

CHAPTER 10 HISTORIC DISTRICTS, SITES AND OPEN SPACES

SECTION 1001 – PURPOSE AND SCOPE

8-1001.1 Purpose. The purpose of this Chapter is to provide regulations for the preservation, rehabilitation, restoration and reconstruction of associated historical features of qualified historical buildings, properties or districts (as defined in Section 8-218), and for which Chapters 8-3 through 8-9 of the CHBC may not apply.

8-1001.2 Scope. This Chapter applies to the associated historical features of qualified historical buildings, properties and districts that are beyond the buildings themselves which include, but are not limited to natural features and designed site and landscape plans with natural and man-made landscape elements that support their function and aesthetics. This may include, but will not be limited to:

1. Site plan layout configurations and relationships (pedestrian, equestrian and vehicular site circulation, topographical grades and drainage, and use areas).
2. Landscape elements (plant materials, site structures other than the qualified historical building, bridges and their associated structures, lighting, water features, art ornamentation, and pedestrian, equestrian and vehicular surfaces).
3. Functional elements (utility placement, erosion control and environmental mitigation measures).

SECTION 8-1002 APPLICATION

8-1002.1 The CHBC shall apply to all sites and districts and their features associated with qualified historic buildings or historic districts as outlined in 8-1001.2 Scope.

8-1002.2 Where the application of regular code may impact the associated features of qualified historical properties beyond their footprints, by work performed secondarily, those impacts shall also be covered by the CHBC.

8-1002.3 This Chapter shall be applied for all issues regarding code compliance or other standard or regulation as they affect the purpose of this Chapter.

8-1002.4 The application of any code or building standard shall not unduly restrict the use of a qualified historical building or property that is otherwise permitted pursuant to Chapter 8-3 and the intent of the State Historical Building Code, §18956.

SECTION 8-1003 SITE RELATIONS

The relationship between a building or structure and its site, or the associated features of a district (including historic landscape), site, objects and their features are critical components that may be one of the criteria for these buildings and properties to be qualified under the CHBC. The CHBC recognizes the importance of these relationships. This Chapter shall allow alternative, context sensitive solutions for treatment of qualified historical buildings, properties, districts or their associated historical features, or when

work to be performed secondarily impacts the associated historical features of a qualified historic building or property.