

historic resources and encourage their restoration. This program, by providing a system of voluntary compliance and available incentives, will increase the likelihood that historical resources are maintained, restored, enhanced and protected and includes procedures for protection of the environment which, absent this program, may not exist. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.020. Definitions.**

For the purpose of this article, the following words shall have the meanings set forth in this section:

a. "Character-defining feature" shall mean the distinctive, tangible and physical features or elements which contribute to the overall character of a structure.

b. "Exempt alteration" shall mean an alteration or modification that is determined by the zoning administrator to have limited potential to affect the character-defining features of a historic resource and shall include modifications to the interior, changes to landscaping and the repainting of previously painted surfaces, regardless of color. The zoning administrator may also determine that the following changes are exempt: maintenance or repair of windows, doors, porch elements, chimneys and roofs with the same or similar designs and materials whether or not the change requires a building permit.

c. "Historic resource" shall mean any building, structure, object or site that the city council has designated for inclusion in the Mountain View Register of Historic Resources.

d. "Mountain View Register of Historic Resources," or "Historic Register," or "Register," or "Initial Register" shall mean the inventory of buildings, structures, objects and sites designated by the city council as Historic Resources pursuant to the provisions of this ordinance and adopted by council resolution as amended from time to time. The Mountain View Register of Historic Resources shall be the city's only "local register of historical resources" under Public Resources Code Section 5024.1.

e. "Significant alteration" shall mean an alteration or modification to the exterior that is determined by the zoning administrator as having the potential to

**SEC. A36.78. Designation and preservation of Historic Resources.**

**SEC. A36.78.010. Council findings.**

The city council finds and declares that the recognition, preservation, protection and use of historical resources is in the best interest of the health, prosperity, social and cultural enrichment and general welfare of the city and furthers General Plan Goal G, which is to preserve and protect Mountain View's

affect the character-defining features of the building. It does not include removal of nonhistoric features or additions that may exist on a Historic Resource. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.030. Preservation of resources.**

No person shall alter, modify, remove or destroy any Historic Resource designated pursuant to this article except in compliance with this article. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.040. Designation criteria.**

A building, structure, site or other improvement may be designated as a Historic Resource and placed on the Mountain View Register of Historic Resources if the city council finds that it meets one or more of the following criteria:

- a. Is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the City of Mountain View;
- b. Is the site of a significant historic event in the city's past;
- c. Embodies distinctive characteristics significant to the city in terms of a type, period, region or method of construction or representative of the work of a master or possession of high artistic value; or
- d. Has yielded, or may be likely to yield, information important to the city's prehistory or history. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.050. Designation process for Historic Register.**

a. **Initial Register.** The city council may, by resolution, adopt an "Initial Mountain View Register of Historic Resources." Owners of properties on the Register will be notified by certified mail within thirty (30) days of adoption of the ordinance providing for the designation and preservation of historic resources. If the council adopts a Historic Register, all properties, including those designated pursuant to this section, shall be included in the Register.

b. **Initiation by owner.** The property owner may request designation of a building, structure or other improvement as a Historic Resource. Applica-

tions for designation must be accompanied by such historical and architectural information as is required to allow city staff to make an informed recommendation concerning the application. The application shall be filed with the community development department.

c. **Initiation of individual Historic Resource by the council.** The council may initiate the designation by majority vote which will begin the review process. Within thirty (30) days of the initiation of the designation by the council, the city shall notify the property owner of such application. The application will be processed only if the property owner agrees in writing to such designation.

d. **Public hearings.**

1. **Public hearing before zoning administrator.** For applications initiated pursuant to subsections (b) and (c) above, the zoning administrator shall hold a public hearing in accordance with Sec. A36.80 (Applications, Hearings and Appeals) to consider the application. The zoning administrator shall review the evidence in support of the application and determine whether the property meets the criteria for designation, and forward a recommendation to the city council on whether the property should be placed on the Register.

