

Town of Danville

32-72.20 Maintenance.

- a. The owner and tenant of a designated heritage resource shall keep and maintain in good condition and repair all exterior portions of the resource and all interior portions whose maintenance is necessary to prevent deterioration and decay of an exterior feature.
- b. Nothing in this section shall be construed to prevent the ordinary maintenance, painting, landscaping or repair of an exterior feature that does not involve a change in design, material or external appearance. (Ord. #89-8, §8-5820)

City of Davis

Section 40.23.140 Duty to keep in good repair.

The owner, lessees and any other person in actual charge or possession of a historical resource, an outstanding historical resource, or of any improvement located within a historic district shall take steps necessary to prevent:

- a. The substantial deterioration or decay of any exterior portion of such a resource or improvement;
- b. The substantial deterioration or decay of any interior portions thereof whose maintenance is necessary to preserve any exterior portion.

As used in this section, the term "substantial deterioration or decay" shall refer to those conditions of the structure or improvement which threaten the structural or historical integrity of the resource or improvement. (Ord. No. 1270, § 2 (part); Ord. No. 1784, § 1 (part).)

City of Fresno

13-421. Minimum Maintenance.

- a. All designated Historic Resources including Contributors to any Historic District shall be preserved against decay and deterioration, kept in a state of good repair and free from structural defects. The purpose of this section is to prevent an owner or other person having legal custody and control over a property from facilitating demolition of a Historic Resource by neglecting it and by permitting damage to it by weather and vandalism.
- b. Consistent with all other state and city codes requiring that buildings and structures be kept in good repair, the owner or other person having legal custody and control of a property shall repair such building or structure if it is found to have any of the following defects:
 1. Building elements so attached that they may fall and injure members of the public or property.
 2. Deteriorated or inadequate foundation.
 3. Defective or deteriorated flooring.
 4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 5. Members of ceilings, roofs, ceiling or roof supports or other horizontal members which sag, split or buckle due to defective materials or deterioration.
 6. Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration.
 7. Deteriorated, crumbling or loose exterior plaster.
 8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
 9. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
 10. Any fault, defect or deterioration in the building which renders it structurally unsafe or not properly watertight.
- c. If the Commission has reason to believe that a Resource is being neglected and subject to damage from weather or vandalism, the Commission shall direct staff to meet with the owner or other person having legal custody and control of the Resource and to discuss with them the ways to improve the condition of the property. If no attempt or insufficient effort is made to correct any noted conditions thereafter, the Commission may, at a noticed public hearing, make a formal request that the Development Department or other appropriate department or

agency take action to require corrections of defects in the subject Resource in order that such Resource may be preserved in accordance with this article.

City of Glendale

15.20.120 Duty to maintain historic resources.

Every owner of a designated historic resource shall maintain and keep such resources in a manner which clearly ensures the continued availability of such premises for lawful and reasonable uses, and which prevents deterioration, dilapidation and decay of any portion of such resource. (Ord. 5110 § 20, 1996: prior code § 21-06)

Town of Los Gatos

29.80.315. Duty to keep in good repair.

The owner, lessee, and any other person in actual charge or possession of a pre-1941 structure, designated landmark or structure in the LHP or landmark and historic preservation overlay zone shall keep all of the exterior portions in good repair as well as all of the interior portions which are subject to control by the terms of the designating ordinance, and all portions whose maintenance is necessary to prevent deterioration or decay of any exterior portion. (Ord. No. 1316, 4.86.220, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, IV, 2-2-98)

City of Pasadena

2.75.150 Maintenance of landmarks and historic treasures.

- A. Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of any designated landmark that does not involve a change in design, material, color or appearance thereof; nor the repair of an unsafe or dangerous condition as provided in Section 2.75.330.
- B. Every landmark and historic treasure shall be maintained in good repair by the owner or such other person who has legal possession or control thereof, in order to preserve it against decay and deterioration to the extent practicable. (Ord. 6610 § 2F, 1994: Ord. 6229 § 2 (part), 1987)

City of Redondo Beach

10-4.602. Duty to keep in good repair.

The owner, occupant or other person in actual charge of a landmark or a building, structure, or improvement that is located within an historic district shall keep in good repair the exterior portions of all such buildings, structures, or improvements, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior improvement or exterior architectural feature. (§ 2, Ord. 2554 c.s., eff. August 31, 1989)

City of Santa Monica

9.36.190 Maintenance and repair.

Every owner, or person in charge, of a Landmark, or of a building or structure within a Historic District, shall have the duty of keeping in good repair all of the exterior features of such Landmark, or of such building or structure within a Historic District, and all interior features thereof which, if not so maintained, may cause or tend to cause the exterior features of such Landmark, or of such building or structure within a Historic District to deteriorate, decay, or become damaged, or otherwise to fall into a state of disrepair. All designated buildings or structures shall be preserved against such decay and be kept free from structural defects through the prompt repair of any of the following:

- a. Facades which may fall and injure members of the public or property.
- b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.
- c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which age, split or buckle due to defective material or deterioration.
- d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

- e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.
- f. Any fault or defect in the building which renders it not properly watertight or structurally unsafe.

This Section 9.36.190 of this Chapter shall be in addition to any and all other provisions of law requiring such Landmark, or such building or structure within a Historic District to be kept in good repair. (Prior code § 9613; added by Ord. No. 1028CCS, adopted 3/24/76; amended by Ord. No. 1590CCS § 1, adopted 7/23/91)