

Town of Danville

32-72.2 Definitions. As used in this chapter unless otherwise provided:

- a. Alteration shall mean an exterior change or modification of heritage resource or of property located within a historic district including, but not limited to:
 1. Exterior changes to or modifications of structure, architectural details or visual characteristics such as paint color and surface texture;
 2. Grading or surface paving;
 3. Construction of new structures;
 4. Cutting or removal of trees and other natural features;
 5. Disturbance of archaeological sites or areas; and
 6. The placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories that affect the exterior visual qualities of the property;
- b. Architectural feature shall mean the architectural elements embodying style, design, general arrangements and components of all of the outer surfaces of any improvements, including, but not limited to, the kind, color and texture of the building materials and the style and type of all windows, doors, lights, signs and other fixtures appurtenant to a structure;
- c. Designated heritage resource shall mean a site, improvement, appurtenance, natural feature or other object that has been designated under Division 2 of this section;
- d. Heritage Resource Commission shall mean the Heritage Resource Commission established under Chapter II, Section 2-10;
- e. Improvement shall mean a building, structure, place, parking facility, fence, gate, wall, work of art or other object constituting a physical addition to real property, or any part of the physical addition;
- f. Major alteration shall mean an application involving a modification to one (1) or more of the following items:
 1. Additions to a structure;
 2. Construction of a new building;
 3. Exterior building materials, not including items listed in paragraph h. of this subsection;
 4. Grading;
 5. Natural features designated as a heritage resource.
- g. Minor alteration shall mean an application involving a modification to one (1) or more of the following items:
 1. Building color;
 2. Signs;
 3. Light fixtures;
 4. Plant materials, landscape, hardscape, or paving not including natural features designated as a heritage resource;
 5. Street furniture;
 6. Awnings;
 7. Doors and windows.
- h. Natural feature shall mean a tree, significant landscaping feature or significant geological formation;
- i. Owner shall mean the person whose name appears as the owner of a site, improvement or natural feature on the last assessment roll of Contra Costa County;
- j. Preservation shall mean the identification, study, protection, restoration, rehabilitation, reconstruction, relocation or enhancement of a heritage resource;
- k. Site shall mean a parcel or portion of real property. (Ord. #89-8, §8-5802)

City of Davis

Section 40.23.030 Definitions.

For the purpose of this article the following words shall have the meanings respectively ascribed to them by this section.

- a. "Alteration" means any exterior change or modification, through public or private action, of any historical resource, outstanding historical resource, or of any property located within an historic district which involves exterior changes to or modification of a structure, its surface

- texture, or its architectural details; new construction; demolition; relocation of structures onto, off of, or within a designated property; or other changes to the site affecting the significant historical or architectural features of the property.
- b. "Alteration permit" means a permit whose issuance is approved by the historical resources management commission or upon appeal by the city council and which authorizes its recipient to make specified exterior alterations to a historical resource, outstanding historical resource, or to an improvement located within a historic district.
 - c. "Commission" means the historical resources management commission established pursuant to the provisions of this article.
 - d. "Exterior architectural feature" means the architectural elements embodying style, design, general arrangement, and components of all the outer surfaces of an improvement, including, but not limited to, the kind, color, and texture of the building materials and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.
 - e. "Historical resource" means buildings, structures, signs, features, sites, places, areas, or other improvements of scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to citizens of the city of Davis and designated as such by the city council pursuant to the provisions of this article.
 - f. "Historical resource/district" collectively means a designated historical resource, an outstanding historical resource, and a historic district.
 - g. "Historic district" means any area which has a special character, historical interest, aesthetic value, or archaeological significance or which represents one or more architectural periods or styles typical of the history of the city, and which constitutes a distinct section of the city that has been designated a historic district pursuant to this article.
 - h. "Improvement" means any building, structure, place, fence, gate, landscaping, tree, wall, parking facility, work of art, or other object constituting a physical feature of real property or any part of such feature.
 - i. "Ordinary maintenance and repair" means any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration of or damage to the exterior feature of any structure or property or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration or damage.
 - j. "Outstanding historical resource" means buildings, structures, signs, features, sites, places, areas, or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the city of Davis and designated as such by the city council pursuant to the provisions of this article. An outstanding historical resource is deemed to be so important to the historical and architectural fabric of the city that its loss would be a major loss to the city. (Ord. No. 1270, § 2 (part); Ord. No. 1314, § 1; Ord. No. 1784, § 1 (part).)