2. **Public hearing before city council.** Upon receipt of the zoning administrator's recommendation, the council shall hold a public hearing in accordance with Sec. A36.80 (Applications, Hearings and Appeals). The council shall review the evidence in support of the application and the recommendation of the zoning administrator and determine whether the property meets the criteria for designation and make a final decision on whether the property should be placed on the Register. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.060. Removal from Register.**

a. **Removal from Initial Register.** Within six (6) months of the adoption of this ordinance, any property owner may submit a request in writing, on a form approved by the community development director, that their property be removed from the Register. The application for removal shall be signed by all

owners of the property. The director shall determine whether the request for removal is in compliance with this article and shall grant the request if it complies with the requirements of this article.

b. **Removal from Register.** Properties remaining on the Register pursuant to Sec. A36.78.050.a, and following the six-month removal period, and properties entered on the Register pursuant to Sec. A36.78.050(b), (c) and (d), shall remain on the Register and cannot be removed for ten (10) years from the initial designation. Every five (5) years thereafter, on the anniversary of the designation, properties may apply for removal. The application shall be submitted and reviewed consistent with subsection (a), above.

c. **Recapture of property tax incentive.** The application for removal of the Historic Resource from the Register shall include a payment for property tax rebates, with interest. The city council, by separate action, shall designate the appropriate interest rate.

d. **Predemolition review.** Prior to the issuance of a demolition permit for any building, which had been designated as a historic resource pursuant to Sec. A36.78.050, the applicant shall meet with city staff to review the alternatives, incentives and options to demolition. The applicant shall be notified in writing of the time and place of the meeting within thirty (30) days of filing a complete application for a demolition permit. The council may, by resolution, require additional historic buildings, not otherwise designated, to go through this review process. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.070. Incentives and benefits.**

a. Historic resources are eligible for special incentives and benefits as determined and adopted by the city council. The availability of the following incentives and benefits is contingent upon the determination that the approval, exemption or benefit will protect and enhance the character-defining features or retention of the building.

1. Variances pursuant to Sec. A36.56.050;
2. Major floor area ratio exceptions pursuant to Sec. A36.12.030.4;

3. Setback and minor floor area exceptions pursuant to Sec. A36.12.040.1;

4. Exemptions from nonconforming uses and structures pursuant to Sec. 36.29;

5. Exceptions from requirements of the Downtown Precise Plan;

6. Use of the State Historic Building Code; and

7. Mills Act contracts.

b. The council may also, by resolution or on a case-by-case basis during a public hearing process, determine which of the following additional incentives and/or benefits are appropriate. The incentives and benefits thereby granted shall only be effective during the maintenance of the Historic Resource.

1. Historic building rehabilitation loan fund; and

2. Rebate of the City of Mountain View portion of the property tax during the designation period. The city's finance and administrative services director shall develop a procedure to facilitate this rebate. The rebate shall be based on the property owner's/property owners' application for the benefit and may be granted on a prospective basis only. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.080. Requirement of permit—Development review process.**

a. **Applicability.** No person shall make a significant alteration, redevelop, or relocate any structure or improvement, or any portion thereof, upon a property designated as a Historic Resource on the Mountain View Register of Historic Resources without first obtaining a "Historic Preservation Permit" or HP permit. An HP permit shall remain in effect for four (4) years from the date of approval.

b. **Exceptions.**

1. **Exempt alteration.** A Historic Preservation Permit shall not be required for an exempt alteration. The city council may, by resolution, adopt a list of alterations that are deemed to be exempt alterations.

2. **Hazardous or unsafe conditions.** Construction, alteration or demolition necessary to correct the unsafe or dangerous condition of any structure, or other feature or part thereof, where such

condition has been declared unsafe or dangerous, in writing, by the building official or fire marshal and where said officials have declared the proposed measures necessary on an urgency basis to correct the condition. In no event shall any work be performed which is not absolutely necessary to correct the immediate danger created by the unsafe or dangerous condition, and such work shall be done with due regard for preservation of the appearance of the structure involved.

3. **Ordinary repair and maintenance.** Nothing in this section shall be construed to prevent the ordinary repair and maintenance of any architectural feature of a designated Historic Resource. The owner of a designated Historic Resource shall keep and maintain in good condition and repair all exterior portions of the resource and all interior portions whose maintenance is necessary to prevent deterioration and decay of the exterior feature.

c. **Special submittal requirements.** The application shall be submitted to the community development department and, in addition to the application requirements of this division, shall contain information and documentation, including architectural drawings and specifications (site plan, elevations, floor plans and building materials); current photographs, sketches, drawings or other descriptive materials necessary to illustrate the proposed alteration; and any other information, which could include an historical assessment by a professional consultant, as determined to be necessary by the community development department for a complete and adequate application.

d. **Hearings and action.** Applications for HP permits shall be initially reviewed by the Development Review Committee (DRC). The DRC shall forward a recommendation to the zoning administrator who shall hold a duly noticed public hearing in accordance with Sec. A36.80 (Applications, Hearings and Appeals).

e. **Findings.** The HP permit may be approved or conditionally approved if the following findings are made:

1. The proposed significant alteration will not result in a substantial adverse change in the significance of the Historic Resource.

