted by ordinance of the City Council, which constitutes final action.
- D. Required Findings. In acting to approve an amendment ~~to the Zoning Ordinance Text or Map,~~ the City Council shall make the following findings:
  1. The proposed Amendment is generally consistent with the goals, policies, and objectives of the General Plan; and
  - ~~2. The proposed Amendment will not adversely affect surrounding properties; and;~~
  - 3.2. The proposed Amendment complies with the purposes of this Title ~~as set forth in Chapter 20.05.~~ (Ord. 7108 §1, 2010)

#### **Section 20.45.030**      **Severability.**

If any section, sentence, clause, or phrase of this Title is for any reason held to be invalid by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Title. The City Council declares that it would have passed this ordinance and adopted this Title, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid. (Ord. 7108 §1, 2010)

## Chapter 20.50

### DEFINITIONS

#### Sections:

- 20.50.010 Definitions.  
20.50.020 Interpretation.

#### Section 20.50.010 Definitions.

For the purposes of this Title, these terms are defined as follows:

~~A. "Alteration" means any change, modification, or demolition, through public or private action, to the character-defining or significant physical features of properties affected by this Title. In the case of Cultural Resources that are buildings or structures, "alteration" shall include changes to the exterior unless otherwise designated per the designating resolution or per the requirements of the Secretary of Interior's Standards for the Treatment of Historic Properties.~~ Such changes may be: changes to, or modifications of, structural or architectural details, or visual characteristics; grading; surface paving; the addition of new structures; the cutting or removal of designated trees, landscapes or other natural features; the disturbance of archaeological sites or areas; or the placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or historical qualities of the Cultural Resource.

~~B. "Board" means the Cultural Heritage Board.~~

~~C. "Certificate of Appropriateness" means a certificate, issued by the Board or Historic Preservation Officer or Qualified Designee that approves plans, specifications, or statements of work for any proposed alteration, removal, relocation or demolition of any Cultural Resource.~~

~~D. "Certified Local Government (CLG)" means a local government certified under federal law by the California State Office of Historic Preservation for the purpose of more direct participation in federal and State historic preservation programs.~~

~~E. "Character Defining Features" means the overall shape of the building, its materials, craftsmanship, decorative details, architectural features, and the various aspects of its site and environment. the following natural or manmade elements of a Cultural Resource: design general arrangement or components of an improvement, such as site placement, height, scale, and setback; the type, color, and texture of the building materials; construction method; the type and style of windows, doors, lights, signs, and other fixtures. Character Defining Features of buildings or structures are generally external.~~

~~F. "Contributing Feature" means a site, improvement, or natural feature within a Historic District, Neighborhood Conservation Area, or individually significant property that provides appropriate historic context, historic architecture, historic association, or historic value, or is capable of yielding important information about the period including, but not limited to, streets, curbs, sidewalks, streetlights, street furniture, signs, landscaping, monuments, and works of art, gutters, setbacks, signage, parkway, alleys, walls, fencing, and gates. to a Historic District, Neighborhood Conservation Area, or individually significant property means a site, improvement, or natural feature that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period. Examples of Contributing Features include, but are not limited to: streets, curbs, sidewalks, streetlights, street furniture, signs, landscaping, monuments, and works of art, gutters, setbacks, signage, parkway, alleys, walls, fencing, and gates. Contributing Features in Historic Districts, Neighborhood Conservation areas, or individually significant properties are subject to the Certificate of Appropriateness process.~~

~~G. "Contributor" means a building or structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period. to either a Historic District or a Neighborhood Conservation~~

~~Area means a building structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period. Contributors in Historic Districts and Neighborhood Conservation areas are subject to the Certificate of Appropriateness Process.~~

~~H. —~~ **“Cultural Landscape”** means a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

~~I. —~~ **“Cultural Resource”** means improvements, natural features, sites, Cultural Landscapes, or other objects, which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political, military, historical or archaeological significance. This includes Designated Cultural Resources, Eligible Cultural Resources, and Contributing Features to Historic Districts and Neighborhood Conservation Areas. A “Point of Cultural Interest” as recognized under Title 20 is expressly not a “Cultural Resource” under this definition.

~~J. —~~ **“Cultural Resources Overlay Zone”** means a Title 19 zoning category applied to a property identified as a Designated Cultural Resource. ~~a Historic District to notify the owner and the public. Upon adoption of a historic district resolution by the City Council, the Planning Division shall initiate a rezoning case to apply the CR-Cultural resources overlay zone to the properties within the district. This process shall follow the requirements outlined in Title 19.~~

~~K. —~~ **“Cultural Resources Survey”** means a project that surveys and identifies properties within the City according to the standards set forth in National Register Bulletin #24. Completed surveys shall have findings adopted by City Council, as a consent or discussion item.