City of Eureka

157.01 Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Alteration. Any modification to the exterior of a structure that would be visible from a public way and for which a building permit is required, other than a demolition.

Appraisal. An appraisal of the fair market value of a property or structure performed by an appraiser selected jointly by the city and the owner of the property or structure being appraised or, if the city and the owner do not agree on a joint selection within 15 days after an appraiser is first proposed, an appraisal performed by an appraiser selected by the owner from a panel of three appraisers nominated by the city.

Demolition. The destruction or removal of a structure, or parts of a structure substantially equivalent to the whole.

Designated Property. Any lot, and any structures on that lot, designated pursuant to §§ 157.04 and 157.05 of this chapter.

District Property. Any lot, and any structures on that lot, which is or are wholly or partly within a preservation district.

Effective Date. The date, inserted by the City Clerk in this section, on which this chapter becomes effective under the Charter; that is, April 19, 1996.

Eligible Property. Each lot, and any structures on that lot, listed in Exhibit A which includes properties listed in "Eureka, An Architectural View," by the Eureka Heritage Society, Inc., and each lot, and any structures on that lot, in a preservation district.

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Historic Preservation Commission. The Historic Preservation Commission created pursuant to § 157.02 of this chapter.

HPC. The Historic Preservation Commission created pursuant to § 157.02 of this chapter.

Preservation District. Each of the districts described or listed in Exhibit B, and any district within the city which is designated pursuant to §§ 157.04 and 157.05 of this chapter.

Taking. A restriction under this chapter which affects the value or use of a property so severely that the city would be required to compensate the owner of the property under the Fifth Amendment to the U.S. Constitution; Article 1, Section 19 of the California Constitution; or other applicable law. (Ord. 607-C.S., passed 3-19-96)

City of Fresno

13-402. Definitions.

Unless the particular provision or the context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning and application of words and phrases used in this article, and, except to the extent that a particular word or phrase is otherwise specifically defined in this section, the definitions and provisions contained in Article 3 (commencing with Section 1-301) of Chapter 1 of this Code shall also govern the construction, meaning, and application of words and phrases used in this article. The definition of each word or phrase shall constitute, to the extent applicable, the definition of each word or phrase which is derivative from it, or from which it is a derivative, as the case may be.

- a. "Alteration" shall mean any change or modification requiring a city permit, through public or private action, of any Historic Resource or any property located within an Historic District including, but not limited to: changes to designated interior architectural features; exterior changes to or modification of structural details, architectural details or visual characteristics such as doors, windows, surface materials and texture, grading or surface paving; addition of new structures; cutting or removal of trees, landscaping or other natural features; disturbance of archaeological sites or areas; and the placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the resource or property.
- b. "Building" shall mean any construction created primarily to shelter any form of human activity.
- c. "California Register of Historical Resources" shall mean the authoritative guide in California to be used by state and local agencies, private groups and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial change.
- d. "Certified Local Government Program" shall mean the established partnership between the City of Fresno and the State Historic Preservation Office designed to identify, evaluate and protect historic resources within the city and to enable the city to participate in the benefits which result from that partnership.
- e. "Commission" shall mean the Historic Preservation Commission.
- f. "Conservation/District Plan" shall mean the plan adopted after the formation of an Historic District which shall govern the manner in which the preservation objectives of the District will be attained.
- g. "Contributor to a Local Historic District" shall mean an individual Historic Resource which contributes to the significance of a Local Historic District (LHD) under the criteria set forth in this article.
- h. "Contributor to a National Register Historic District" shall mean an individual Historic Resource which contributes to the significance of a National Register Historic District (NRD) under the criteria set forth in this article.

