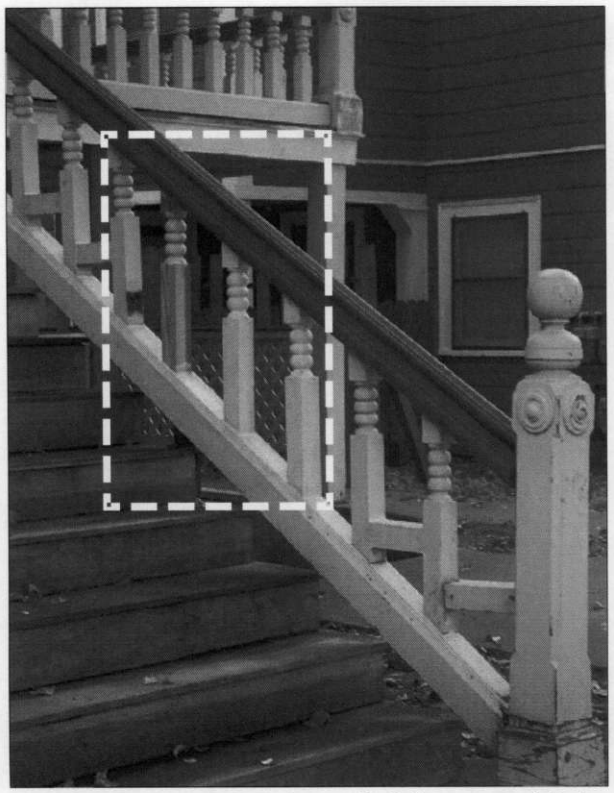


Repair deteriorated, primary building materials by patching, piecing-in, consolidating or otherwise reinforcing them.

Appropriate: Repair wood features by patching or piecing-in new wood elements that match the original in-kind.

Rehabilitation standards seek to retain original historic fabric. Original materials that have deteriorated over time should be repaired rather than replaced. When documentation is provided showing that an original feature cannot be repaired, then its replacement can be allowed.

4.16 Repair deteriorated, character defining building materials by patching, piecing-in, consolidating or otherwise reinforcing them.

- Avoid the removal of damaged materials that can be repaired.
- Use the gentlest means possible to clean a structure. Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Many procedures can actually result in accelerated deterioration or damage materials beyond repair.
- Use technical procedures for removal of hazardous materials that preserve, clean, refinish or repair historic materials and finishes.

Replace original building elements in-kind when repair is not an option.

Match in-kind means:

Materials
Design
Dimensions
Profiles
Placement
Finish

4.17 When replacement of facade material is needed, use materials similar to those employed historically.

- Match the original in composition, scale and finish when replacing exterior siding material. If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and surface finish.
- Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials.
- If substitute materials must be used, they should match the original in appearance as closely as is possible.

Porches and Stairs

Preserve a porch in its original condition and form. A porch can be one of the most important character-defining elements of a house's facade. Porches help to provide visual interest to a building, and can influence its perceived scale, protect entrances and pedestrians from rain and provide shade in summer.

4.18 Maintain an original porch.

- Maintain the existing location, shape, details and posts of the porch, including related roof and stairs.
- Replace missing or deteriorated decorative elements to match historic elements; e.g., match the original proportions and spacing of balusters when replacing missing ones.
- Avoid using a porch support that would be substantially smaller than other supports on the porch or that existed historically.
- Do not remove an original porch from a building.

4.19 Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate.

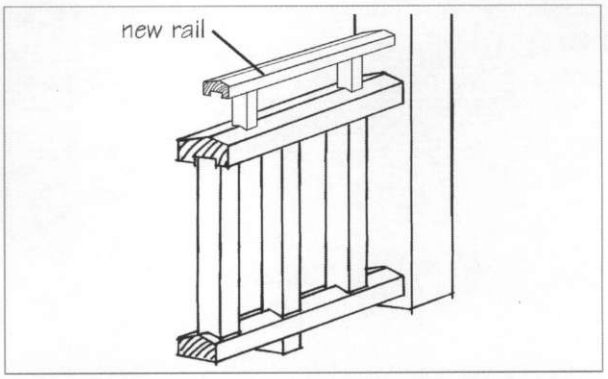
- Where a porch must be enclosed, use transparent materials (such as glass) and place them behind the balusters and balustrade to preserve the visual character of the porch.

4.20 Where building codes stipulate that porch railings meet a guardrail height higher than the original, or railing spacing less than the original railing spacing, the standard is to retain all original historic elements and add or infill elements that meet the height or spacing requirements.

- The added elements must be of the simplest design possible that will meet the code requirements and not visually intrude on the historic fabric.

Preserve an original porch. Porch supports that would not be the same as other supports on the porch, or that existed historically, are not appropriate. (This square wood post is an inappropriate replacement.)

Appropriate: Where a porch must be enclosed, use transparent materials and place them behind the balusters and balustrade to preserve the visual character of the porch.



Appropriate; Consider providing a smaller railing above the historic railing to achieve taller rail height, as may be required by building code.

Repair those elements of a porch stair that are deteriorated.

Restore an inappropriately altered porch back to its original design and configuration. The steps and railing are later alterations and reconstructing the original design would be appropriate.

Repair a deteriorated historic porch or stair instead of removing or replacing it. The preferred treatment for a historic porch is to repair it, rather than replace it altogether. This approach is preferred because the original materials contribute to its historic character. Even when replaced with an exact duplicate, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible.

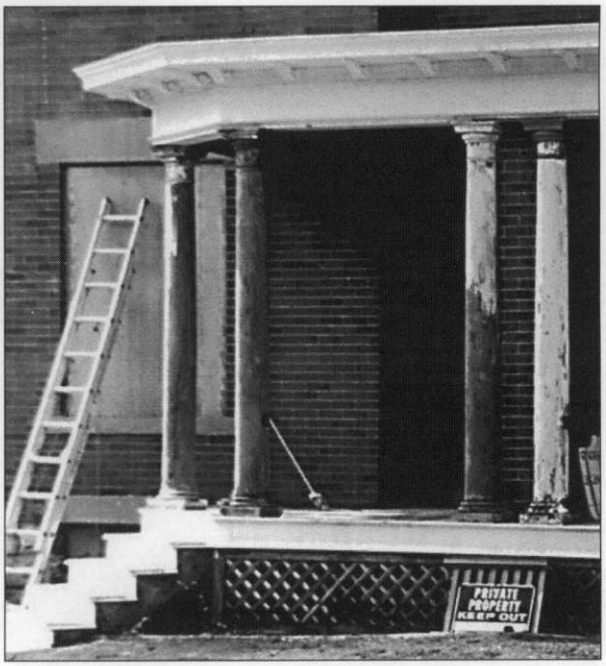
In instances where over 50% of a non-historic porch requires replacement, the Building Code will require compete replacement of the porch, the architectural elements and the stairs. In those cases replacement of the non-appropriate design will not be allowed.

4.21 Repair those elements of a porch that are deteriorated.

- Removing damaged materials that can be repaired is not appropriate.

4.22 Restore an altered porch or stair back to its original design and configuration.

- If the historic design of the porch or stair is unknown, then base the design of the restoration on other traditional porches on buildings of a similar architectural style.



Appropriate: Repairing rather than replacing original elements is always the preferred approach.

Replace a missing porch or stair with one that appears similar to that seen historically. When a porch is to be replaced, the first step is to research the history of the structure to determine the appearance and materials of the original porch or stair. The most important aspects of a replacement design are its location, scale, details and materials. Unless reconstructing a porch from historical documentation, it is not necessary to completely replicate the details of the original porch or a porch design copied from a similar style structure. However, it is important that new details be compatible with the design of the porch or stair and the style of the structure.

4.23 When replacement of a deteriorated porch or stair is necessary, the replacement element must match in-kind the historic elements.

- The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- Base the design of a replacement porch on historical documentation if available.
- Where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.

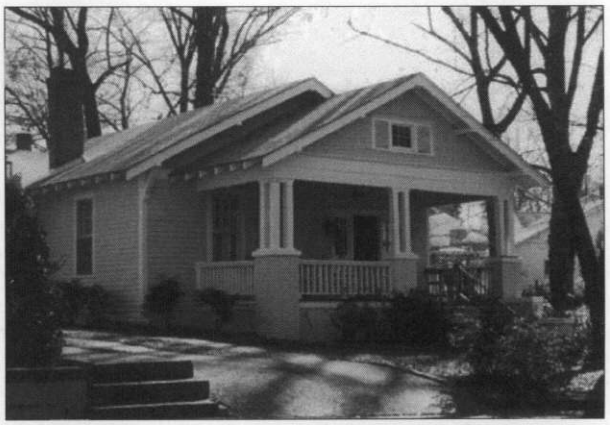
4.24 Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

- Wood columns are best for most structures in Sacramento.
- Brick or stone may be appropriate for some architectural styles.

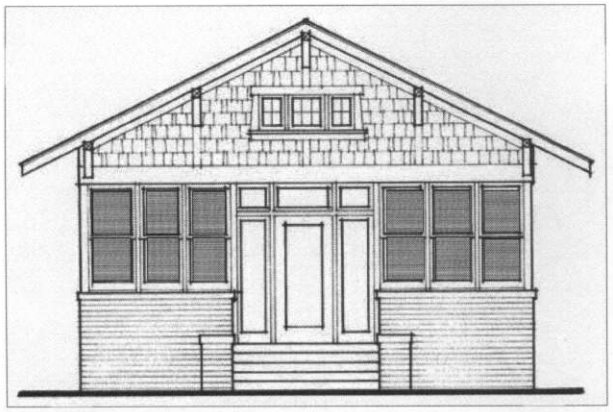
4.25 Use materials that existed historically.

- Wood decking, steps, balustrades and porch supports (sometimes with brick piers) were most common.
- While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be considered.
- Do not replace a wood porch decking and steps with concrete.
- In certain porch decks on non-primary facades, composite decking or similar recycled material decking, when detailed correctly, may be considered.

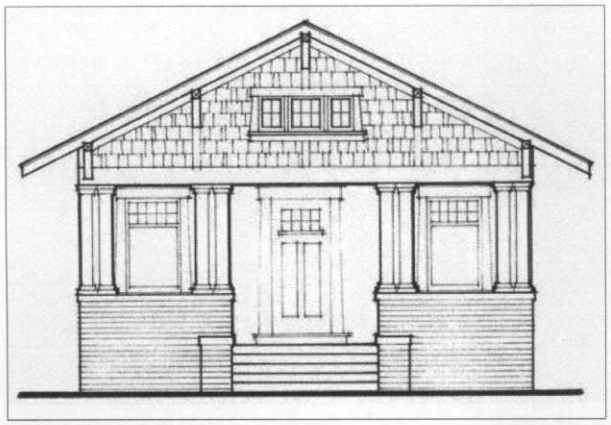
Inappropriate: This porch has experienced an inappropriate alteration; wrought iron supports have replaced wood piers. Compare it with its "twin" in the photo below.



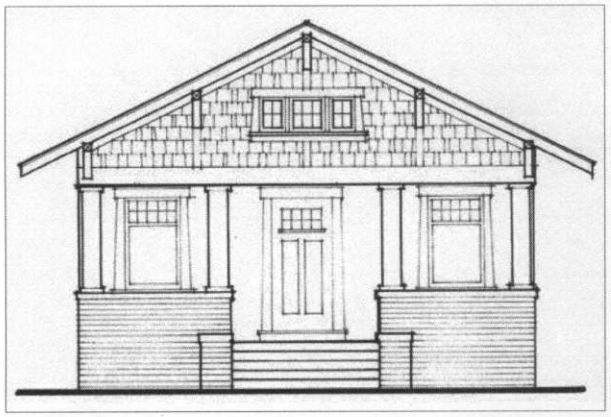
Appropriate: When reconstructing a missing porch, use supports that are of adequate size. The design of this porch was based on neighboring buildings of similar character and age.