~~L. —~~ **“Design Guidelines”** means the document approved by the Board which illustrates appropriate and inappropriate methods of alteration and construction. The purpose of design guidelines is to promote appropriate design and decision-making and to preserve the integrity and Character Defining Features of Cultural Resources. The Secretary of the Interior's Standards for the Treatment of Historic Properties shall serve as design guidelines where there exist no other established design guidelines.

~~M. —~~ **“Designated Cultural Resource”** means any cultural resource that has been designated a City Landmark, Structure or Resource of Merit, Historic District, or Neighborhood Conservation Area (prior to 2006); County Landmark, County Historic Preservation District, a California Point of Historical Interest or Historical Landmark; a National Heritage Landmark; or is listed in the National Register of Historic Places or the California Register of Historical Resources.

~~N. —~~ **“Eligible Cultural Resource”** means a cultural resource or historic district which has been determined by the Historic Preservation Officer or Qualified Designee, Board, or City Council to meet the City’s designation criteria pursuant to a survey prepared by a professional meeting the Secretary of the Interior's standards which either documents the resource, records the resource on the State Department of Parks and Recreation survey forms, or has been so designated by the California State Historic Preservation Officer.

~~O. —~~ **“Historic District”** means an area which contains:

- A. ~~1~~A concentration, linkage, or continuity of cultural resources, where at least fifty percent of the structures or elements retain significant historic integrity, (a “geographic Historic District”) or
- B. ~~2~~A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a historic district by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a “thematic Historic District”).

In addition to either **A** or **B** above, the area also:

1. ~~3~~Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

2. ~~4~~ Is identified with persons or events significant in local, State, or national history;
3. ~~5~~ Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. ~~6~~ Represents the work of notable builders, designers, or architects;
5. ~~7~~ Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
6. ~~8~~ Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
7. ~~9~~ Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
8. ~~10~~ Has yielded or may be likely to yield, information important in history or prehistory.

~~P.~~ **"Historic Preservation Officer"** is the person selected by the Community & Economic Development Director for the City of Riverside and appointed by the City Manager to administer the Cultural Resources program, including professional support to the Board, management of both the Board's Certificate of Appropriateness process, and execution of the Administrative Certificate of Appropriateness process. The Historic Preservation Officer shall meet the requirements of the Department of the Interior, National Park Service as set forth in appendix A to Title 36, Part 61 (Professional Qualification Standards).

~~Q.~~ **"Improvement"** means any building, structure, fence, gate, wall, landscaping, planted tree, work of art, or other man-made physical feature of real property, or any part of such feature which is not a Natural Feature.

~~R.~~ **"In-kind Replacement"** means to match the old in material, design, color, and texture, when sufficient information is known about the original to be replaced. Refer to the Secretary of Interior Standards for Historic Properties for more specific information on in-kind replacement as applies to the appropriate level of treatment (i.e.: preservation, rehabilitation, restoration, or reconstruction). If sufficient information is not known about the original to be replaced, in-kind replacement is not possible.

~~S.~~ **"Integrity"** means the ability of a cultural resource to convey its significance. To retain integrity a cultural resource must retain most of the aspects that closely relate to the resource's significance including location, design, setting, materials, workmanship, feeling, and association.

~~T.~~ **"Land Use Committee"** means the Utility Services, Land Use and Energy Development Committee.

~~U.~~ **"Landmark"** means:

~~A.~~ ~~→~~ Any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity; ~~and~~

~~A-B.~~ ~~→~~ Meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning,

or cultural landscape;

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

An Improvement or Natural Feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a Landmark, may qualify as a Structure or Resource of Merit (see subsection EE, below).

An Improvement or Natural Feature meeting one or more of the above criteria, yet not formally designated as a Landmark by the City Council, may be an eligible Landmark.

~~V.~~ — **“Moratorium”** means a suspension of an ongoing or planned development activity or permits.

~~W.~~ — **“Natural Feature”** means any naturally occurring tree, plant life, habitat, geographical or geological site or feature, but does not include Improvements.

~~X.~~ — **“Neighborhood Conservation Area”** means an area that:

- A. Provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B. Represents established and familiar visual features of a neighborhood, community, or of the City;
- C. Reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or
- D. Conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship or association.

Designation of Neighborhood Conservation Areas is no longer allowed. Those designated prior to May 2006 shall remain in effect and subject to this Title and may be modified or de-designated.

