

HISTORIC PRESERVATION GUIDELINES

The 1994 Historic Preservation Ordinance established the Historic Resources Register in the City of Brea. This Register was established to identify, recognize, preserve, rehabilitate, maintain, and treasure the City's historic resources, and to create an awareness and appreciation for Brea's heritage. Any person(s) or group(s) may request, with property owner consent, to designate an improvement as a historic resource, or to remove a historic resource from the Brea Historic Resources Register, by submitting a written request ("nomination") to the Planning Commission. The Historic Preservation Application is available on our City website. You may also see [Brea City Code Section 20.060](#) for more information.

PURPOSE AND INTENT The purpose of Historic Preservation is to promote the historic, cultural, educational, economic, and general welfare of the community by:

- Assuring that appropriate development is consistent with Land Use, Housing, and Historic Resource Elements of the Brea General Plan.
- Establishing a mechanism to identify and preserve the distinct historic and architectural characteristics of Brea which represent elements of the city's cultural, social, economic, political, and architectural history;
- Fostering civic pride in the beauty and noble accomplishments of the past as represented in Brea's historic resources;
- Encouraging preservation, restoration, and rehabilitation of structures, areas, and neighborhoods, and thereby preventing future blight.

DETERMINE ELIGIBILITY A property or structure that satisfies at least one of the criteria listed below is eligible for Historical Designation.

- It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- It is identified with persons or events significant in local, state, or national history;
- It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- It is representative of the work of a notable builder, designer, or architect;
- It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

- It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

**PREPARE
SUPPORTING
EVIDENCE**

Supporting evidence is required to process and determine the eligibility of the property. Historic surveys are commonly used as supporting evidence to provide a description of the architectural features of a property, as well as a history of who owned it. Applicants may prepare their own surveys or hire a professional historic preservation consultant to prepare one for them.

**OBLIGATIONS
AFFECTING
HISTORICAL
DESIGNATIONS**

The following obligations will be applied to sites and structures only after they are designated as a Historic Resource.

Owner Obligation: The owner(s) of a designated historic structure shall keep in good repair the buildings, walls, landscaping, and other portions of the historic structure named as part of the designation. No safeguards related to Historic Preservation shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features for any Historic Designations.

Public Safety Necessities: Maintenance and repair shall not involve a change in design, and to the extent possible, material, or external appearance thereof. However, this chapter does not prevent the alteration or removal of a historic structure and/or its related architectural features when the Development Services Director finds and certifies that alteration or removal is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the California State Historic Building Code. Such architectural features shall be replaced according to the Secretary of the Interior's Standards for Rehabilitation.

Enforcement: Any person who constructs, alters, removes, or demolishes a historic resource in violation of this zoning code shall be required to restore the building, object, site, or structure to its appearance or setting prior to violation. Any action to reinforce this provision may be brought by the city. This civil remedy shall be, in addition to, and not in lieu of, any criminal penalty or any other remedy provided by law.

Major Alteration: The Planning Commission shall review any major alteration to a historic resource in a public hearing.

Minor Alteration: Minor exterior alterations, including but not limited to restoration, rehabilitation, remodeling, additions, demolition, relocation, or subdivision of a designated historic resource shall require a plan review. In evaluating a project involving alteration to an identified historic resource, the plan review shall consider the existing and proposed architectural style, design, arrangement, texture, materials, and any other factors with regard to the original distinguishing architectural characteristics of the historic resource.

Alterations to Historic Structure: With regard to an identified historic structure, the proposed work should neither adversely affect the significant architectural features of the

resource no adversely affect the character of the historical, architectural, or aesthetic interest or value of the resource.

Alterations to Site with Historic Structure: With regard to construction of a new improvement, addition, building, or structure upon the site of an identified historic structure, the use and exterior of such improvements would not adversely affect and would be compatible with the use and exterior of existing historic resource.

INCENTIVES Owners may benefit from a Historical Designation of their property in the following ways:

- Use of the State Historic Building Code (SHBC) which provides alternative and less costly building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as historic structures.
- Facade easements of historic buildings to enable property owners to receive property tax deductions.
- Reduced or no processing fees for appropriate rehabilitation of designated historic structures.
- Technical assistance through the city's Development Services Department and preservation professionals.
- Grants and loans for appropriate rehabilitation of designated historic structures.
- Awards and other symbols of recognition of exemplary rehabilitation and maintenance of historic structures.
- Investigation of the feasibility of other incentives such as transfer of development rights and similar mechanisms for designated historic resources subject to the approval of the City Council.
- Mill Acts/historic preservation contracts which can lower property taxes of designated historic structures subject to the approval of the City Council.
- Assistance in processing applications for federal investment tax credits for certified rehabilitation of historic structures listed in the National Register of Historic Place.

PROCEDURES

Who May Apply to Designate: Any person(s) or group(s) may request, with the owner's consent, to designate an improvement as a historic resource by submitting a written request ("nomination") to the Planning Commission. The nomination shall contain sufficient documentation and information indicating how the nominated resource meets the criteria for designation.

Who May Apply to Remove: Any person(s) or group(s) may also request, with the owner's consent, to remove a historic resource from the Brea Historic Resources Register by submitting a written request to the Planning Commission. The request shall contain sufficient information indicating why the historic resource should be removed from the Register.

**APPROVING
BODY**

Hearing: The Planning Commission shall consider the request at a public hearing. Planning Commission decisions are appealable to the City Council. In this case, City Council decisions will be final.

FEES The application requires a \$2000 initial deposit to begin processing a Plan Review for a Historic Designation. This deposit is used to review the application and plans, research, conduct site visit/inspections, prepare staff reports and presentations and more. Additional funds and/or subsequent deposits may be required depending upon the level of staff time necessary to complete the project.

All remaining unused portion of the deposit(s) will be returned to the Applicant upon the completion of the Project.

ARE YOU READY TO APPLY? After you've determined Historic Preservation is right for your property, please contact the Planning Division to discuss next steps. The application is available on the City's website.

Email: planner@cityofbrea.net

Phone: (714) 990-7674

Address: 3rd floor of 1 Civic Center Circle. Brea CA, 92821