



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Chair Mason and Members of the Historic Resources Committee  
**FROM:** Anastazia Aziz, AICP, Principal Planner  
**MEETING DATE:** October 25, 2017  
**SUBJECT:** National Register of Historic Places – National Parks Service Preservation Briefs  
**CEQA STATUS** Not a Project

**RECOMMENDATION**

Accept as information.

**BACKGROUND**

The [National Register of Historic Places](#) is the official list of the Nation's historic places worthy of preservation. Authorized under the National Historic Preservation Act of 1966, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior.

Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register includes:

- all historic areas in the National Park System;
- National Historic Landmarks that have been designated by the Secretary of the Interior for their significance to all Americans; and
- properties significant to the Nation, State or community which have been nominated by State historic preservation offices, Federal agencies, and Tribal preservation offices, and have been approved by the National Park Service.

A series of [Preservation Briefs](#) was developed by the National Park Service and is readily available to guide owners of historic buildings, particularly those on the National Register, in the maintenance of their structures.

**DISCUSSION**

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants who own certified historic structures because they recommend methods and approaches for rehabilitating

historic buildings that are consistent with their historic character. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

A certified historic structure is a building that is listed individually in the National Register of Historic Places—OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The “structure” must be a building—not a bridge, ship, railroad car, or dam.

The City encourages maintenance and upkeep of historic buildings and provides guidance to property owners on these issues. Preservation Briefs related to commonly asked questions are available for guidance and background information. Briefs discussed earlier this year by the HRC include:

[4 - Roofing for Historic Buildings](#)

[9 – The Repair of Historic Wooden Windows](#)

[19 – The Repair and Replacement of Wooden Shingle Roofs](#)

In Pacific Grove, common questions asked regarding historic properties relate to new exterior additions and wood porch repair, maintenance and reconstruction.

#### [14 – New Exterior Additions to Historic Buildings: Preservation Concerns](#)

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior’s Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

#### [45 – Preserving Historic Wood Porches](#)

In preserving historic buildings, it is important to understand the history and evolution of a particular structure and what features contribute to its historic character. This is especially applicable when working with historic porches since they usually are prominent features, significant to the character of a building.

Successful rehabilitation work achieves a balance between building and safety code considerations and the retention of historic design and materials. The porch is no exception. The most common porch elements affected by code requirements are railing/balustrade height, baluster spacing, stair geometry, and structural system. When a historic porch is so deteriorated that a substantial portion must be replaced, modern building code requirements are usually triggered.

The briefs are very thorough and detailed. [Tech Notes](#) are also available that address specific case studies.

RESPECTFULLY SUBMITTED:

*Anastazia Aziz*

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ATTACHMENTS

None.