~~Y.~~ — **“Non-contributing Feature”** of a Historic District, Neighborhood Conservation Area, or individually significant property means a site, improvement, or natural feature within a Historic District or Neighborhood Conservation Area that does not provide appropriate historic context, historic architecture, historic association or historic value, or is not capable of yielding important information about the period, because that element:

- A. Was not present during the district’s or area's period of historic significance; or
- B. No longer possesses integrity due to alterations, disturbances, additions, or other changes; and
- C. Does not independently meet the designation criteria as defined in this Title.

~~Non-contributing Features in Historic Districts and individually significant properties are subject to the Certificate of Appropriateness requirements; however, the principles, issues and standards are different than for Contributing features. Non-contributing features in Neighborhood Conservation Areas are not subject to the Certificate of Appropriateness requirements.~~

~~Z.~~ — **“Non-contributor”** to either a Historic District or a Neighborhood Conservation Area means a building structure within a Historic District or Neighborhood Conservation Area that does not provides appropriate historic context, historic architecture, historic association or historic value, or is not capable of yielding important information about the period, because that building structure:

- A. Was not present during the district’s or area's period of historic significance; or
- B. No longer possesses integrity due to alterations, disturbances, additions, or other changes; and
- C. Does not independently meet the designation criteria as defined in this Title.

~~Non-contributors in Historic Districts are subject to the Certificate of Appropriateness requirements; however, the principles, issues and standards are different than for Contributors. Non-contributors in Neighborhood Conservation Areas are not subject to the Certificate of Appropriateness requirements.~~

~~AA.~~ **“Person”** means any natural person, property owner, or occupant; association, company, corporation or other legal entity; local, city, county, or federal agency.

~~\_\_\_\_\_~~ **“Point of Cultural Interest”**

- A. Criteria. Point of Historical Interest means a site, of local significance, meeting one or more of the following criteria:
  - 1. Has anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value;
  - 2. The original physical feature(s) no longer exist to an appreciable extent; and
  - 3. Is found to not qualify as a Recognized Cultural Resource or an Eligible Cultural Resource.
- B. Not Cultural Resources. Points of Cultural Interest are recognized, not designated, and do not qualify as a Cultural Resource by virtue of their recognition.
- C. Intent. The purpose of Points of Cultural Interest is to recognize otherwise-intangible historic facts about a place in the City. Points of Cultural Interest are strictly informational in nature.
- D. Relationship with other laws. Points of Cultural Interest are specifically and expressly intended to not have any significance under the California Environmental Quality Act (“CEQA”) (Public Resources Code section 21000 et seq.) or the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.), the National Environmental Protection Act, or any other environmental law, statute, or regulation.

~~BB.~~ **“Preservation”** means the identification, study, protection, restoration, rehabilitation, and/or acquisition of cultural resources.

~~CC.~~ **“Qualified Designee”** means the person(s) designated by the Historic Preservation Officer who meets the requirements of the Department of the Interior, National Park Service as set forth in Appendix A to Title 36, Part 61 (Professional Qualification Standards).

~~DD.~~ **“Resource of Merit”** see “Structure or Resource of Merit,” below.

~~EE.~~ **“Secretary of Interior's Standards for the Treatment of Historic Properties”** means the guidelines prepared by the National Park Service for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and the standards for historic preservation projects prepared by the National Park Service with the most current Guidelines for Applying the Standards.

~~FF.~~ **“Structure (or Resource) of Merit”** means:

~~A.~~ ~~Any~~ Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, while retains sufficient integrity; and:

~~A.B.~~ Meets on or more of the following criteria:

- 1. Has a unique location, ~~or embodies a~~ singular physical characteristics, or is contains a view or vista representing an established and familiar visual feature ~~of a~~ within a neighborhood, community or ~~of the City~~ area.
- 2. Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area;
- 3. Is connected with a business or use which was once common but is now rare;
- ~~4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;~~

~~5.4.~~ Has yielded or may be likely to yield, information important in history or prehistory; or

~~6.5.~~ Represents An improvement or Cultural Resource that no longer exhibits the high degree of integrity



sufficient for Landmark designation, yet still retains ~~sufficient~~necessary integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7206 §24, 2013; Ord. 7108 §1, 2010)

**Section 20.50.020 Interpretation.**

The Historic Preservation Officer or Qualified Designee has the discretion to interpret the above terms, in addition to any other term in applying this Title. In applying this Title, the Historic Preservation Officer or Qualified Designee may, in its discretion, request from the Board a definition, interpretation, or an opinion regarding any defined term, or any other term. (Ord. 7206 §25, 2013; Ord. 7108 §1, 2010)