

APPENDIX I: WORKING WITH BUILDINGS ON THE HISTORIC RESOURCES INVENTORY

Pacific Grove's historic buildings are valued both as historical and architectural resources and as functional structures that provide for the community's housing and other needs. The City's historic preservation ordinance (Chapter 23.76 of the Municipal Code) establishes a framework for the City and property owners to work together to preserve, maintain, and improve historic buildings.

Historic preservation in Pacific Grove is not limited to a few especially noteworthy buildings or to a single historic district, and not every structure on the city's historic resources inventory has historic or architectural significance. Rather, these buildings – taken as a whole – embody important elements of Pacific Grove's heritage. Therefore, when considering an application, the Architectural Review Board looks not only at the changes to the structure, but the effect those changes will have on the city's historic resource as a whole.

Most of the city's historic resources are currently occupied single-family residences; others are stores, restaurants, and inns. The City's intention is to work with the owners of these properties and assist them with projects that meet their needs while preserving and

enhancing a valuable community resource. City goals and policies support the idea that preservation of the vitality of historic buildings includes permitting reasonable, considered changes that maintain the community's character.

The historic resources inventory is a list of approximately 1,200 buildings in Pacific Grove that were constructed before 1927. It is a diverse list, encompassing many small, modest houses built in the primitive "Vernacular" style, as well as more imposing Victorian structures. In fact, several of the community's Victorian structures are listed on the National Register of Historic Places.

In addition, properties within the community's structural inventory may change over time; those changes that have acquired historic significance in their own right will be considered for future addition to the historic resources inventory.

All buildings listed on the inventory are covered by the ordinance; correspondingly, the ordinance is intended to have enough flexibility that it can be fairly applied to a wide variety of projects and diversity of properties.

Architectural Review Guidelines for Historic Buildings

The City recognizes the value of the adaptive reuse of historic buildings and encourages projects that further the City's historic preservation goals as stated in the General Plan. These guidelines, in addition to those outlined in the general guidelines, identify the factors considered by the Architectural Review Board when it reviews proposed alterations or additions to buildings on the historic resources inventory.

1. Neighborhood Context: Pacific Grove's late 19th and early 20th century development helps to define our community. Any additions to historic buildings must take into account the effect of the proposed addition on the existing neighborhood, including but not limited to setbacks, mass, architectural style, and design. Neighborhood change should be slow and evolutionary.

2. *Effects of additions on historic scale and character:* Additions to historic buildings should be designed to preserve, as much as possible, the scale and overall character of the original structure. Some of the ways this can be accomplished include:

- ♦ placing the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building;
- ♦ setting an infill addition or connector back from the historic building wall plane so that the form of the historic building – or buildings – can be distinguished from the new work;
- ♦ setting an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

3. *Preservation of character-defining features:* Each of the properties on the historic resources inventory is recognized as a physical record of its time, place, and use.

In the spirit of preserving these historic records, the City encourages the preservation of distinctive features, finishes, and construction techniques or examples of craftsmanship that serve to characterize and define properties of historic significance. Likewise, the City discourages the addition of inappropriate features or architectural elements from other buildings.

New additions and alterations should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed. Features that may be important in defining the overall historic character of the building include:

- ♦ *Siding:* Clapboard, weatherboard, shingles, and other siding and decorative elements – both functional and decorative.
- ♦ *Windows:* Functional and decorative features of windows that define the overall historic character of a building (e.g., a highly decorative window with an unusual shape, glazing pattern, or color).
- ♦ *Entrances and porches:* Entrances and porches, particularly when they occur on primary elevations.
- ♦ *Roofs:* Such roof features as dormers, cupolas, and chimneys, as well as the size, color, and patterning of the roofing material.
- ♦ *Architectural features:* Trim details, treatment of gables, overhangs.

4. *Compatibility of new work with old:* Additions and remodels should be compatible with the original historic building in forms, scale, and materials and not compromise the architectural integrity of the original. There are a variety of ways to achieve this end. This may be done by appropriately reproducing historic features, but can also be accomplished by differentiating the new work.

5. *Replacements:* When important character-defining features, such as windows, need to be replaced, the replacements should be of similar design and material. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered.

6. *De facto demolitions:* Certain alterations that are so extensive that they are tantamount to demolition of the original structure may be treated as demolitions rather than remodels. Please consult with the City's Community Development Department for guidance on this determination.