2. The proposed significant alteration maintains and enhances the appearance of the community. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.090. National and California Register properties.**

Alterations to buildings which are eligible for the National Register of Historic Places or the California Register of Historical Resources shall be reviewed pursuant to Sec. A36.78.080(a), (b), (c), (d) and (e), and except that the city council shall determine whether to grant an HP Permit and the council must find that the alteration is in substantial compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If an HP Permit is granted, any structure proposed to replace a Historic Resource shall be subject to design review and approval by the city council. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.100. Application of other laws.**

Nothing in this article shall be construed to abrogate the California Environmental Quality Act (CEQA) or any other state, federal or local law relative to the preservation of historical resources or the environment. (Ord. No. 12.04, 10/12/04)

**SEC. A36.78.110. Appeals.**

Appeals to the zoning administrator or city council, as applicable, shall be filed and processed pursuant to Sec. A36.80 (Applications, hearings and appeals). (Ord. No. 12.04, 10/12/04)

## MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES

(Last Updated December 6, 2011)

The following table represents those properties that remain on the Register after the April 12, 2005, voluntary removal deadline. Those properties that opted to be taken off the Register have also been included in the table for reference.

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES					
	Off Register	On Register	Name	± Year Built	Property Type
1	Ada Avenue, 177			1900	1 unit
2		Bonita Avenue, 1181		1930	1 unit
3		Bush Street, 206	James Shower house	1890	1 unit
4	Bush Street, 445		Haven Mason house	1930	1 unit
5	Bush Street, 469			1934	1 unit
6	Bush Street, 537		Minton house	1911	1 unit
7	Bush Street, 560		Cutter house	1928	1 unit
8		Calderon Avenue, 445		1880	1 unit
9	Calderon Avenue, 711		E.T. Johnson house	1900	1 unit
10		Calderon Avenue, 725	Willie Garliepp house	1910	1 unit
11	Calderon Avenue, 793		Hattie Frank house	1932	1 unit
12	California Street, 696		McDonald house	1906	1 unit
13		California Street, 1560		1900	2 units
14		California Street, 1610		1900	3 units
15		California Street, 1690 (Mills Act)		1920	1 unit
16		Castro Street, 124	Weilheimer Store	1874	commercial
17		Castro Street, 142-156 (Mills Act)	Rogers Building (Mountain View Hotel)	1906	commercial
18		Castro Street, 169-175 (City Property Tax Rebate)	Ames building	1903	commercial
19	Castro Street, 191		Mockbee building	1906	commercial
20	Castro Street, 194-198		Jurian building	1913	commercial
21	Castro Street, 200-206 (aka 819-823 Villa St.)		First National Bank (Odd Fellows building)	1913	fraternal
22		Castro Street, 201 (aka 761 Villa Street)	Farmers & Merchants Bank building	1905	commercial
23		Castro Street, 228	Mountain View Theater	1926	commercial
24	Castro Street, 275		Swall building	1904	commercial
25	Castro Street, 279-299 (aka 762-786 West Dana St.)		Four Stores building	1922	commercial
26		Castro Street, 298	Scarpa's Meat Market	1908	commercial
27		Chiquita Avenue, 251 (City Property Tax Rebate)		1915	1 unit
28	Chiquita Avenue, 300			1905	3 units

**MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES**

	<b>Off Register</b>	<b>On Register</b>	<b>Name</b>	<b>± Year Built</b>	<b>Property Type</b>
29	Church Street, 334		Mancini house	1952	1 unit
30		Church Street, 595 (Mills Act)		1930	1 unit
31	Church Street, 890		Masonic Temple	1925	fraternal
-	Dana Street W., 762-786 (aka 279-299 Castro St.)		Four Stores building	1922	commercial
32	Dana Street W., 996			1918	3 units
33		Dierix Drive, 2715 (Mills Act)	Levin Huff house	1925	1 unit
34	Eldora Drive, 185		Dunshee house	1930	1 unit
35	Eunice Avenue, 655		Blue & Gold Kennel Club	1920	1 unit
36	Franklin Street, 350			1905	1 unit
37		Franklin Street, 394 (Mills Act)		1890	1 unit
38	Grant Road, 2221			1900	1 unit
39		Hope Street, 403 (Mills Act)		1915	1 unit
40		Hope Street, 425 (City Property Tax Rebate)		1906	1 unit
44	Hope Street, 582		St. Joseph's Church	1929	church
42		Latham Street, 1390 (Mills Act)	James Cochran House	1912	1 unit
43	Leghorn Street, 2019 (aka 987 N. Rengstorff)		Ambra Olive Oil Company	1930	commercial
-	Leslie Court, 280 (aka 113 E. Middlefield Rd.)			1925	1 unit
44		Lloyd Way, 1655 (City Property Tax Rebate)		1920	1 unit
45		Loreto Street, 484 (Mills Act)		1924	1 unit
46	Mariposa Avenue, 201		Pierre Klein house	1920	1 unit
47		Mariposa Avenue, 336 (Mills Act)	Camp house	1900	1 unit
48		Mariposa Avenue, 496 (Mills Act)		1920	1 unit
49	Mercy Street, 596		First Church of Christ Science building	1930	church
50	Mercy Street, 1074-1076			1925	1 unit
51	Middlefield Road E., 113 (aka 280 Leslie Ct.)			1925	1 unit
52		Miramonte Avenue, 1855		1927	convalescent
53		Moffet Boulevard, 157 (on NRHP)	Adobe Building	1934	public facility
54	Oak Street, 166			1900	1 unit
55		Oak Street, 360 (Mills Act)		1924	1 unit

**MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES**

	<b>Off Register</b>	<b>On Register</b>	<b>Name</b>	<b>± Year Built</b>	<b>Property Type</b>
56		Palo Alto Avenue, 296		1915	1 unit
57	Palo Alto Avenue, 329			1925	1 unit
58	Palo Alto Avenue, 337			1930	1 unit
59	Palo Alto Avenue, 340			1900	2 units
60		Palo Alto Avenue, 390 (Mills Act)		1930	1 unit
61	Pettis Avenue, 508			1920	1 unit
62	Pettis Avenue, 516			1920	1 unit
63	Pettis Avenue, 526			1920	1 unit
64	Pettis Avenue, 540			1920	1 unit
65	Pettis Avenue, 552			1924	1 unit
66		Pettis Avenue, 562 (Mills Act)		1920	1 unit
67	Pettis Avenue, 572			1920	1 unit
68	Pettis Avenue, 604			1880	1 unit
-	Rengstorff Avenue, N. 987 (aka 2019 Leghorn St.)		Ambra Olive Oil Company	1930	commercial
69	Saint Giles Lane, 2682		Escolle house	1913	1 unit
70		Shoreline Boulevard S., 472 (Mills Act)		1910	1 unit
71		Shoreline Boulevard N., 3070 (on NRHP)	Rengstorff House	1867	public facility
72	Sleeper Avenue, 462			1900	1 unit
73	Sleeper Avenue, 992			1920	1 unit
74		Tyler Park Way, 1531 (Mills Act)		1925	1 unit
75		View Street, 322 (Mills Act)	McPheeters house	1910	1 unit
76		View Street, 327		1925	1 unit
77	View Street, 344		Swall house	1908	1 unit
78	View Street, 392		Bates house	1904	5 units
79	View Street, 435			1890	1 unit
80	View Street, 459			1920	1 unit
81		Villa Street, 515		1890	1 unit
-		Villa Street, 761 (aka 201 Castro Street)	Bank Building	1905	commercial
-	Villa Street, 819-823 (aka 200-206 Castro St.)		First National Bank (Odd Fellows building)	1913	fraternal
82		Villa Street, 902	Pearson house	1900	commercial
83	Villa Street, 938		Weilheimer house	1905	commercial
84	Villa Street, 1025			1904	1 unit
85		Villa Street, 1043 (Mills Act)		1904	1 unit
86	Villa Street, 1609			1926	1 unit
87		Villa Street, 1643		1915	4 units
88		Villa Street, 1645		1915	1 unit
89		Villa Street, 1655		1915	1 unit
90	Villa Street, 1852			1890	1 unit

**MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES**

	<b>Off Register</b>	<b>On Register</b>	<b>Name</b>	<b>± Year Built</b>	<b>Property Type</b>
<b>91</b>		Wright Avenue, 1074-1076		1875	1 unit
<b>92</b>		Yosemite Avenue, 680 (Mills Act)		1923	1 unit
	<b>49 TOTAL</b>	<b>43 TOTAL</b> (41 privately-owned properties plus 2 city-owned properties)			