

URBAN ART CONSERVATION PROGRAM

In 2007, the Commission created the Urban Art Conservation Program to preserve the City's Urban Art Collection. The City's Urban Art Collection is comprised of City-owned art works at City facilities and privately-owned art works on private property. This program periodically assesses the condition of public art works in West Hollywood and notifies property owners with art work condition reports as well as their responsibilities to maintain these art works under the City's Urban Art Ordinance. The intent of the Urban Art Conservation Program is to ensure that installed art works maintain their integrity and do not become visual blight.

OWNER RESPONSIBILITIES

The City's Urban Art Collection is generally located outside, and art works are fabricated to endure the outdoor environment. However, ongoing maintenance is required in order to keep the art work in good condition. The Urban Art Conservation Program seeks to bring attention to art work that has weathered, malfunctioned, been vandalized, or is in some other way not in its best or working condition. It is the responsibility of the property owners or Homeowners Association (HOA) to maintain the urban art work. Under City's Municipal Code 19.38.080 "Urban Art – Maintenance Requirements for Art Installations", approved urban art works shall be maintained by the property owner for the life of the project. If the art work required by this section is altered, removed, not maintained in good condition, or is not provided as required, the City may initiate administrative remedies in compliance with Section 1.08.010 of the City's Municipal Code.

MAINTENANCE OF PUBLIC ART WORKS

Maintenance of the urban art is the responsibility of the developer and its successors for the lifetime of the building or other length of time as approved by the City. The developer shall ensure that the urban art is properly maintained, cleaned and in good repair and working order at all times.

The owner shall execute a maintenance covenant with the City. The maintenance covenant will be recorded with the Los Angeles County Registrar Recorder against the property and binding on subsequent owners.

The developer must provide a copy of the Urban Art Maintenance Plan and Schedule to the City (as indicated in STAGE III – Final Urban Art Plan of the approval process).

The developer, and his or her successors in ownership, must ensure that the urban art work remains on the property as approved in the Final Urban Art Plan unless otherwise approved in writing by the City. If the urban art work should be removed, stolen, or destroyed, the owner shall be responsible for the replacement of the urban art work or pay an amount equivalent to the original one percent (1%) of Project Value into the West Hollywood Public Art and Beautification Fund.

Review the Urban Art Program Administrative Guidelines for more information.