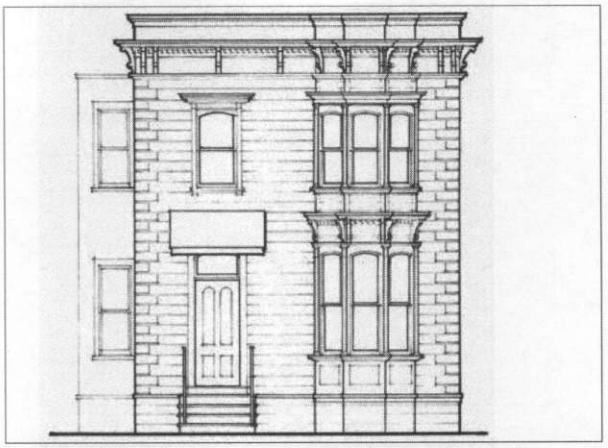
Existing Condition: *Craftsman style house with an enclosed porch, which is a later addition.*



Preferred Approach, when historical documentation is available: *Craftsman style house with a replacement porch designed similar to that seen historically.*



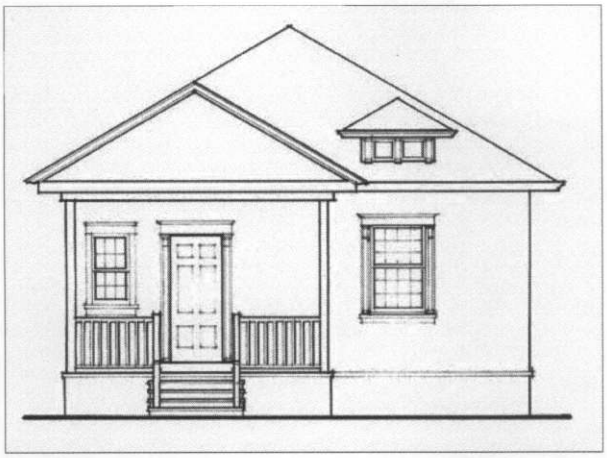
Acceptable Approach, when historical documentation is not available: *Craftsman style house with a simplified interpretation of a traditional porch design.*



Existing Condition: *Italianate style house with the original porch removed.*

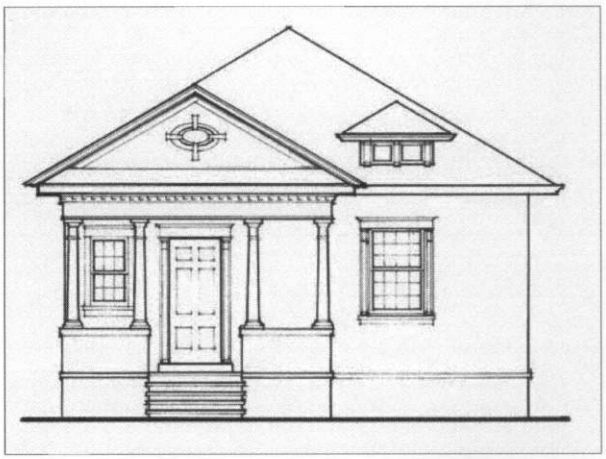
Preferred Approach, when historical documentation is available: *Italianate style house with a replacement porch similar to that seen historically.*

Acceptable Approach, when historical documentation is not available: *Italianate style house with a simplified interpretation of a traditional porch design.*



Existing Condition: *Neoclassical style house with an altered porch.*

Existing Condition: *A folk or vernacular style house with the original porch removed.*

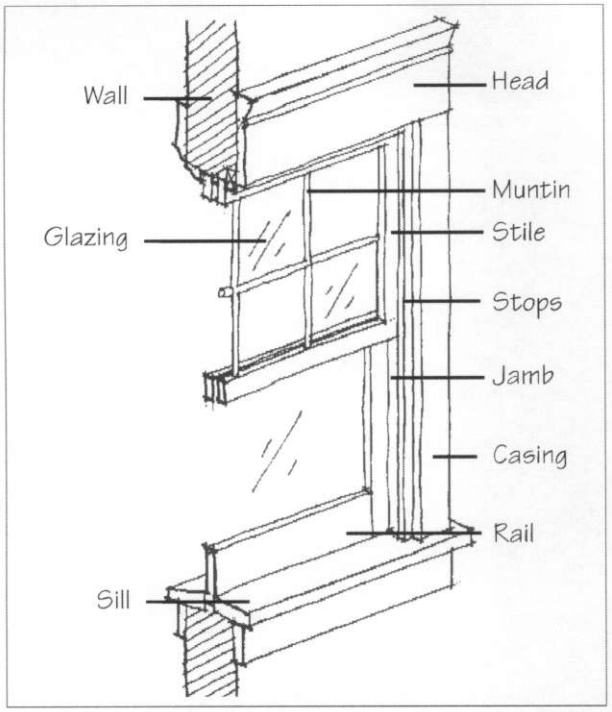


Preferred Approach, when historical documentation is available: *Neoclassical style house with a replacement porch designed similar to that seen historically.*

Preferred Approach, when historical documentation is available: *A folk or vernacular style house with a replacement porch designed similar to that seen historically.*

Acceptable Approach, when historical documentation is not available: *Neoclassical style house with a simplified interpretation of a traditional porch design.*

Acceptable Approach, when historical documentation is not available: *A folk or vernacular style house with a simplified interpretation of a traditional porch design.*



Typical double-hung window components.

Preserve the functional and decorative features of original windows and doors.

Windows and Doors

Preserve the size and shape of windows and doors because they significantly affect the character of a structure. Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They also cast shadows that contribute to the character of the building.

4.26 Preserve the functional and decorative features of original windows and doors.

- Repair frames and sashes by patching, splicing or reinforcing.
- Use original windows, doors and their hardware when they can be repaired and reused in place.

4.27 Maintain original window and door proportions.

- Altering the original size and shape is inappropriate.
- Do not reduce an original opening size to accommodate a smaller window.
- Restoring original openings which have been altered over time is encouraged.

4.28 Maintain the historic window arrangement on a primary facade.

- Original "glass to solid mass" ratio should be respected.
- Where larger areas of glass are proposed, placing them on secondary facades may be considered. Dividing them into several smaller windows that are in scale with those seen traditionally may also be considered.
- Some properties may have multiple primary facades.
- On secondary facades there may be greater flexibility, but the window arrangement would need to be appropriate to the structure's historic style.
- Some properties' secondary facades may include character-defining window placements or openings that should be maintained.

Repair a deteriorated window or door instead of replacing it or enclosing the opening altogether. The replacement of historic windows or doors represents the loss of character-defining historic features, and as such should not be undertaken. First, consider the repair of deteriorated windows or doors instead of their wholesale replacement. Prepare a window-by-window inventory to document elements for repair or replacement.

4.29 Do not add new window or door openings on character-defining facades.

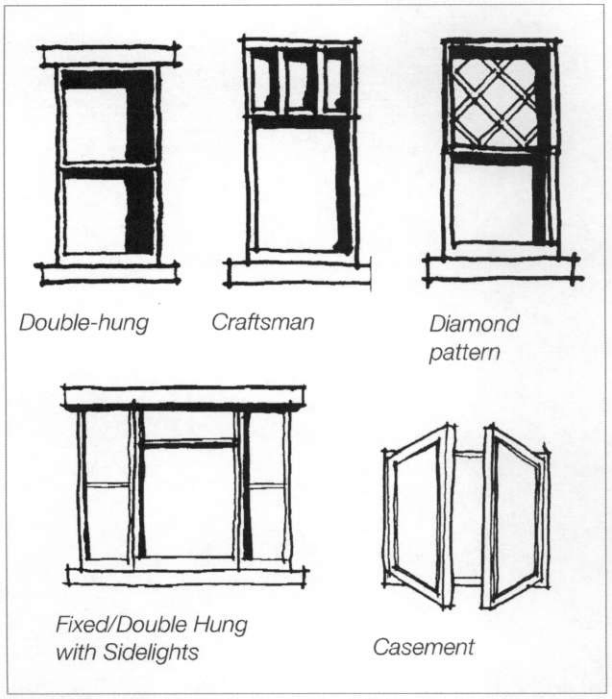
- This is especially important on primary facades, or a facade with important historic features.
- Greater flexibility in installing new windows or doors may be considered on side and rear elevations, depending upon the characteristics of those features.

4.30 If existing windows are not original and not appropriate, "restore" to the original.

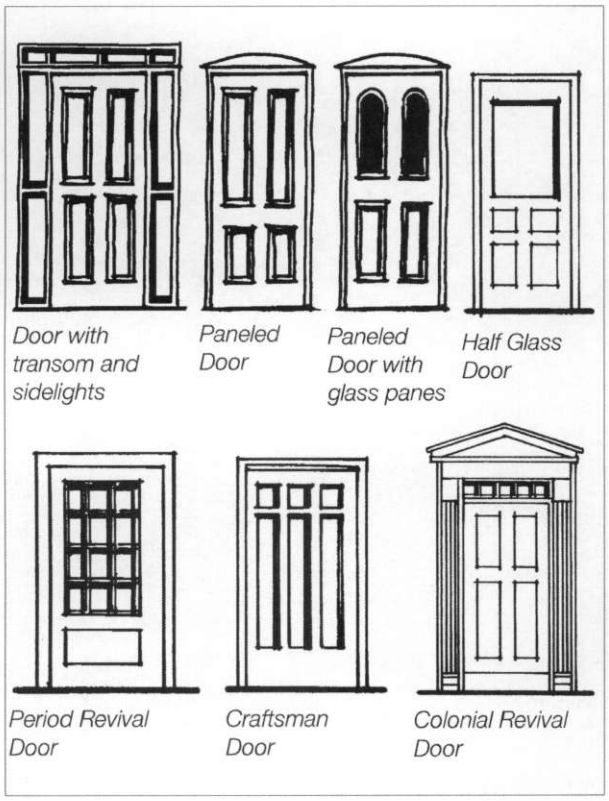
- Replacement windows that closely match historic design, proportion, placement, materials and finishes will be allowed .
- For instance, it is appropriate to replace aluminum or horizontal sliding windows where wooden single or double hung windows were original.

It is not appropriate to add new window or door openings on character-defining facades. In this example, a new door has been added to the left of the original. This alters the symmetrical composition which is a character-defining feature. If proposal is to remove a non-original door opening, it will be approved

If window replacement is necessary, then all windows being replaced should be the same style as those seen historically. The window in the photo above is inappropriate in size, style and lack of detailing.



Typical window types on historic buildings in Sacramento.



Typical primary door types seen on historic structures.

4.31 If security is a concern, wire glass, tempered glass or light metal security bars may be considered. Interior shutters should also be considered.

- Bars installed on the interior of the window or door may be appropriate if significant original materials or features are not damaged.

If it is determined that a historic window or door is damaged beyond repair it must be replaced in-kind.

4.32 When window or door replacement is necessary, match in-kind the replacement to the original.

- If the original window is double-hung, then the replacement should be double-hung or single. Match the replacement also in the number, dimension and position of glass panes, muntin and sash.
- While raw, unpainted metal, vinyl, plastic or clad windows are inappropriate, a substitute material may be considered if it will match those of the original in dimension, profile and finish. Substitute materials will be considered in special circumstances, generally when original is no longer available.
- Preserve the original casing and trim.
- A salvaged historic door as a replacement may also be considered, if appropriate to the original house style.

4.33 Where a new opening may be appropriate, its location, size, type and relationship to other openings seen traditionally will be carefully considered.

- New windows should be simple in shape, arrangement and detail. Unusually shaped windows, such as triangles and trapezoids are inappropriate.

