



DEMOLITION DEFINITIONS

Definitions Provided at the June 4, 2013, City Council Check-In:

“The removal of any physical element of a structure that upon removal, would substantially diminish the historic significance of a structure.”

“Demolition of a building for purposes of historic preservation shall be defined as the removal of the front façade or the most visible façade from the street, including changes to the roof and roof line. The front or most visible façade shall be considered the forward most ten feet of the structure.”

Staff Comment: The Council generally preferred using the second definition or something similar. Staff prefers the second definition considered by Council or the Pasadena definition below.

Examples from a few other Cities:

Pasadena

Demolition. The complete destruction or removal of a structure or object, removal of more than 50 percent of the perimeter walls, or removal of any portion of a structural wall of a street-facing elevation of a structure that may have an adverse affect on the significance of a property.

Fremont

“Demolition” means, in the case of a building or structure lacking historical significance, the removal of 50 percent or more of the exterior walls or the roof form. Regarding an historic resource, “demolition” means the destruction, removal or alteration of a building or structure in whole or in part.

Glendale

"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.

Los Gatos

From the Historic Preservation Code:

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.

San Luis Obispo

From Historic Preservation Code:

15. "Demolition," for the purpose of this chapter, refers to any act or failure to act that destroys, removes, or relocates, in whole or part, a historical resource such that its historic or architectural character and significance are materially altered.