- i. "Cultural" as used in this article shall include traditional cultures including but not limited to Native American or other identifiable ethnic groups.
- j. "Demolition" shall mean the act that destroys in whole or in part a designated Historic Resource.
- k. "Design Review Committee" shall mean an entity created to enforce the Conservation/District Plan for any Local Historic District.
- l. "Exterior Architectural Feature" shall mean the architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of a building, structure or object, including but not limited to the type of building materials and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building, structure or object.
- m. "Feasible" shall mean capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.
- n. "Heritage Property" shall mean a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource under this article.
- o. "Historic Resource" shall mean any building, structure, object or site that has been in existence more than fifty years and possesses integrity of location, design, setting, materials, workmanship, feeling and association, and: is associated with events that have made a significant contribution to the broad patterns of our history, or is associated with the lives of persons significant in our past, or embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master or possesses high artistic values; or has yielded, or may be likely to yield, important information in prehistory or history; and has been designated as such by the Council pursuant to the provisions of this article.
- p. "Interior Architectural Features" shall mean the interior architectural elements and fixtures that have special historical, architectural, cultural or aesthetic interest or values and have been designated as such by the Council pursuant to the provisions of this article.
- q. "Landscaping" shall mean natural and cultural resources including vegetation, natural features, structures, objects, roads or waterways, designed, shaped or modified by human activity. Such landscaping is either recognized as individually significant or identified within a nomination as significant in reference to the primary resource; and has been designated as such by the Council pursuant to the provisions of this article.
- r. "Local Register of Historic Resources" shall mean the inventory of buildings, structures, objects, sites and districts designated by the Council as Historic Resources or Historic Districts pursuant to the provisions of this article.
- s. "Local Historic District" (LHD) shall mean any finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. The Local Historic District must be significant as well as identifiable and it must meet Local Register Criteria for listing on that Register.
- t. "National Register of Historic Places" shall mean the official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, engineering and culture as authorized by the National Historic Preservation Act of 1966.
- u. "National Register Historic District" (NRD) shall mean any finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. The National Register Historic District must be significant as well as identifiable and it must meet National Register Criteria for listing on that Register.
- v. "Non-contributor" shall mean any building, structure, object or site that does not contribute the significance of the Historic District in which it is located.
- w. "Object" shall mean any construction that is primarily artistic in nature or is relatively small in scale and simply constructed. Although an object may be, by nature or design, movable, it is associated with a specific site or environment, such as fountain or boundary marker.

- x. "Preservation" shall mean the act or process of applying measures to sustain the existing form, integrity and material of an historic property. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.
- y. "Reconstruction" shall mean the act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or a part thereof, as it appeared at a specified period of time.
 - a. "Regulated Permits" shall mean any permit issued for any work on an Historic Resource or within any Historic District.
 - aa. "Rehabilitation" shall mean the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.
 - bb. "Restoration" shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
 - cc. "Secretary" shall mean the Director of Housing and Neighborhood Revitalization or his or her designee.
 - dd. "Secretary of the Interior's Standards" shall mean the Secretary of the Interior's Standards for the Treatment of Historic Properties published by the U.S. Department of the Interior.
 - ee. "Site" shall mean the location of a significant event, a prehistoric or historic occupation or activity where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing structure, including but not limited to a designed landscape or the ruins of a building or structure.
 - ff. "Specialist" shall mean the Historic Preservation Specialist serving as staff to the Historic Preservation Commission.
 - gg. "Specific Plan Design Review Committee" shall mean the entity created to enforce the Conservation/District Plan for any Local Historic District created as the result of the adoption of a Specific Plan.
 - hh. "Stabilization" shall mean the act or process of applying measures designed to reestablish a weather resistant enclosure or the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.
 - ii. "State Historic Building Code" shall mean Title 24, Building Standards, Part 8, California Code of Regulations.
 - jj. "Structure" shall mean any construction created for purposes other than creating human shelter, including but not limited to a bridge or water tower.
 - kk. "Survey" shall mean historic resource surveys conducted in accordance with Certified Local Government Program and state standards and procedures.
 - ll. "Unreasonable Economic Hardship" shall mean facts and circumstances which establish that there are no feasible measures that can be taken which will enable the property owner to make a reasonable beneficial use of the property or derive a reasonable economic return from the property in its current form.