4.34 New windows and doors in new openings should be finished with trim elements similar to those used traditionally.

- This trim should have a dimension similar to that used historically.
- Depth of sash from trim exterior will also be carefully considered.
- Generally, a simpler or less detailed trim, differentiated from original, is the preferred approach for new openings.

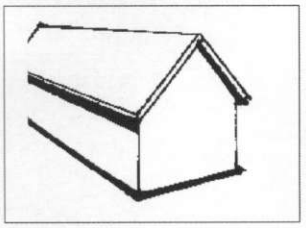
Roofs

Preserve the original form, orientation and scale of a roof. Although the function of a roof is to protect a building from the elements, it plays a major role in defining the overall character of the building. The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity and character of the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

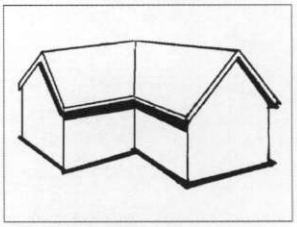
4.35 Preserve the original roof form.

- Most residential roof forms are pitched, such as pre-WWII gable, hipped, mansard and gambrel roofs.
- Maintain the angle of a historic roof. Maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.
- Often repairing a basically sound roof can be much less expensive than a complete replacement. If a new roof is necessary, try to match the color, material and pattern of the historic as closely as possible.

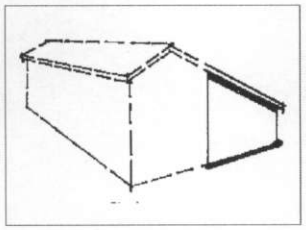
Typical Roof Types Found in Sacramento



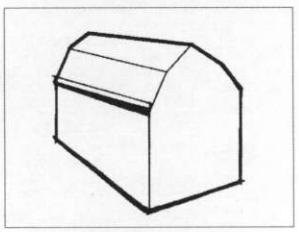
Gabled roof



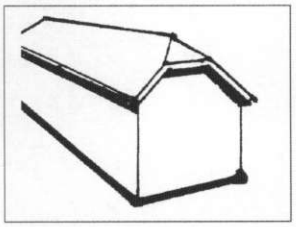
Cross-Gabled roof



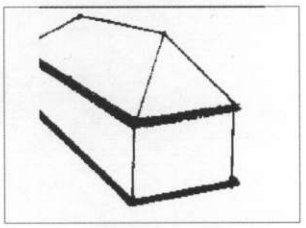
Shed roof



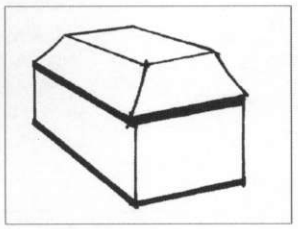
Gambrel roof



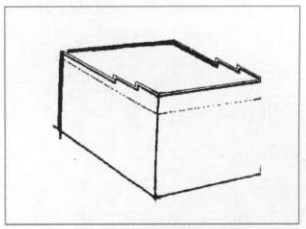
Clipped Gable roof



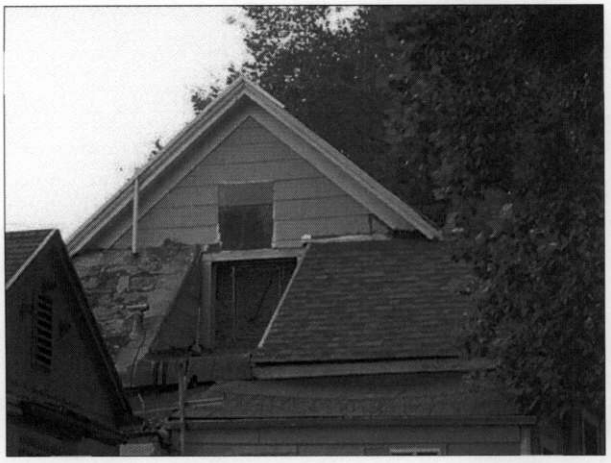
Hipped roof



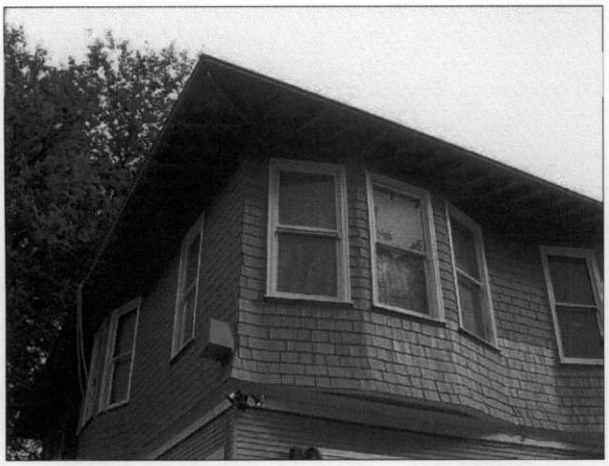
Mansard roof



Flat roof



Regular maintenance and cleaning is the best way to keep a roof in good shape. Look for breaks or holes in the roof surface and check the flashing for open seams.



Preserve the original eave depth of a historic roof. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale.

4.36 Preserve the original eave depth.

- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale.
- Roof rafters and soffits or other elements of the traditional roof overhang must be retained.
- Exposed roof rafters shall be retained and not be boxed in with facia boards or gutter.

4.37 Visual impacts of skylights and other rooftop devices as seen from the street or on primary facades, must be minimal.

- The addition of features such as skylights may not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline.
- Locate a skylight in a manner that does not affect the primary roof facade elevations. Location on a primary facade's roof plane will not be allowed.
- Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof.
- Bubbled or domed skylights are inappropriate.

Use roof materials in a manner similar to that seen historically. A variety of roof materials exist on historic buildings in Sacramento. Today, the use of composition shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are the most susceptible to deterioration, and their replacement may become necessary in time.

4.38 Preserve original roof materials.

- Retain roof material that is in good condition. Replace it with material very similar to the historic material, and only when necessary.
- No rolled barge boards will be allowed except if using traditional Spanish tile or on a traditional thatch roof form. No rafter tails may be cut.
- Original roof material that is patterned or colored shall be retained, or if appropriate, replaced to match in-kind.

4.39 Replacement roof materials for a historic structure should convey a scale and texture similar to those used traditionally.

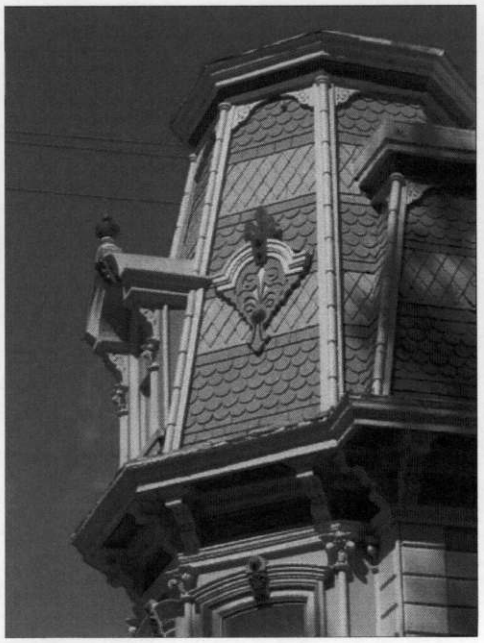
- Use a roof replacement material that is in keeping with the original architectural style of the structure.
- Match the historic material in scale, color and texture as closely as possible. Keep in mind that the materials used historically may not be available or may not be allowed under local building code.
- Generally, a 30-year dimensional composition shingle may be substituted where original roof materials were shingle.

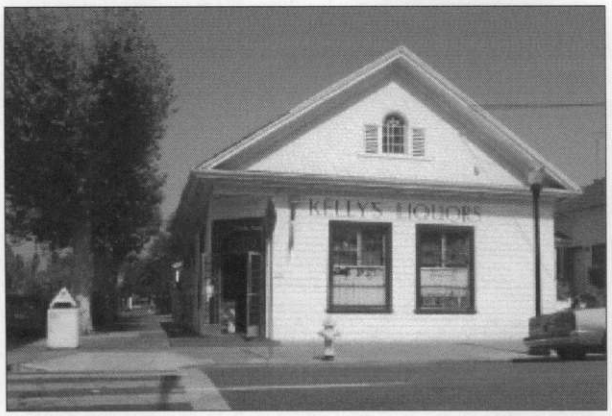
4.40 Gutters

- For pre-WWII residential structures, a traditional OGee-style gutter is appropriate.

Roof materials are the most susceptible to deterioration, and their replacement may become necessary in time. (San Jose, CA)

Use a roof replacement material that is in keeping with the original architectural style of the structure. Here the shingles are used to imitate a thatched roof.





A successful adaptive use project will maintain the residential characteristics of a building while clearly identifying itself as a business.

Adaptive Use

Respect the historic character of a residential building when adapting it to a commercial use. Converting a building to a new use that is different from its original use is considered to be "adaptive use." For example, converting a residential building to an office is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new function.

4.44 Seek uses that are compatible with the historic character of the building.

- Building uses that are closely related to the original use are preferred as there generally fewer pressures for alterations. An example would be the conversion of a residential-type building to an office as opposed to a restaurant. This can usually be accomplished without radical alterations to either the interior or exterior of the structure.
- Be sure the new use you are considering is allowed under the zoning code, confirm that parking and other zoning requirements for the new use can be accommodated in the site and still meet preservation and development project standards.
- There are usually building code and access ADA code issues that are triggered when uses change.

Chapter 5
Additions to Historic Structures

Many structures have experienced additions over time. In some cases, an owner would add a wing for a new office, or expand the kitchen. In other cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

The tradition of adding on to structures is anticipated to continue in Sacramento. It is important, however, that new additions be designed in a manner that respects the character of the original structure and its character-defining features and historic fabric.

Appropriate additions are generally subordinate in scale and character to the original structure. The height of the addition should be positioned below that of the main structure and located to the side or rear, such that the primary facade(s) remain visually predominate.

Appropriate additions are generally constructed of materials that were similar to those used historically on the main structures.

Basic Principles for New Additions

When planning an addition to a historic structure, a key objective is to minimize impacts to the historic building's fabric and character-defining features. While some destruction of historic materials is almost always a part of constructing an addition, the objective will be to keep such loss at a minimum and affect less significant elements and features of the historic structure.

The proposed addition will not affect the character of the historic structure. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the style of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the structure can be understood.

- Use material similar to the historic materials.
- Use design elements such as roof form, eaves, window types, trim, proportions and arrangements and siding materials to reflect, albeit in a simple, contemporary form, the historic structure's architectural elements and style.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. A larger addition will only be considered if it is set apart from the historic structure, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic part.

It is also important that the addition not obscure significant features of the historic structure. If the addition is set to the rear or on non-primary facades, it is less likely to affect such features.

The effect of the addition on the character of the district will also be considered. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case. All additions must comply with zoning setbacks, lot coverages, height limits and other requirements. In some cases variances may be considered based upon retention of historic features and characteristics.

Three distinct types of additions are addressed:

- First, ground level additions, which involve expanding the footprint of the structure, are often used as a means of adding more living space. These are typically located to the rear or on secondary facades.
- Secondly, rooftop additions which involve the installation of new dormers to provide more headroom in an attic space can be used.
- A third type involves the creation of usable space below the main floor by excavating or raising the structure or a combination of both.

In all cases, an addition should be sited such that it minimizes negative effects on the character-defining features of the structure and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context. Note that in some instances a combination of these methods may be the best approach. Standards for each of these approaches are included in this chapter.

Before and after dormer addition.

Preservation of Historically Significant Additions

Preserve early additions that are determined to have developed historic significance in their own right. One constructed in a manner that was compatible with the original structure and that is associated with the period of historic significance may merit preservation in its own right. Such an addition should be carefully evaluated before developing plans for its alteration.

