

Q Are there any incentives or benefits to owning an historic resource?

A Yes. All buildings in the Carmel Inventory of Historic Resources can use the State Historic Building Code. This code provides alternative ways to meet safety requirements that are easier to work with in older buildings. Historic resources with nonconformities such as setback or height are treated as conforming when reviewing alterations or additions. Additional benefits are available to properties listed on the Carmel Register of Historic Resources.

Q What is the Carmel Register and what additional benefits are available?

A The Carmel Register of Historic Resources provides special recognition for historic properties. All resources that are significant at a statewide or national level are listed on the Register automatically. Locally important resources can be listed on the Register if requested by the property owner and approved by the Historic Resources Board. Additional benefits may include participation in Carmel's Historic Plaque Program, reduced permit fees for alterations and maintenance, reduced property taxes and Federal Rehabilitation Tax Credits (for commercial properties).

Q What is the Downtown Conservation District and how will that designation affect my building, which is located within the District?

A There is a large concentration of historic buildings on Ocean Avenue and the surrounding downtown corridor that represents the unique architectural character and ambience of Carmel. The Conservation District designation will protect historic buildings and the overall design context of this area from adverse impacts by applying the Secretary of the Interior's Standards when reviewing applications for exterior alterations, additions, rebuilds or demolitions.



Felice Bldg. (La Giralda), 1927



Cover Photo: First Murphy House, 1902

**If you have additional questions, contact the
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Carmel-by-the-Sea's

HISTORIC RESOURCES &



PRESERVATION PROGRAM

Q & A



Charles Sumner Greene Studio, 1923

Q How was my property determined to be historic and by whom?

A A professional architectural historian hired by the City of Carmel and approved by the State Office of Historic Preservation has evaluated buildings throughout the City. Your property was determined to qualify for the Carmel Inventory of Historic Resources because it meets at least one of the following California Register of Historical Resources criteria:

It (1) is associated with events that have made a significant contribution to broad patterns of local or regional history or the cultural heritage of California or the United States; (2) is associated with the lives of persons important to local, California or national history, (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition, Carmel's Historic Context Statement was used to interpret the California Register's criteria in order to determine your property's significance.

Q Is it possible to remove a property from the Carmel Inventory?

A Properties listed on the Carmel Inventory have been determined to be historically significant by a qualified professional. Any decision to remove a resource from the Inventory requires a public hearing by the City's Historic Resources Board and would need to be based on substantial evidence provided by another qualified professional demonstrating that it does not qualify as an historic resource.

Q Will I be able to remodel my property?

A Yes. Cosmetic alterations confined to interior spaces do not require review by an historic architect or the City's Historic Resources Board.

Q I'd like to add another bedroom to my residence. Is it possible to do an addition to my historic house?

A Yes. An addition is nearly always possible. An addition to your historic house would require review by a City-assigned historic architect for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The City's Historic Resources Board would then review the project and issue a Determination of Consistency if appropriate. Typically, additions that are small or designed and placed at the rear of an historic house with minimal removal of the original exterior materials will meet the Secretary of the Interior's Standards.

Q What are the Secretary of the Interior's Standards and why do they apply?

A Historic resources are recognized as a part of the environment under the California Environmental Quality Act ("CEQA"). In order to protect historic resources from substantial adverse impacts, the CEQA Guidelines require compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Standards are general principles used as a guide to maintain, repair, and replace historic materials as well as design new additions or make alterations to historic resources. The Standards can be accessed at www.ohp.parks.ca.gov (note: Carmel typically applies the Standards for Rehabilitation and/or Preservation).

Q Can I replace my old windows?

A Windows are considered to be character-defining features and contribute to your historic property's ability to convey its period of significance. The Secretary of the Interior's Guidelines suggest repair rather than replacement of an historic window. If your window cannot be repaired, a replacement window should match the existing in materials, location, type and form.

Q Is there a review process for maintenance or repair of my property's exterior features such as replacing the roof or repairing exterior walls?

A All exterior alterations to historic resources require review for Determination of Consistency with the Secretary's Standards. Carmel's planning staff can provide consistency determinations for repairs and minor alterations such as roof replacement, provided the replacement roof matches the existing in form and materials. Repair of damaged exterior walls should also match the existing in materials and form. In most cases, a building permit will also be required.

Q Can I appeal a decision to approve or deny a Determination of Consistency made by the Historic Resources Board for major alterations or by staff on minor alterations or repairs?

A Yes. Staff's decisions can be appealed to the Historic Resources Board. Decisions on major alterations made by the Historic Resources Board can be appealed to the City Council in accordance with standard City appeals procedures.

Q Is it possible to demolish a property that's listed on The Carmel Inventory of Historic Resources and re-build?

A The goal of Carmel's preservation program is to protect its historic resources from adverse impacts. Demolition of an historic resource is therefore not allowed.



Bark House, 1922