

PLACES OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The City Council may designate as historical property any building or part thereof, object, structure, monument, or collection thereof having importance to the history or architecture of the City of Newport Beach in accordance with the criteria set forth below. The City Clerk shall maintain a register, which shall be known as the City of Newport Beach Register of Historical Property. The City Council may at any time repeal, revise or modify any such designation upon reconsideration of the historical or architectural importance of the places therein described.

A. Criteria for Selection.

1. Property may be designated as historical property if it meets any of the following standards of architectural significance:
 - a. Structures or areas that embody distinguishing characteristics of an architectural style, period, or method of construction, or of architectural development with the City.
 - b. Notable works of a master builder, designer, or architect whose style influenced the City's architectural development, or structures showing the evolution of an architect's style.
 - c. Rare structures displaying a building type, design, or indigenous building form.
 - d. Structures which embody special architectural and design features.
 - e. Outstanding examples of structures displaying original architectural integrity, structurally or stylistically, or both.
 - f. Unique structures or places that act as focal or pivotal points important as a key to the character or visual quality of an area.
2. Property may be designated as historical property if it meets any of the following standards of historical significance.
 - a. Sites and structures connected with events significant in the economic, cultural, political, social, or civic history of the City of Newport Beach, the County of Orange, the State of California, or the United States of America.

- b. Structures or areas identified with the lives of historical personages of the City of Newport Beach, the County of Orange, the State of California, or the United States of America.
- c. Sites and groups of structures representing historical development patterns, including, but not limited to, urbanization patterns, railroads, agricultural settlements, and canals.

B. Classification.

Historical property shall be categorized in relation to their significance and condition in the Newport Beach Register of Historical Property under the following hierarchical classification system:

- Class 1. Major Historic Landmark. A building, structure, object, site, or natural feature of major historical significance. The property exemplifies historic/architectural themes of local and statewide importance and serves as a significant part of the heritage of Newport Beach.
- Class 2. Historic Landmark. A building, structure, object, site, or natural feature of historical significance. The property is representative of historic/architectural themes of local and statewide importance and serves as a physical link to the historical past of Newport Beach.
- Class 3. Local Historic Site. A building, structure, object, site, or natural feature of local significance only. The property is representative of historic/architectural themes of local importance.
- Class 4. Structure of Historic Interest. A building, structure, object, site, or natural feature that has been altered to the extent that the historic/architectural integrity has been substantially compromised but is still worthy of recognition.
- Class 5. Point of Historic Interest. A site of a building, structure, or object that no longer exists, but is associated with historic events or persons, or architecturally significant structures.

C. Application of City of Newport Beach Historical Building Code.

Any building or structure rated as Class 1, 2, 3 or 4 in the Newport Beach Register of Historical Property shall be deemed a “qualified historical building or

structure” for purposes of applying the Historical Building Code contained in Newport Beach Municipal Code Chapter 15.13, or any successor chapter.

D. Procedures.

1. The owner of any structure who desires that such structure be included in the Register shall make application to the City Council in form prescribed by the City Manager stating the characteristics of such structure in terms of the criteria outlined above. The City Manager shall submit applications to the Parks, Beaches, and Recreation Commission, the Arts Commission, and the Newport Beach Historical Society for review and recommendation before submitting such application to the City Council for consideration. The City Council shall consider all recommendations before making its determination.
2. The City Council, itself or on the recommendation of the Parks, Beaches and Recreation Commission, the Arts Commission, or the Newport Beach Historical Society, may initiate submission of an application for designation of a structure or site as a historic property. In either case, planning staff shall prepare an application for the property, seek the consent of the property owner(s), and refer the application to the City Manager for review and City Council consideration as described above. If the consent of the property owner(s) cannot be obtained, staff will notify the City Council of the reasons, withdraw the application, and seek City Council direction on further negotiations, if any.

E. Incentives for Preservation.

The City Council shall consider granting reductions or waivers of applications fees, permit fees, and/or any liens placed by the City to properties listed in the Newport Beach Register of Historical Property in exchange for preservation easements.

History

Adopted A-15 - 5-28-1985

Amended A-15 - 1-24-1994 (changed to K-2)

Amended K-2 - 1-25-1999

Amended K-2 - 9-27-2011

Amended K-2 - 8-8-2017