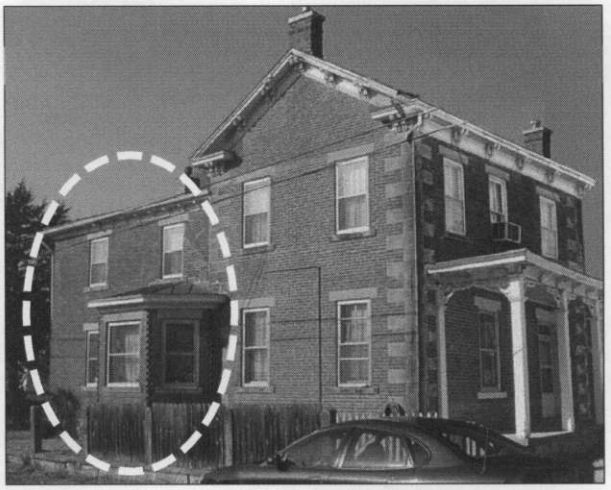
In contrast, more recent additions usually detract from the character of the structure, and may obscure significant features. Removing such non-contributing additions is appropriate. Contact the Preservation Office to determine whether or not an addition has achieved significance.

5.1 Preserve an older addition that has achieved historic significance in its own right.

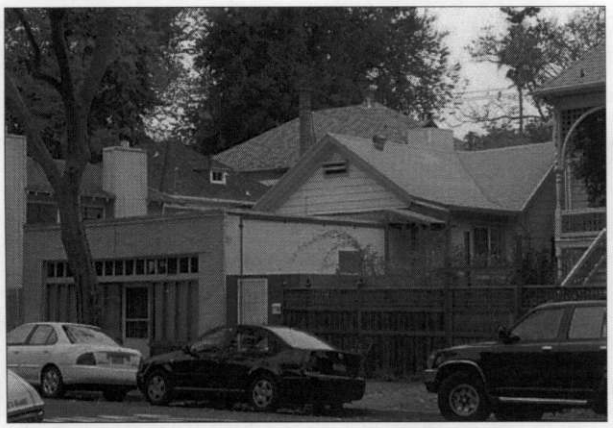
- For example, a porch or a kitchen wing may have been added to the original structure early in its history. Such an addition is usually similar in character to the original structure in terms of materials, finishes and design.

5.2 A more recent addition that is not historically significant may be removed.

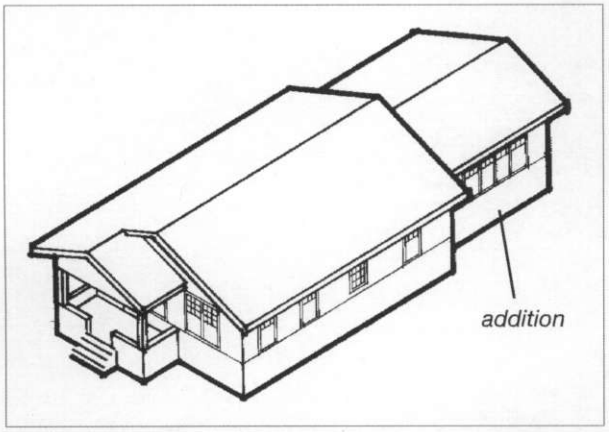
- Removal of a non-significant addition would be encouraged.
- Its replacement, or the restoration of the historic facade would be considered relative to these standards.



Appropriate: Preserve an older addition that has achieved historic significance in its own right. This addition, for example, should be preserved.



Inappropriate: Design a new addition such that the original character can be clearly seen. This addition to the front of a historic building is inappropriate.



Appropriate: Place an addition at the rear of a structure and set it back from the original facade to minimize the visual impacts.

Design of New Additions

Design a new addition to be compatible with the historic building, and minimize the effect the addition will have on the structure itself. Appropriate new additions include minimal loss of the structure's historic fabric and character-defining features and location on a non-primary facade or roofline. The design and materials vocabulary should be consistent with the historic structure, though achieved through a simpler, contemporary execution. Materials and design used in the addition should balance compatibility with the historic structure with the ability to recognize it as a product of its own time.

5.3 Place an addition at the rear of a structure or set it back from the primary facade to minimize the visual impacts.

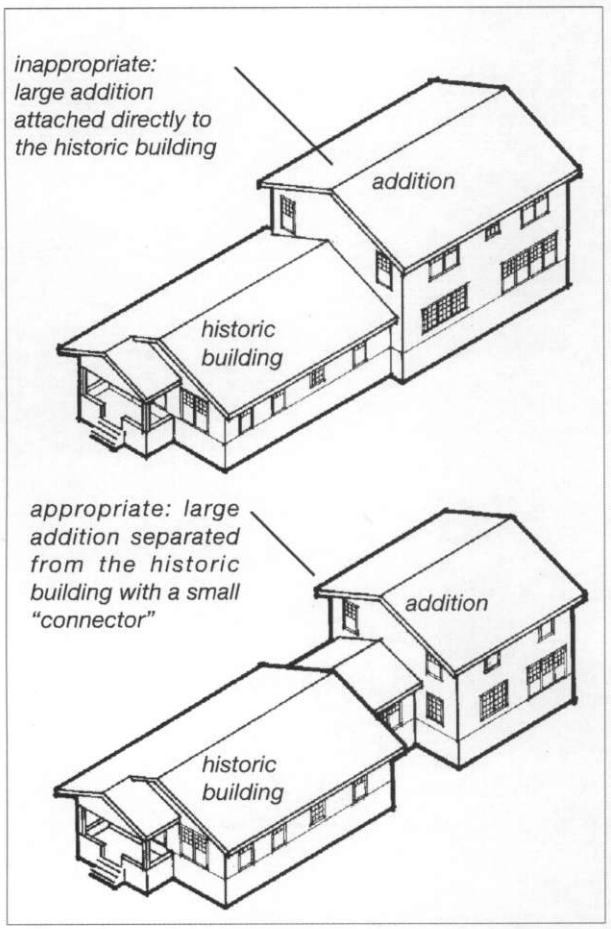
- This will allow the original proportions and character to remain prominent.
- Locate an addition on non-primary facades of a structure.
- An addition should be set back at least 10 feet from a primary facade, or more, depending upon the structure.

5.4 Do not obscure, damage, destroy or remove original architectural details and materials of the historic building.

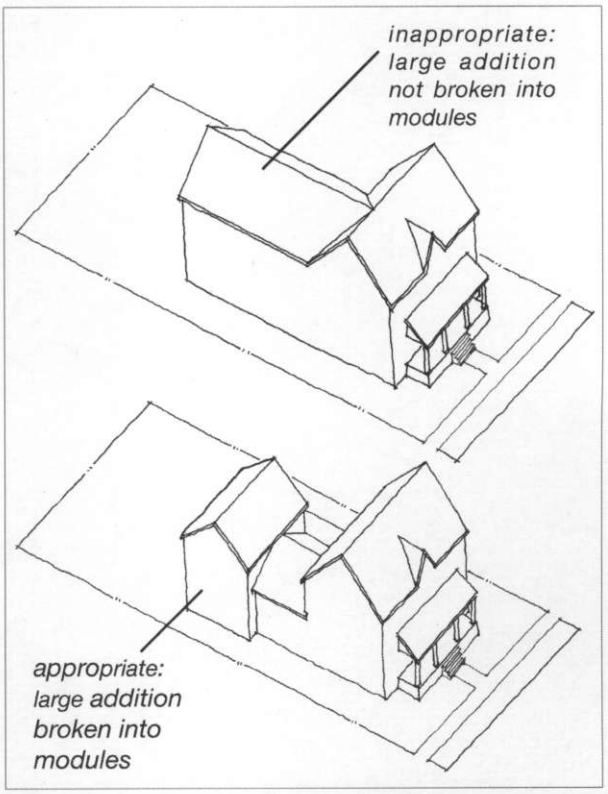
5.5 Subordinate the appearance of an addition to the primary, historic structure.

- Relate the addition's structure in mass, scale and form to the historic structure while remaining subordinate to the main structure.
- An addition significantly larger than the original structure could be considered if it is separate from the historic building and linked by a smaller connecting structure.
- For a large addition, break up the mass of the addition into smaller modules that relate to the historic building's massing.
- Keep an addition simple in design to prevent it from competing with the primary facade.

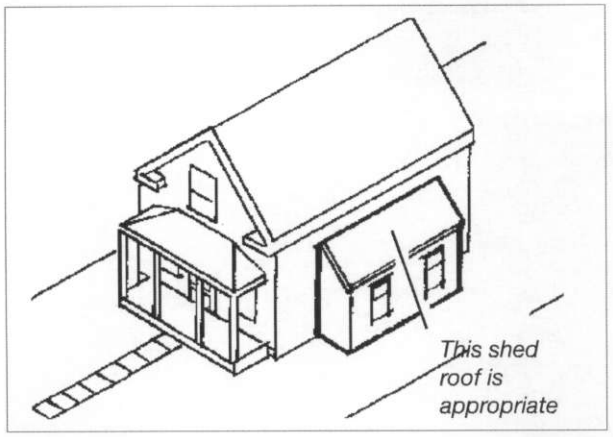
Appropriate: Design an addition to be compatible in size and scale to the main structure. This addition appears to be in scale with the original structure because it is separated with a smaller connecting structure.

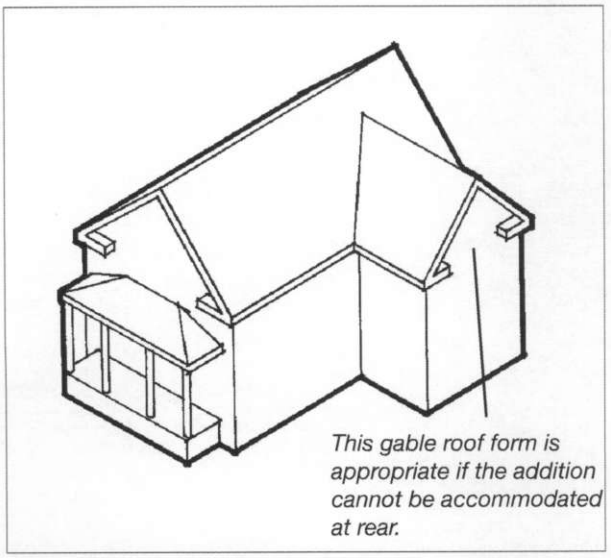


While a smaller addition is visually preferable, if an addition would be significantly larger than the original structure, one option is to separate it from the historic building, when feasible, and then link it with a smaller connecting structure.



For a larger addition, break up the mass of the addition into smaller modules that relate to the historic building.





Use roof forms and roof pitches on additions that are compatible with the historic building.

5.6 Design an addition to be compatible in character with the historic building.

- For example, an addition that is more ornate than the original structure would be out of character.
- An addition that seeks to imply an earlier period than that of the historic building also is inappropriate because it would confuse the history of the structure.
- Design an addition to be distinguishable from the historic structure, even in subtle ways, such that the character of the original can be interpreted. A change in setbacks of the addition from the historic structure, or applying a new trim board at the connection point can help define the addition.

5.7 Use building materials that are compatible with those of the historic building.

- For additions to most pre-WWII structures, wood surfaces had a painted and smooth, not rough-sawn, finish; building materials on the addition should match this in appearance.
- For example, a cementitious lap siding may be considered for an addition to a structure with wood lap siding.
- Stucco and brick may also be appropriate depending on the main structure's building style.

5.8 Use windows that are similar in character to those of the main structure.

- If the original windows were a wood, double-hung style, for example, then new windows that appear similar to them in design, light pattern, trim and muntin dimensions would be appropriate.