City of Glendale

15.20.020 Definitions.

For the purposes of this chapter the following words and phrases shall have the meaning(s) ascribed herein:

"Demolition" means destruction that is so extensive that the historic character of a designated historic resource is completely removed and cannot be repaired or replaced.

"Glendale register of historic resources" means the official list of designated historic resources in the city of Glendale and any properties specified in the historic preservation element of the Glendale general plan.

"Historic district" means a geographic area including thematic areas encompassing designated historic resources within specific boundaries as adopted by city council.

"Historic resource" means any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, archaeological, engineering, scientific, economic, agricultural, educational, social, political or military heritage of the city of Glendale, the state of California, or the United States and which has been designated

as historically significant in the National Register of Historic Places, the state of California Register of Historical Resources, the Glendale register of historic resources, or the historic preservation element of the Glendale general plan.

"Major alteration to historic resources" means alteration to a structure or site which does not conflict with the historic integrity of the historic resource which exceeds the size specification for minor alterations as defined herein.

"Minor alteration to historic resources" means alteration to a structure which does not conflict with the historic integrity of the historic resource and does not involve an addition of square footage or modification of an existing structure exceeding four hundred square feet of building area or modification of more than one thousand square feet of site area within a historic resource.

"Potential designated historic resource or district" means a resource or district which is officially proposed for listing in the Glendale register of historic resources or the historic preservation element for which a final action has not occurred. (Ord. 5110 § 8, 1996: prior code § 21-01)

Town of Los Gatos

29.10.020. Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings ascribed to them in this section unless the context clearly indicates otherwise:

Demolition (historic structures) means:

1. Removal of more than twenty-five (25) percent of a wall(s) facing a public street(s) or fifty (50) percent of all exterior walls; or
2. Removal of more than fifty (50) percent of the interior structural elements unless the Building Official determines that the removal is the only reasonable means available to comply with the standards for seismic loads and forces of the Uniform Building Code; or
3. Enclosure or alteration of more than fifty (50) percent of the exterior walls so that they no longer function as exterior walls; or
4. A proposed alteration, which in combination with other alterations of the building authorized within the preceding five (5) years will represent a change defined in subsections (1), (2) or (3) above.

The remaining exterior walls must be contiguous and must maintain either the interior or exterior wall covering. This definition shall not apply to a structure located in a historic district that is not a contributor; however the structure shall be subject to the provisions of the definition of "demolition (nonhistoric structures)."

City of Pasadena

2.75.120 Definitions.

Unless it is plainly evident from the content that a different meaning is intended, certain words and phrases used in this chapter are defined as follows:

- A. "Alteration" means any change in the improvement.
- B. "Certificate" means a certificate of appropriateness as required by this chapter.
- C. "Director" means the director of planning and permitting, any successor individual, or the director's designee.
- D. "Demolition" means an act or process that destroys or razes in whole or in part a building, structure or site or permanently impairs its structural integrity.
- E. "Council" means the city council of the city.
- F. "Cultural resources" means areas, districts, streets, places, buildings, structures, outdoor works of art, natural features and other objects having a special historical, cultural, archeological, architectural, community or aesthetic value.
- G. "Fixture" means a decorative or functional device permanently affixed to the site or the interior or exterior of a structure and contributing to its ability to meet landmark or treasure criteria. "Permanently affixed" includes, but is not limited to, attachment by screws, bolts, pegs, nails or glue, and may include such attachment methods as rope, glass or leather if such 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.

