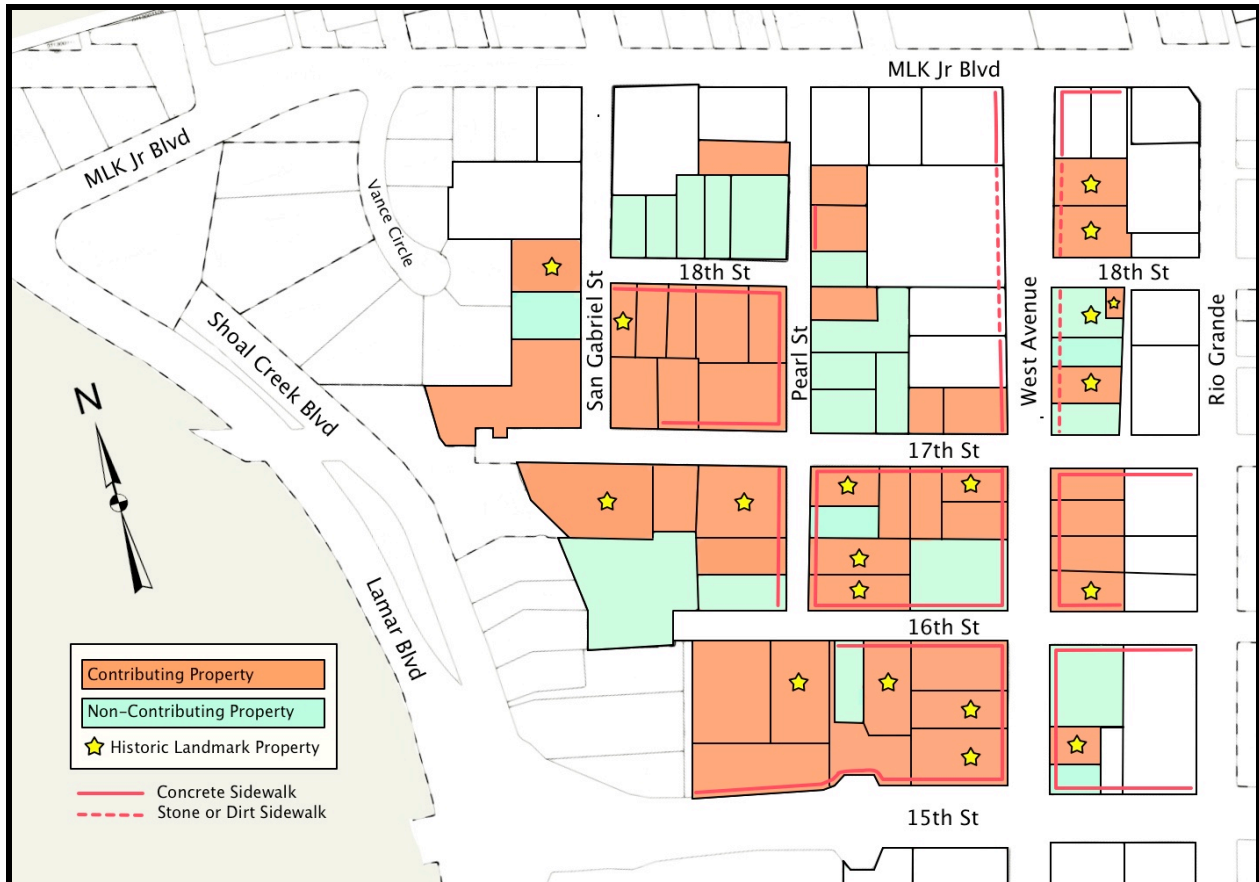


**LOCAL
GOVERNANCE
OF THE
DISTRICT**

DISTRICT BOUNDARIES

The Old Judges Hill Historic District boundaries are MLK to the North, San Gabriel to the West, 15th Street to the South and West Avenue to the East as outlined in the below MAP:



REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS

Any new construction or modifications which affect the primary public exterior of a contributing building or a site within the district must adhere to the principles of these standards and must be approved by the Historic Landmark Commission with a Certificate of Appropriateness before a building permit will be issued by the City.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building.
- Routine maintenance projects, including painting, staining, repointing of masonry, foundation repair, etc.

A Certificate of Appropriateness IS required for:

- Replacement of siding, porches, doors, windows, or roofing materials.
- Exterior alterations to existing buildings and sites including, but not limited to, the construction of additions, decks, pools, or the installation of new windows, doors or roofs.
- Demolition of existing buildings.
- New construction.
- Relocation of existing buildings into or out of the district.
- Changes requiring a City permit (including hardscaping that impacts impervious cover)
- Any other project reviewed by the City Historic Preservation Office that is not covered by the exclusions to the Standards below.

THE DESIGN REVIEW PROCESS

The City Historic Preservation Office will review applications to determine if a Certificate of Appropriateness is necessary.

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before a scheduled Historic Landmark Commission meeting. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact an applicant for additional information or to suggest changes prior to presenting the case to the Historic Landmark Commission. The Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to the Standards set out below, or may require modifications to the plans. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission and, if denied, to the City Council. For properties within the Old Judges Hill Historic District, appeals will be made to the Planning Commission.

ADMINISTRATIVE AUTHORITY OF THE CITY HISTORIC PRESERVATION OFFICE

The City Historic Preservation Office has authority to approve minor projects without requiring a full review by the Historic Landmark Commission. Applicants may contact the City Historic Preservation Office to determine whether a project is eligible for administrative approval.

Property owners may contact City staff in the early planning stages of a project for assistance in interpreting the Standards, suggesting solutions to problems, and explaining the review process and requirements. The Historic Preservation Office staff can also provide on-site consultations and other technical assistance.

SPECIAL REQUIREMENT FOR APPLICATIONS FOR DEMOLITION

The Commission will not release an application for the demolition of an existing primary building within the district until it has granted a Certificate of Appropriateness for the replacement building. NOTE: Demolition applications for garages, sheds, carports, or other outbuildings may be approved by the City Historic Preservation Office.

PENALTIES FOR VIOLATIONS

Any person or corporation who violates provisions of the Standards is subject to the same criminal misdemeanor and/or civil penalties that apply to any other violation of the City Code.