5.9 The roof form of a new addition should be in character with and subordinate to that of the historic building.

- A basic rectangular building form is preferred.
- It is important to repeat the roof lines and slopes found on the historic building. Typically, gable, hip and shed roofs are appropriate for pre-WWII residential-type structure additions. Flat roofs may be appropriate for some corner store commercial structures.
- A shed dormer to provide height to an attic may be appropriate depending on the structure of the style.

Raising a Structure

Raising a structure may be considered only if there is no alternative method, such as excavation, to achieve a legal code height for a ground floor residential unit and if the overall historic character will remain intact. This includes consideration of the overall proportions of the structure, the materials used for the addition and the manner in which a historic front porch and steps may be treated. A key consideration is that the overall historic character of the structure be maintained, that the alteration not be one that visually overwhelms the perception of the resource, and that the addition still remain subordinate to the original. Only the absolute minimum increase in height will be considered but may not be approved. Alternative options to raising the structure, such as adding to the side or rear or building a detached separate structure to provide for an additional unit, are preferred.

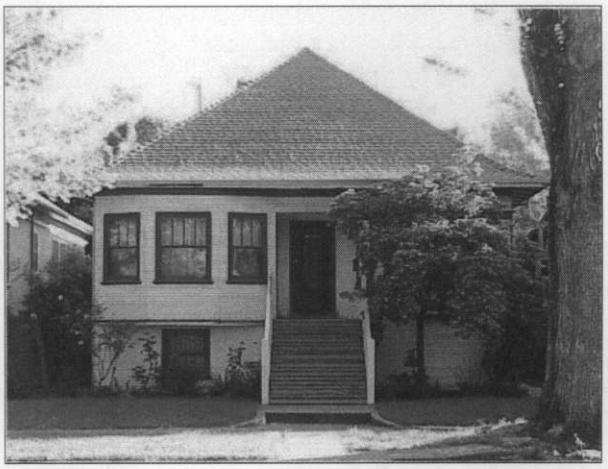
Historically, in Sacramento some structures were designed to have the first floor raised above grade, sometimes by several feet, but generally no more than half a story in height, up to six feet. The raised foundation was sided with material that was similar to that of the main structure.

A key characteristic is that, proportionately, the height of the raised foundation was less than that of the main floor of the structure itself. Additions that respect this characteristic will be considered. It is also important to note that this tradition of raised residences only applied to certain structure styles and would not be appropriate to consider on a structure that would not have had this arrangement as a part of its historic precedence.

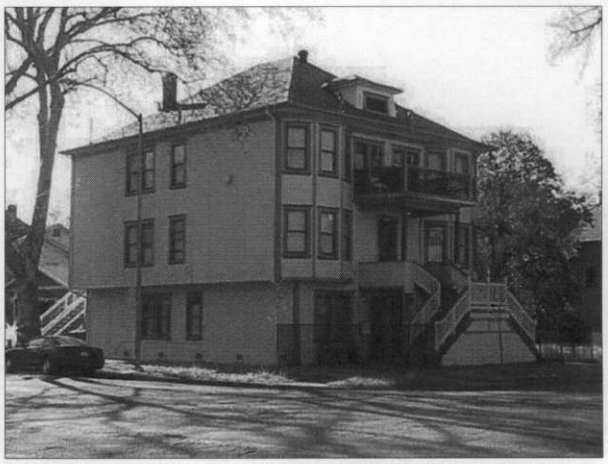
Another concern is that such an alteration may so drastically change the proportions of the height of the structure that the historic character would be altered and its integrity would be compromised. Keeping the additional height to a minimum is therefore important.

Raising a residence also may cause a change in the design of a porch and its steps, which typically are important character-defining features. If the front facade is too close to the sidewalk or property line, increased height of the structure could mean there would not be enough room for

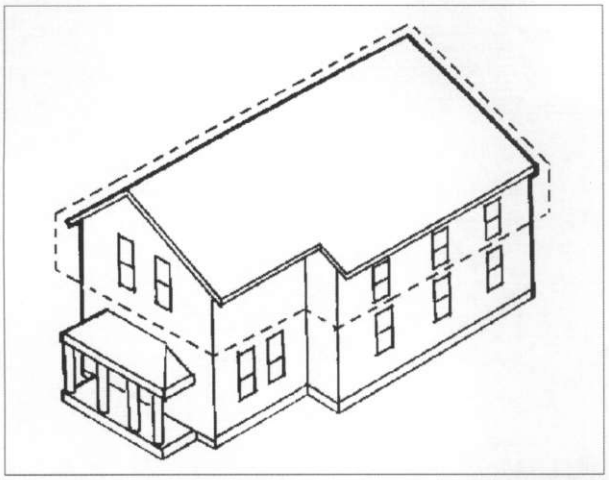
The structure above is unsuited to raising



Proportions of this structure make raising it difficult

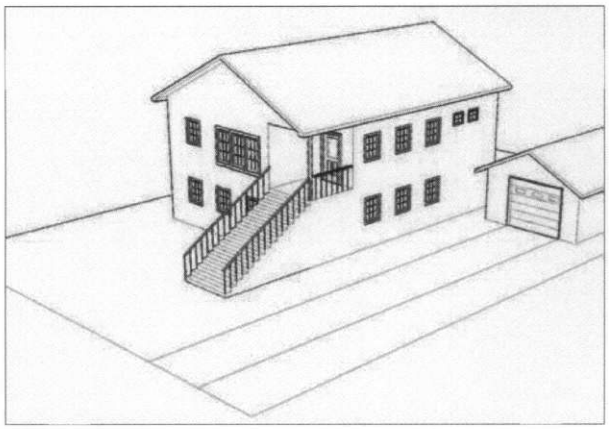


Raising this structure caused stairway problems.



Inappropriate: *A new addition should not negatively affect the character of an existing structure, such as this "pop-top" addition to a one-story structure does.*

Inappropriate: This stair extension encroaches on the sidewalk.



Maintain a straight stair extension if it fits within the setback.

the stairs to extend in a traditional straight run to the ground.

If development includes a garage, the driveway should be designed such that its visual impacts are minimized and parking in front of the garage door should not affect the character of the structure.

Therefore, raising a structure to create additional space will only be considered in limited situations, where other planning issues are adequately addressed, and where the overall historic character of the structure will be retained. And in general, this type of addition would only be considered when other options for additions are not feasible or would have a greater impact on the structure.

5.10 Design the height of an addition substantially lower than that of the main floor of the structure.

- Raising a structure should have historic precedence for the building style.
- A raised structure should remain in proportion to similar structures in the district.

5.11 When raising a structure, the visual impacts of any alterations must be minimized.

- For example, the design of a garage door must blend with the wall of the structure.
- Align new window openings, in the raised portion of the structure, with original window openings on original part of the building.

5.12 Raising a structure may be considered only if significant features are preserved.

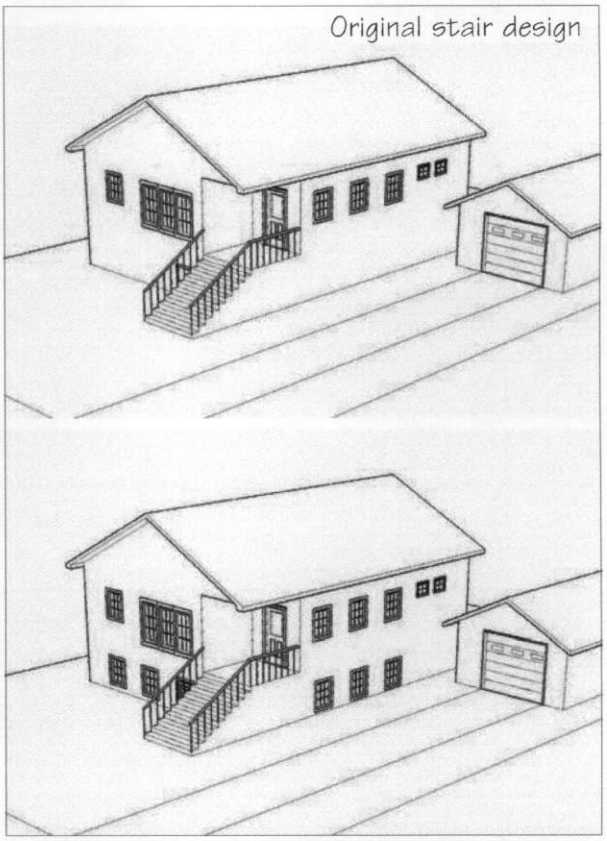
- The historic porch and stair must remain intact.
- Minor alterations or extension to porch stairs may be considered, but the overall design must be preserved.
- Design porch stairs to remain prominent. Do not add new stairs that effectively appear as ladders up to the main floor.

5.13 Differentiate the addition from the original structure with a subtle change in material or by adding a trim board or belly band.

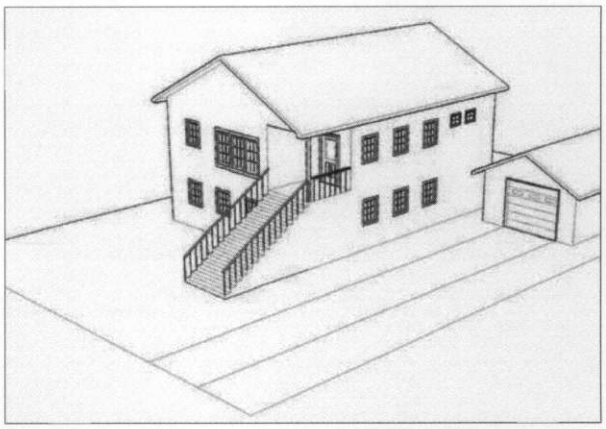
- For example, many historic buildings had a simple wood siding for raised foundations, either board-and-batten or a flush horizontal board treatment. This approach is appropriate.

5.14 Minimize the visual impact of any stair extension.

- Retain the historic porch and stair details.
- If the stair cannot run straight due to limits of lot size, design the stair to extend straight (in the traditional position) for as long a run as possible and then turn the remainder of the stair parallel to the facade.
- If the facade is symmetrical in composition, then the stair extension should also be symmetrical, turning to both sides.
- Consult the Preservation Director with any questions concerning appropriate star design.



The preferred approach for adding space below the main level is to excavate and therefore minimize the visual impact of the additional space.



If the structure is raised, extend the stair straight to the sidewalk.

A building before and after a rooftop addition has been added.

Roof-top Additions

Rooftop additions may be considered if the key character, form and proportions of the structure are not impacted significantly, and if the existing streetscape or district already evidences such height and forms.

Design a roof-top addition that does not visually overpower the historic building. Additional space can be created in a number of ways. It can be as simple as adding dormers to an attic; or, it can be as complex as adding a "pop-top," or new floor. If these alterations are designed to be in proportion with the main structure, they may have a smaller design impact on the structure as compared to other approaches. In some cases, an additional level may be considered, usually to a one-story structure. When this occurs, the design must retain the historic proportions of the main structure.

5.15 When constructing a rooftop addition, keep the mass and scale subordinate to the historic building.

- The addition should not overhang the lower floors of the historic building.

5.16 Set a rooftop addition back from the front or primary facade of the structure.

- Maintain the profile of the structure's original primary facade.
- Set a rooftop addition back at least ten feet from the primary facade plane.

5.17 When adding a dormer, keep in character with the historic building's design.

- Subordinate a dormer addition to the overall roof mass and in scale with ones on similar historic structures.
- Locate the dormer below the ridge line of the historic building.
- Minimize the number and size of dormers; they should not visually overwhelm the scale of the historic building.
- Dormers are typically added to a structure to increase the amount of headroom in upper floors. Their design is traditionally as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, consider an addition to the rear or non-primary facades of a structure.

Not appropriate: A new dormer should remain subordinate to the historic roof in size and character. The dormers on the front and rear of this structure are too large and are inappropriate.