- H. "Improvement" means any place, building, structure or work of art or similar object constituting a physical addition of real property or any part of such addition.
- I. "Landmark" means any site or improvement, manmade or natural, which has special character or special historical, cultural, architectural, archeological, community or aesthetic value as part of the heritage of the city or the United States and which has been designated as a landmark pursuant to the provisions of this chapter.
- J. "Landmark district" means any area which contains a number of structures or natural features having a special character or special historical, cultural, architectural, archeological, community or aesthetic value, as set forth in the revised zoning ordinance, and designated as such by the council.
- K. "Member" means any member of the cultural heritage commission.
- L. "Natural feature" means any tree, plant life or geological element subject to the provisions of this chapter.
- M. "Owner" means the person appearing as the owner of such improvement, natural feature or site on the last equalized assessment roll of the county of Los Angeles.
- N. "Pasadena historic treasure" or "historic treasure" means any cultural resource which has outstanding character or outstanding historical, cultural, architectural, archaeological, community or aesthetic value as part of the heritage of the city, region, state or the United States and which has been designated as a Pasadena historic treasure pursuant to the provisions of this chapter.
- O. "Person" means any individual, association, partnership, firm, corporation, public agency or political subdivision.
- P. "Removal" means the displacement from the site of a cultural resource of any device, feature, fixture, hardware, structural or decorative material contributing to the cultural, historic or architectural character of the cultural resource.
- Q. "Secretary of the Interior's Standards" or "Secretary's Standards" means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- R. "Site" means any parcel or portion of real property which has special character or special historical, cultural, archaeological, architectural, community or aesthetic value.
- S. "Structure" means a work made up of interdependent and interrelated parts in a definite pattern or organization.
- T. "Structure of merit" means a structure not designated or eligible for designation as a landmark or a Pasadena historic treasure, that (1) is representative of an architectural style or period; (2) if altered, is not significantly diminished in character by such alterations; and (3) if deteriorated, is in preservable condition. In addition, a structure of merit must meet at least one of the following criteria:
 1. It is a cultural resource that contributes to a designated or potentially eligible landmark district.
 2. It is a cultural resource that contributes to a thematically related grouping of structures linked by design, type, plan or physical development.
 3. It has architectural features that are rare or nonexistent on other structures in the city. (Ord. 6820 § 45 (part), 2000; Ord. 6610 § 2C, 1994; Ord. 6492 §§ 1, 2, 1992; Ord. 6311 §§ 4, 5, 1989; Ord. 6229 § 2 (part), 1987)

City of Redondo Beach

10-4.104. Definitions.

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases are defined as follows:

"Alteration" means any exterior change or modification of any landmark or of any improvement located on a property within an historic district including, but not limited to, exterior changes to or modifications of an improvement, or a structure or any of its architectural details or visual characteristics, including paint color and surface texture, grading, surface paving, and new structures.

Alteration, minor. "Minor alteration" means an alteration that has been determined to have limited potential to affect the defining character and architectural style of the subject structure or resource. In no case shall minor alterations include actions involving new construction or full or

partial demolition of a resource, or actions requiring approval on the basis of a finding of economic hardship.

“Certificate of appropriateness” means a certificate approving such plans, specifications, design, or statements of work, for any proposed alteration, restoration, demolition, removal, or relocation, in whole or in part, of or to improvements relative to landmarks or any property within a historic district.

“Commission” means the Preservation Commission established by Chapter 14, Title 2 of this Code.

“Contributing building” means a building within an historic district that has a special character, special historic or aesthetic interest or value, and is incorporated into the district for that reason.

“Demolition” means any acts that destroy in whole or in part, a building, structure, or improvement.

“Exterior architectural feature” means the architectural style, design, general arrangement, components, natural features and all the outer surfaces of an improvement, including, but not limited to, the kind and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, and other fixtures appurtenant to such improvement.

“Historic district” or “district” means any contiguous geographic area containing any multiple number of historic resources and/or landmarks that collectively have a special character or special historical, cultural, architectural, archaeological, community or aesthetic value, or which represent one or more architectural periods or styles typical to the history of the City, that has been designated a historic district pursuant to this chapter. Contiguity shall include areas separated by streets, alleys, and other public rights-of-way.

“Historic resource” means any improvement, building, structure, landscape, sign, feature, site, place or area of scientific, aesthetic, educational, cultural, architectural, or historic significance to the citizens of the City.

“Improvement” means any building, structure, place, wall, fence, gate, sign, landscaping, or other object constituting a physical alteration of real property, or any part of such alteration.

“Landmark” means any improvement that has historical, cultural, aesthetic or architectural character or value, or which represents one or more architectural periods or styles typical to the history of the City and that has been designated as a landmark pursuant to this chapter.

“Minor Alterations Subcommittee” means a subcommittee of the Preservation Commission whose function is to review certificates of appropriateness involving minor alterations and to advise the Commission on matters of an architectural and design nature. The Minor Alterations Subcommittee shall consist of the following three (3) members appointed by the chairperson of the Commission: the staff liaison to the Commission, and two (2) members of the Commission, one of which shall be a professional from the field of architecture, if such a professional sits on the Commission.

