



PRESS RELEASE

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PLEASANTON MOVES TO PROTECT HISTORIC HOMES

88 Homes Found to be Historic Resources in Downtown Area

Pleasanton, CA— The Pleasanton City Council voted tonight in favor of an amendment to create more protections for historic homes located within the Downtown Specific Plan area. In addition, the Council also voted to accept the Historic Resource Survey, a compendium of information of all Pleasanton residential structures built prior to 1942.

“The process is the culmination of a collective effort aimed at preserving and protecting the architectural integrity of historic residences in the Downtown area,” said Adam Weinstein, Planning Manager for the City of Pleasanton.

In December, 2011, the City Council appointed a 7 member ad-hoc Historic Preservation Task Force to review the City’s downtown historic preservation policies, guidelines and processes. The recommended changes from the Task Force were approved in January of 2014, and the Task Force asked the conversation to be continued to explore the idea of preserving the integrity of historic downtown homes.

At its November, 2014 meeting, the Council retained Architectural Resources Group, Inc. (ARG) to conduct a comprehensive survey and study of the residential structures downtown that were built before 1942 to determine which homes met the criteria for historic resources. The result of ARG’s work is the newly-adopted Historic Resources Survey.

The municipal code amendment the Council just approved will require administrative design review approval for certain exterior changes to single family homes within the Downtown Specific Plan area. Currently, the municipal code requires design review approval for:

- Additions that are more than 10 feet in height;
- Roof changes above 10 feet in height; and
- New windows installed above 10 feet from base of residence.

The City does not have design review authority for any other exterior modifications, such as wall material or window replacements regardless of location (below or above 10 feet in height).

Two alternative options to the municipal code were considered by the Council:

- Option 1 requires the Zoning Administrator to review and approve all exterior modifications, alterations, or additions to single-family houses in residential zoning districts within the Downtown Specific Plan area that are considered historic resources.
- Option 2 requires the Zoning Administrator to review and approve only certain exterior modifications to downtown historic homes, such as wall material and finishes, porches and balconies, window shape, size and placement, roof material, color and pitch, chimney material, location and size, front doors and architectural trim.

After substantial deliberations, the Council voted 5 to 0 for Option 2, which was deemed to be the less onerous of the two options but which also provides the ability for the Zoning Administrator to work with downtown historic homeowners to preserve the historical features of their homes.

For the Historic Resource Survey, ARG reviewed 201 residential structures and found that 88 homes in the survey area met the criteria to be considered a historic resource.

“As a City of Planned Progress, we take great pride in properly planning for the future and protecting our past,” Weinstein said, adding “this Survey benefits both current and potential homeowners of historic homes, as well as City Planners who are tasked with protecting the historic character of our downtown area.”

The Historic Resources Survey can be found [here](#).

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