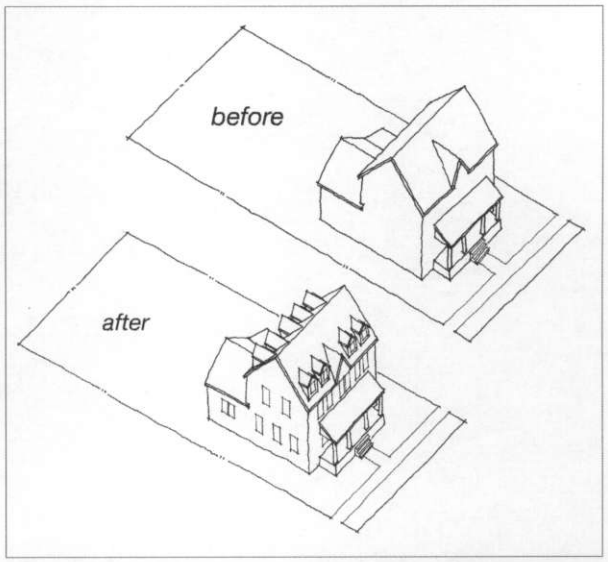
Carports and Attached Garages as Additions

In general, carports and attached garages are designs that reflect more recent development in outlying neighborhoods. They are often located to the side of a structure in these suburban settings.

Carports rarely were seen before WWII in Sacramento, with perhaps the exception that some of the larger buildings may have been designed with an attached porte cochére, which sheltered people while they disembarked from an automobile.

Garages certainly have historic precedence in Sacramento, but typically one was built as a separate structure from the house and was sited at the rear of the property, with a drive leading to it from the street or alley if there was one.

If a garage or carport is to be used, and other city codes allow, it should be located to the rear of a property, with access from the alley. The design and materials should relate to the historic structure and or the historic context of other historic garage structures on the alley. Break up large expanses of wall and garage doors into smaller units.



Not appropriate: The number and size of dormers should not visually overwhelm the scale of the historic building.

Chapter 6
Seismic Retrofitting

Many historic structures were built during times when there was less knowledge of seismic design and building codes were less restrictive. This makes them vulnerable to destruction in earthquakes. However, today there are methods of reducing the risk of earthquake damage. If carefully planned and executed, these retrofitting techniques can upgrade the safety of a building, while at the same time being sensitive to the historic fabric. By upgrading such features as foundations, floors, ceilings, walls, columns and roofs, property owners can improve the resiliency of their historic structures. This will ensure increased personal safety and protection of one's investments.

The first step in retrofitting a historic house is to investigate the premises and identify its weak points and features that can be strengthened and reinforced. Most 19th Century homes in Sacramento were built on brick foundations. The foundations were neither reinforced, nor tied to the structure. When retrofitting a historic house to improve its ability to withstand seismic events, any negative impacts upon historic features and building materials should be minimized.

Horizontal forces of earthquakes can cause damage to a historic structure.

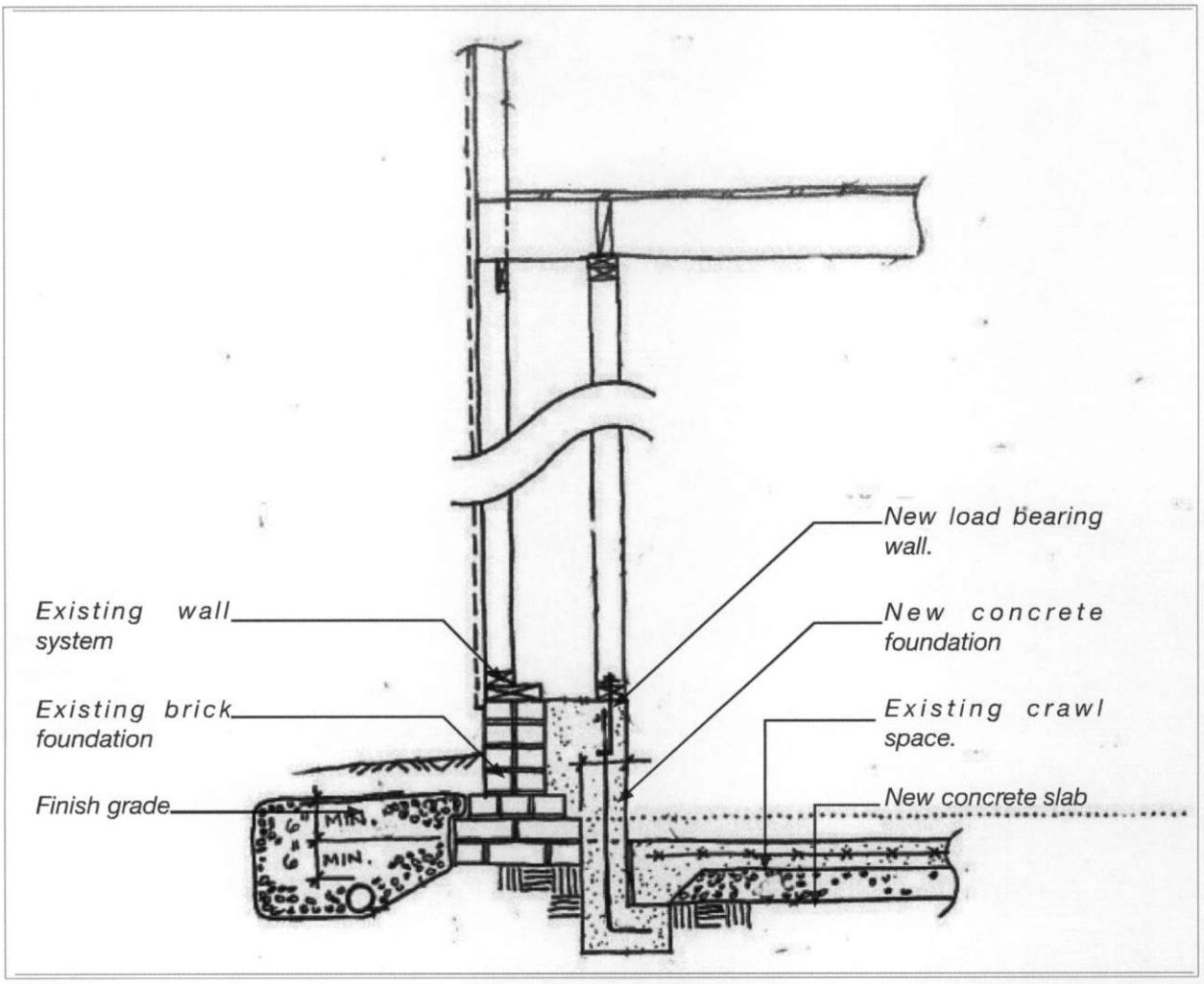
For additional information:
"Controlling Disaster: Earthquake-Hazard Reduction for Historic Buildings." Information Series, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington D.C. 20036. 1992.

"Strengthening Wood Frame Houses for Earthquake Safety." Bay Area Regional Earthquake Preparedness Project.

The California State Historical Building Code also provides some flexibility for the seismic retrofitting of a historic structure. Consult with the Sacramento Building Department to find out more.

6.1 Execute seismic retrofitting of a historic building so that it has the least impact on the structure's character.

- Building materials used in seismic retrofitting should be located on the interior and/or blended with other existing architectural features.
- Internal bracing should not be visible across windows.
- Preserving an ornamental detail by bracing it is preferred over removing it. Brace a masonry chimney when feasible, for example.
- It is possible in some structures to build a concrete foundation inside the existing brick foundation and tie it in structurally.



Example of new concrete foundation system and interior load-bearing wall in existing building. This is diagrammatic and a professional engineer should be consulted when undertaking any structural building improvements.

Chapter 7
Site Features, Landscaping and Other Elements

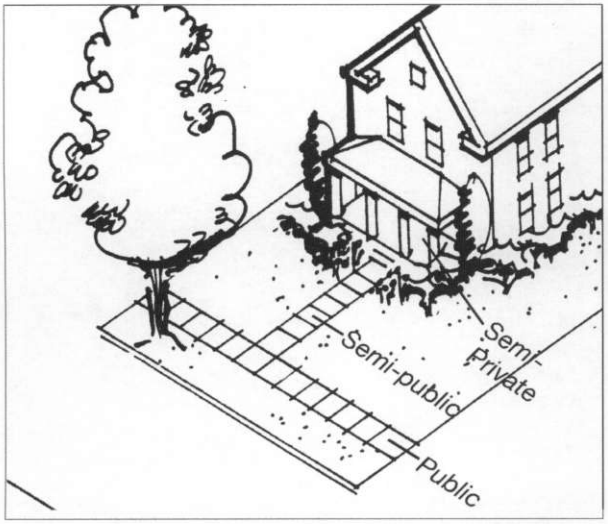
Site improvements shall respect the character-defining features of the district or property with which they are associated. In some cases properties are in residential areas and would include traditional residential features such as fences and landscaping with parking and service areas being well screened from public views. In other cases the character of the district or property may be more industrial or commercial and include open parking lots and more extensive service areas. In either case, sensitivity to adjoining uses and character shall be considered along with other city ordinances, codes and regulations when reviewing a design approach to treatment of existing site features and introduction of new site features.

Also note that for many of the design topics presented in this chapter other City regulations may apply. Please consult the City of Sacramento before planning a project to determine which requirements are applicable.

Mature landscaping defines entries and frames structures in many historic settings in Sacramento.

A simple interpretation of a wrought iron fence provides yard enclosure yet maintains the traditional transparency and views to the front yard and residence.

Preserve original sidewalks and granite curbs and other elements, such as the engraved stepping stone seen above. If replacement becomes necessary, match a new curb with that of the original.



Historic residential properties have an established progression of public-to-private spaces that should be maintained.

Original concrete shall be retained. Replacements shall match original in color, scoring, texture and finish.

Sidewalks, Walkways and Street Trees

Sidewalks, walkways and street trees should be compatible with the surrounding area. Sidewalks are significant elements. The alignment of original sidewalks with the street and the overall neighborhood layout is of importance. Mature trees help define the character of the boulevards and streets and provide shade.

7.1 Preserve original sidewalks and granite curbs.

- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match as closely as possible to the original in color, texture and finish.

7.2 When new sidewalks are to be installed, they should be compatible with the original.

- In residential areas, a sidewalk should be detached and separated from the curb with a planting strip (sometimes called parkways).
- A new sidewalk should align with those that already exist along a block.
- Scoring lines or "brushing" patterns should be consistent with those employed historically.
- Using paving materials and colors that are similar to those employed historically is preferred.

7.3 Maintain the established progression of public-to-private spaces.

- The typical neighborhood tradition of walkways from the sidewalk to the house should be maintained.
- This includes a sequence of experiences, beginning with the "public" sidewalk, proceeding along a "semi-public" walkway, to a "semi-private" porch or entry feature and ending in the "private" spaces beyond.

7.4 Maintain the original landscape tradition in the planting strip.

- Planting strips, located between the street and a detached sidewalk, have traditionally been planted with grass and street trees with tall canopies, or palms in some areas.
- If a tree is cut down or missing, replace it with the original street tree species or ones of similar form and size.
- Small ornamental trees are not appropriate in the planting strip.

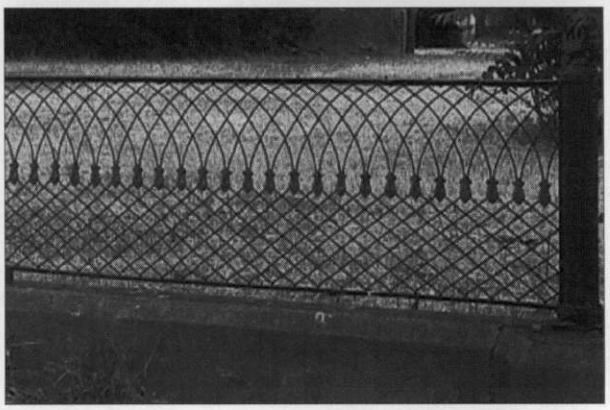
Fences and Site Walls

Historically, fences were relatively low in height, usually about three feet high, and often mounted on a concrete or stone curb. The appearance was subordinate as a foreground element, and it typically appeared to be below the line of the first floor of a house. This design tradition should be continued. However, as functional needs have changed, the need for taller fences sometimes occurs. In such cases fences that are moderately taller may be considered, when the overall effect remains subordinate to the historic features of the property.