“Noncontributing building” means a building within an historic district that does not possess the qualifications or characteristics of a contribution building due to such factors as age or alteration, but which has been included within the district because of its impact on the geographic integrity and overall character of the district.

“Ordinary maintenance” means any cleaning, painting, or similar work that does not result in the alteration of an improvement.

“Person” means any individual, association, partnership, firm, corporation, public agency, or political subdivision.

“Relocation” means the displacement of any improvement within the same site.

“Removal” means the displacement of any improvement from the site.

“Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. (§ 2, Ord. 2554 c.s., eff. August 31, 1989)

City of San Jose

13.48.020 Definitions.

As used in this chapter, the following terms shall have the following meanings unless otherwise indicated from the context:

- A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of an Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:
1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
 2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
 3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.
- B. Historic District. "Historic district" shall mean a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development.
- C. Landmark. The term "landmark" shall mean any of the following which have a special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature:
1. An individual structure or portion thereof;
 2. An integrated group of structures on a single lot;
 3. A site, or portion thereof; or
 4. Any combination thereof.
- D. Preservation. The term "preservation" shall mean the protection, conservation, enhancement, perpetuation, rehabilitation, restoration, repair, reconstruction or other action taken to repair, conserve or prevent the deterioration or destruction or removal of a landmark or property in a historic district.
- E. Site. The term "site" shall mean any place or area or any portion thereof, including any thing, element or fixed object thereon, whether man-made or natural.
- F. Structure. The term "structure" shall mean anything directly or indirectly fixed or attached to the ground, which is built or constructed by man. A "structure" includes, but is not necessarily limited to, buildings, monuments, edifices, signs, fences, fountains, walks, kiosks, bridges, gates, walls, cemetery markers, and building appendages such as marquees, awnings and lighting fixtures. (Prior code § 8952; Ords. 20884, 24212.)

City of Santa Monica

9.36.030 Definitions.

As used in this Chapter, the following words and phrases shall have the meaning set forth herein, unless it is apparent from the context that a different meaning is intended:

Certificate of Appropriateness: A certificate issued by the Landmarks Commission approving such plans, specifications, statements of work, and any other information which is reasonably required by the Landmarks Commission to make a decision on any proposed alteration, restoration, construction, removal, relocation or demolition, in whole or in part, of or to a Structure of Merit, Landmark or Landmark Parcel, or to a building or structure within a Historic District.

Contributing Building or Structure: A building or structure which has been identified by the Landmarks Commission as one which contributes to the designation of an area as a Historic District.

Exterior Features: The architectural style, design, general arrangement, components and natural features or all of the outer surfaces of an improvement, including, but not limited to, the kind, color and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences and other fixtures appurtenant to such improvement, and the natural form and appearance of, but not by way of limitation, any grade, rock, body of water, stream, tree, plant, shrub, road, path, walkway, plaza, fountain, sculpture or other form of natural or artificial landscaping.

Historic District: Any geographic area or noncontiguous grouping of thematically related properties which the City Council has designated as and determined to be appropriate for historical preservation pursuant to the provisions of this Chapter.

Improvement: Any building, structure, place, site, work of art, landscape feature, plantlife, life-form, scenic condition or other object constituting a physical betterment of real property, or any part of such betterment.

Landmark: Any improvement which has been designated as and determined to be appropriate for historical preservation by the Landmarks Commission, or by the City Council on appeal, pursuant to the provisions of this Chapter.

Landmark Parcel: Any portion of real property, the location and boundaries as defined and described by the Landmarks Commission, upon which a Landmark is situated, which is determined by the Landmarks Commission as requiring control and regulation to preserve, maintain, protect or safeguard the Landmark.

Structure Of Merit: Any improvement which has been designated as and determined to be appropriate for official recognition by the Landmarks Commission pursuant to the provisions of this Chapter. (Prior code § 9602; added by Ord. No. 1028CCS, adopted 3/24/76; amended by Ord. No. 1590CCS § 1, adopted 7/23/91)