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## RESOLUTION NO. 99-5981

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA TO INITIATE AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE TO INCORPORATE THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION AND PRESERVATION OF HISTORIC BUILDINGS.**

The City Council of the City of Hermosa Beach does hereby resolve as follows:

**SECTION 1.** On April 20<sup>th</sup> 1999, the City Council conducted a public meeting to consider the Secretary of the Interior Standards for Rehabilitation of historic buildings in connection with the City's Historic Preservation Ordinance.

**SECTION 2.** The City Council determined that standards and review criteria are needed in connection with the review and approval process of applications for Certificates of Appropriateness to alter landmark buildings pursuant to the City's Historic Preservation Ordinance, and that the Secretary of Interior Standards for Building Rehabilitation, listed as follows, should be considered for incorporation into said Ordinance to serve that purpose (which should also include reference to the Secretary of Interior's Technical Guidelines for Rehabilitating Historic Buildings).

- a) A property shall be used for its historic purpose or be placed in anew use that requires minimal change to the defining characteristics of the building and its site and environment.
- b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e) Distinctive features finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the

1 old in design, color, texture, and other visual qualities and, where possible, materials.  
2 Replacement of missing features shall be substantiated by documentary, physical, or pictorial  
3 evidence.

- 4 g) Chemical treatment, such as sandblasting, that cause damage to historic materials shall not  
5 be used. The surface cleaning of structures, if appropriate, shall be undertaken using the  
6 gentlest means possible.
- 7 h) Significant archeological resources affected by a project shall be protected and preserved. If  
8 such resources must be disturbed, mitigation measures shall be undertaken.
- 9 i) New additions, exterior alterations, or related new construction shall not destroy historic  
10 materials that characterize the property. The new work shall be differentiated from the old  
11 and shall be compatible with the massing, size, scale, and architectural features to protect the  
12 historic integrity of the property and its environment.
- 13 j) New additions and adjacent or related new construction shall be undertaken in such a  
14 manner that if removed in the future, the essential form and integrity of the historic property  
15 and its environment would be unimpaired.

16 **SECTION 3.** Based on the foregoing, the City Council hereby initiates a text amendment to  
17 establish standards for alteration and rehabilitation to historic building based on the standards of the  
18 Secretary of the Interior, and to set this matter for public hearing.

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20 **PASSED, APPROVED, and ADOPTED** this 27h day of April 1999

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24 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

25 **ATTEST:**

26   
27 **CITY CLERK**

28 **APPROVED AS TO FORM:**

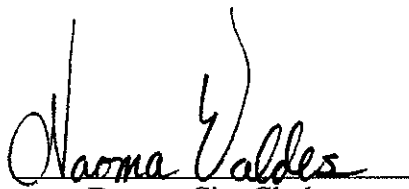
  
**CITY ATTORNEY**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF HERMOSA BEACH

I, Naoma Valdes, Deputy City Clerk of the City Council of the City of Hermosa Beach, California, do hereby certify that the foregoing Resolution No. 99-5981 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a Regular Meeting of said Council at the regular place thereof on April 27, 1999.

The vote was as follows:

AYES:	Bowler, Edgerton, Oakes, Reviczky
NOES:	Mayor Benz
ABSTAIN:	None
ABSENT:	None
DATED:	May 3, 1999

  
Deputy City Clerk