A fence or site wall shall be in character with those used traditionally and relate to the principal structure on a lot. In some instances, fences were a part of traditional construction in Sacramento. When used historically, fences were typically wire or low wrought iron on concrete or a granite base. Most were relatively low in height and had a "transparent" character, allowing views into yards and providing interest to pedestrians. Site walls were also used in some cases where yards slope down to the street. Common materials were brick, some concrete and stone. Contact the City's Planning Division for fencing or wall heights and setbacks that apply to a specific property.

7.5 A new fence should be similar in height to those seen historically.

- Where a taller fence is needed for security purposes, a height of four feet may be considered, and even up to a maximum of five feet in some cases.
- Wrought iron fences shall remain below the main floor level.



Original landscape elements, such as this concrete curb and wrought iron fence should be preserved.

Fences and walls should be designed to allow views into a yard while at the same time successfully defining one's property line.

Open fencing is in character with the neighborhood and is preferred.

7.6 Preserve original fences and site walls.

- Replace only those portions that are deteriorated. Any replacement materials should match the original in color, texture, size and finish.
- A historic wood fence should be protected against the weather with a painted or stained surface, depending on the house's surface treatment.
- If repointing a wall is necessary, use a mortar mix that is similar to that used historically and match the original joint design and color.
- Painting a historic masonry wall, or covering it with stucco or other cementitous coatings, is not appropriate.

7.7 Where no fence exists, keeping the yard open may be the best approach for a front yard.

7.8 Where a new fence is needed, it should be similar in character to those seen historically.

- Fencing that defines a front yard or a side yard on a corner lot, shall be "transparent" in nature, and no higher than 6' or the top of the basement level, whichever is lower.
- New fence design and materials that are similar to those used historically are appropriate.
- Solid walls or walls with decorative metal panels are generally not appropriate.

7.9 A combination of fencing and screening vegetation may be appropriate.

- A painted wood fence with smooth finished milled lumber is appropriate for period revival 1920's and 1930's structures.
- Chain link, concrete block, un-faced concrete, plastic, fiberglass, rebar, plywood, rough sawn wood or split rail and mesh "construction" fences are inappropriate.
- Cast metal ornamentation and carriage lamps are inappropriate on fences or gates.

7.10 A solid side yard fence should be set back from the primary facade of a house.

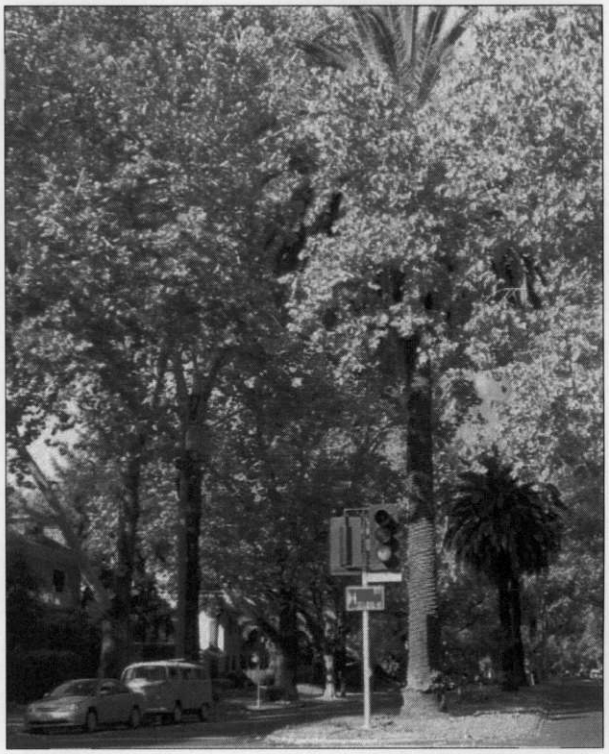
- Two types of side yard fences were seen traditionally: a fence that extends between two houses and a fence that runs the lot line between two houses.
- A solid side yard fence should be set back enough to provide the historic sense of open space between homes.
- A side yard fence may be taller than its front yard counterparts, but the taller portion should be located behind the front plane of the house.
- Consider staggering the fence boards on either side of the fence rail, or using lattice on the upper portions of the fence, to give a semi-transparent quality to the fence.

Boulevards

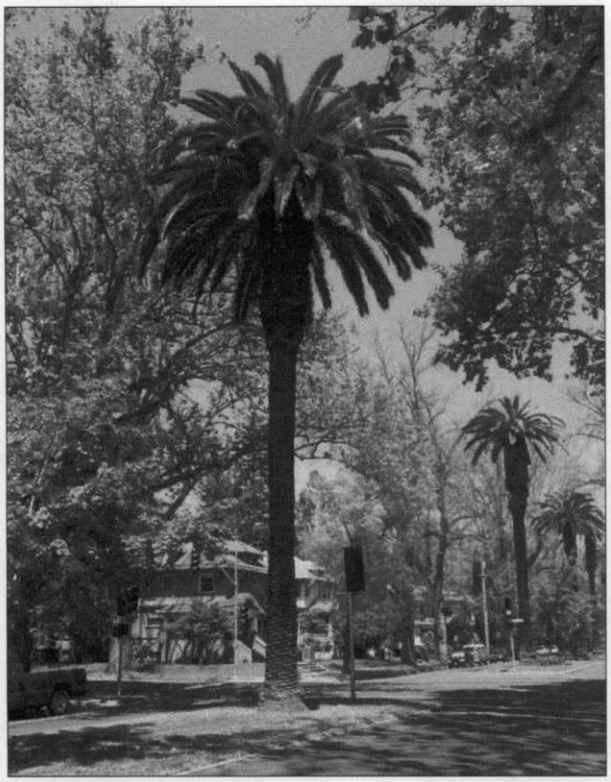
Boulevards are a part of the traditional streetscape design in select neighborhoods throughout Sacramento. Preserve and maintain both the historic form and plantings of the existing boulevards which are significant historic treasures of the City. Where replacement plant materials are needed, they should match in-kind those species used historically.

7.11 Maintain the traditional character of boulevards where planted strips exist between vehicle travel lanes.

- Preserve original tree species; replace them in-kind when they are lost.
- Plantings, including grasses, should be in character with those used historically and well maintained. (The species should match or be similar in character.)
- Avoid replacing plant materials with hard and/or impervious surfaces. Consider using stepping stones if a walking surface is needed across a boulevard.
- Protect established vegetation during construction to avoid damage.
- Notify the City if damaged or diseased trees exist in a boulevard.



Maintain the traditional character of boulevards where planted strips exist between vehicle travel lanes.



Palm tree-lined boulevards should be maintained as such. Palms also often mark locations of historic structures. Refrain from interplanting with other species to maintain the historic character.

Landscape Materials

Preserving historic landscapes is important when feasible, but in many cases, this may not be practical. As plants and trees age, they may need replacement and as functional requirements change, this may lead to the need to alter the landscape as well. It is best to consider the landscape as an adaptive reuse opportunity, in which a new landscape design may be inspired by the historic landscape, without literally copying it.

Plant materials should be used to create continuity among properties. Sacramento has a rich array of landscape materials that grow readily in the California climate. Trees provide shade and protection from the sun.

7.12 Preserve historic landscape and streetscape features.

- Existing historic landscape and streetscape features, such as fences, sidewalks, trees, lights, granite curbs and hitching posts, should be preserved, and should be protected during construction projects.
- Original plantings, if known, should be preserved. This particularly applies to historically significant trees, shrubs and garden designs.

7.13 In new landscape designs, use materials that are compatible with the historic property and neighborhood.

- Minimize the amount of hard surface paving for patios, terraces or drives in front yards.
- The tradition of landscaping located along structural elements (such as foundations, walkways and fences or walls) should be continued where appropriate.
- Consider a species mature size and root system before planting. Planting too close to a structure can damage architectural features or building foundations. This also can cause moisture retention against the structure.
- Garden ornaments and sculpture which are incompatible with the style, scale and materials of the building are discouraged.

7.14 Maintain mature, historic and heritage trees.

- A mature tree should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the residents or the public.
- If a historically original tree is cut down, a replacement tree, of the same species or one of similar form and size should be replanted in its place, unless it would damage the house.
- Replacement plant materials should be similar in kind, size or equivalent massing to the historic originals.
- Contact the City's Arborist to determine whether there are heritage trees on a particular property.

Lighting

Exterior lighting is generally a subordinate element on a site. Traditionally, lighting within a site was minimal. An occasional garden light was seen, but porch lights were usually the only exterior illumination. Most used incandescent lamps. These were relatively low in intensity and were shielded with simple shade devices.

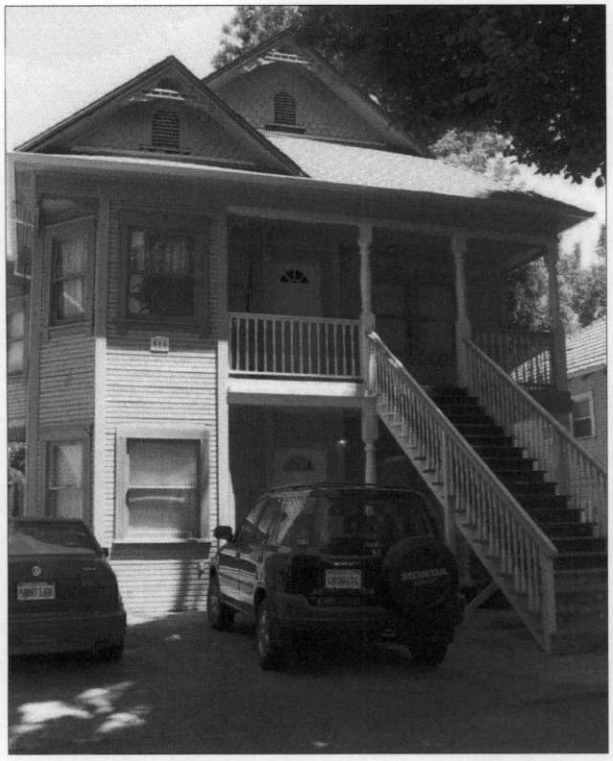
A highly ornamental design for new street lighting that has not been documented or that invokes a false sense of history is not appropriate.

7.15 Preserve original lighting fixtures.

- Light fixtures that are original to a house or integral to an architectural style are examples of fixtures to be preserved.
- Replace broken glass. Re-secure loose fixtures.
- Check electrical connections for exposed or damaged wiring. Replace as necessary using a licensed electrician and secure permits where required.
- If a historic light fixture is damaged beyond repair, then replacing it with a replica fixture is preferred.

7.16 Design new exterior lights to be simple in character and low in intensity.

- Provide lighting fixtures appropriate to the building in terms of style and size.
- Lights that cast a color similar to that of daylight and that have a low level of luminescence are preferred.



It is inappropriate to install paved parking in the front yard.

Consider providing a Hollywood drive (middle photo), with turf between the strips, instead of a wide continuously paved surface (bottom photo).

7.17 Minimize the visual impacts of site and architectural lighting.

- Unshielded, high intensity light sources and those that direct light upward are inappropriate.
- Where safety or security are a concern, the use of motion sensors that automatically turn lights on and off are appropriate.
- Do not wash an entire building facade in light.

7.18 Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.

Driveways and Parking

Curb cuts are not generally appropriate on east west streets, on boulevard streets in the planting strips between traffic lanes, nor on lots with alley access. When parking was originally introduced it was an ancillary use and was located to the rear of a site. In all cases, the visual impacts of parking—which includes driveways, garages and garage doors—will be minimized.

7.19 Paved parking pads in the front yard is not allowed.

7.20 Paved areas should have a minimum impact on the front yard and its plant materials.

- Keep paved material to a minimum in front yards.
- When a garage is in the front of a structure and a driveway is needed for access, using a "Hollywood drive" (providing two paved strips) is appropriate.

7.21 Use paving materials that will minimize the impact a driveway will have on a streetscape.

- Consider providing two paved driving strips (also known as a "Hollywood drive") with turf between the strips instead of large driveways.
- Large areas of paving are not appropriate.
- Plain asphalt or black top is discouraged.

7.22 Preserve a historic garage where it exists.

- Respect the character-defining features of a historic garage such as the primary materials, roof materials, roof form, location, windows and doors and any architectural details.
- Retain a historic garage in its original location.

7.23 A new garage shall not dominate from the street.

- A garage shall be subordinate to the primary structure on the site.
- A garage shall be compatible in design scale, materials and form with the primary structure.

7.24 Garage design and style should be related to the stylistic era of the house.

- For homes built prior to WWII, a detached garage located to the rear of the property, and that is set back substantially from the house, is generally appropriate.
- For some homes in the Central City neighborhoods, a tradition of carriage houses and stables exists. In some cases following this tradition may be appropriate in areas where these were traditionally found; however, the style of the structure should be related to the style of the main building on the property.
- The material and detailing of a garage should be relatively utilitarian compared to the house's.

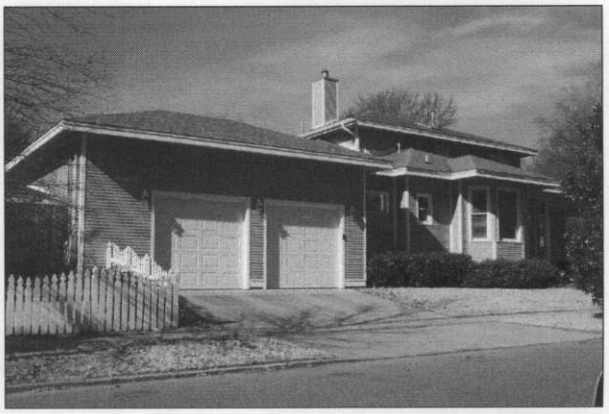
7.25 Where there are historic garages or accessory structures located nearby, a new garage or accessory structure should appear similar in scale.

- For larger structures break up the massing to reduce the perceived scale of the structure.

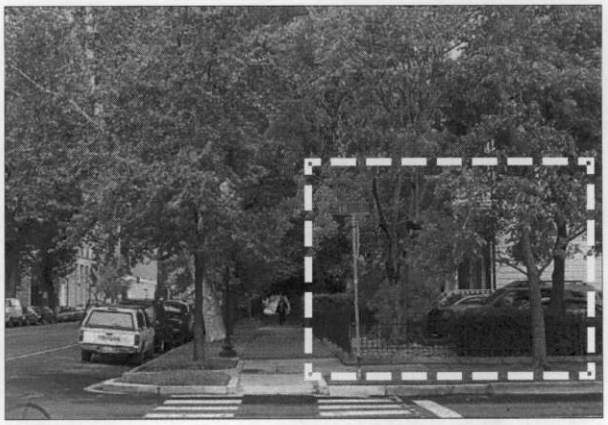
7.26 When parking is not located in a structure, screen it from view from the public right-of-way.

- Using a fence, hedge or other landscape device is appropriate.
- Visual impacts on adjoining properties shall also be considered and avoided.

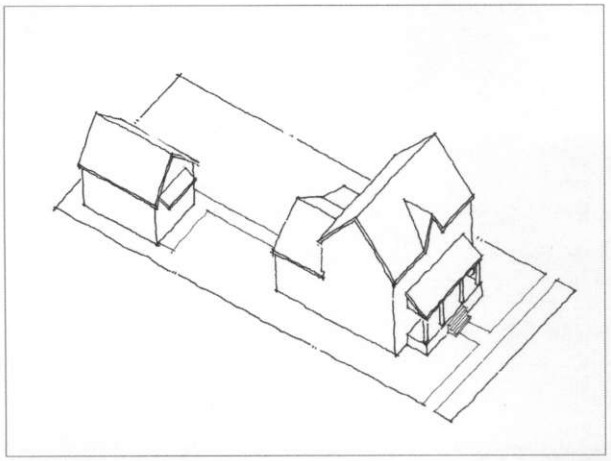
A detached garage located to the rear of the property, and that is set back substantially from the house, is appropriate.



Not appropriate: A new garage should not appear to dominate from the street. (This garage impedes one's ability to interpret the historic character of the primary structure.)



Where it is permitted, when on-site parking is not located in a structure, screen it with a fence or hedge as seen above.



Appropriate: Locate an accessory structure to the rear of a lot.

An accessory structure should be similar in character to those seen traditionally. Basic rectangular forms, with hip, gable or shed roofs, are appropriate. This new secondary unit is behind a landmark structure and also serves as a garage with alley access.

7.27 Minimize the visual impact of parking areas.

- A parking area when required, must be located to the rear of a site.
- Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind a building. A front or side driveway will not be allowed.
- Hollywood strips, or ribbon paving, to minimize the amount of hard surface paving may be required to retain as much vegetated area as possible.

Accessory Structures

An accessory structure should be similar in scale, orientation and form to those seen historically.

7.28 Locate an accessory structure to the rear of a lot.

- Locating an accessory structure to the side of a primary structure, but set back substantially, may also be considered.

7.29 Construct an accessory structure that is subordinate in size and similar in character to the primary structure.

- In general, accessory structures shall be unobtrusive and not compete visually with the house.
- An accessory structure shall remain subordinate, in terms of mass, size and height to the primary structure.

7.30 An accessory structure shall be similar in character in the scale, orientation and form to those seen traditionally.

- Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
- Maintain the simple detailing found on accessory structures.

7.31 Maintain the relationship between building materials on accessory structures with those found on the primary structures.

- Appropriate siding materials for accessory structures include: painted wood siding, a durable synthetic or cementitious smooth finish lap siding, shingle or stucco.

Mechanical Equipment and Service Areas

Utilities will be placed such that their visual impacts are minimized. They shall not be located on a primary facade, nor on roof-tops or in windows of a primary facade. Utilities and mechanical equipment that serve properties may include telephone and electrical lines, gas meters, air conditioners, telecommunication systems and security systems. For new construction, adequate space should be planned in a project from the outset and should be designed such that visual impacts are minimized.

7.32 Minimize the visual impacts of utilities and mechanical equipment.

- Provide adequate space for utilities. They should not simply be put into "left over" space that abuts the public right-of-way.
- Locate mechanical equipment at the rear or sides of a property and screen them with landscaping if visible from the public right-of-way.
- Vents for direct-vent fireplaces should not be installed on the building front.
- Window air conditioning units or condenser elements should be located where they are not visible on a front facade.
- Any utility device or mechanical equipment should have a matte or non-reflective finish.
- Horns for security alarms should be hidden from view. Consider placing them under an eave or at ground level screened by landscaping.

7.33 Screen a satellite dish from view.

- Use landscaping to screen a satellite dish that is mounted on the ground.
- A small satellite dish should be located away from the front of a structure.

Not appropriate: Window air conditioning units and condenser elements should be located where they are not visible on a front facade.

Not appropriate: A satellite dish should be located away from the front of a structure. This structure also includes an inappropriate front window replacement.

Not appropriate: The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof.

7.34 Service areas should not be visible from major pedestrian ways.

- Locate a service area along the rear of a site.
- Trash areas, including large waste containers or dumpsters, should also be screened from view, using a fence, hedge or enclosure. For a larger storage area, consider using a shed to enclose it.
- Provide adequate trash storage capacity so that debris will not overflow the containers.

Energy Conservation

7.35 Develop an energy conservation strategy that maximizes preservation of building features.

- Retain existing windows and improve their efficiency by adding new glazing compound and weather stripping.
- Encourage awnings or other shading techniques with historic precedence.

7.36 If energy conservation is a concern, do not replace original single pane glass with double pane, or thermal pane glass.

- In some cases, owners may be concerned that an older window is less efficient in terms of energy conservation. However, most heat loss is associated with air leakage though gaps in an older window that are the result of a lack of maintenance, rather than loss of energy through the single pane of glass found in historic windows.
- The most cost-effective energy conservation measures for most historic windows include the replacement of the glazing compound, the repair of wood members and the installation of weather stripping. These steps will dramatically reduce heat loss while preserving historic features.

Solar Collectors

Preserving historic resources is in itself an energy conservation step, because the "embodied" energy in a property is maintained. In addition, there are many ways in which historic buildings can conserve energy in operations. Using operable windows instead of air conditioning and keeping windows in good repair such that air does not leak are examples. In many cases, other new energy conserving technologies can be added while preserving the character of a historic property. To the greatest extent possible, such energy conservation measures should be applied in a manner that minimizes damage to historic building fabric and is reversible.

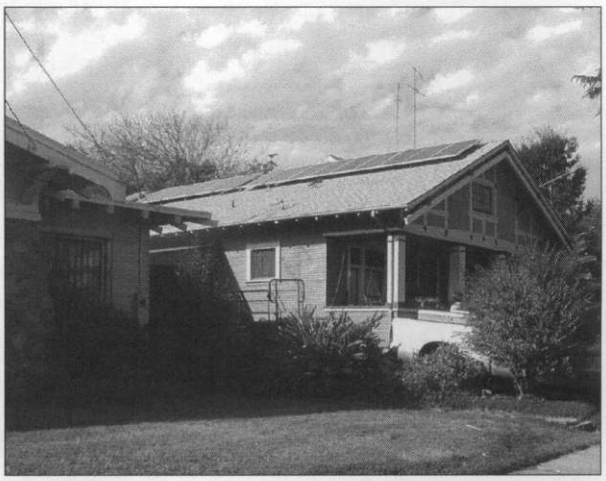
7.37 If solar collectors are to be used, they should be installed in a manner that minimizes impacts.

- Locate the collectors away from public view when feasible.
- If mounted on the roof, consider placing them at an angle that matches the roof. In many cases, this may only reduce efficiency moderately.

7.38 Solar devices should not block views or be placed where they are visible from the public right-of-way.

- If attached to the building, solar devices should lie flush with the roof line. This will not cause a significant decrease in the device's solar gain capabilities.
- Locate an attached solar panel in a manner such that it does not affect the primary roof facade elevations. Location on a primary facade's roof plane will not be allowed.
- If not attached to the building, collectors should be located in side or rear yards. Exposed hardware, frames and piping should have a matte finish, and be consistent with the color scheme of the primary structure.
- Collectors not attached to the building should be screened by whatever landscaping may be necessary to reduce their visibility. However, screening may diminish the effectiveness of the collectors to receive sunlight.

The solar device shown in this photo is not appropriate.



If attached to the building, solar devices should lie flush with the roof line, as seen in the photo above. If the house has side gables, solar panels on front-facing roofs are not appropriate.

Chapter 8
New Infill Construction and Alterations to Non-Historic Structures

This chapter presents design standards for the construction of a new structure, for both residential and commercial developments in Historic Districts. These guidelines also apply when alterations are being considered for non-historic structures. These "infill" principles relate to the fundamental relationships of a building to its context—such as mass, scale and form. These same principles are the most important for other, non-historic structures. Also note that for many of the design topics presented in this chapter, other City regulations and guidelines also may apply. Please consult the City of Sacramento before planning a project to determine which requirements are applicable.

Designing a building to fit within the historic character of a neighborhood requires careful thought. First, it is important to realize that while historic districts remain dynamic, with alterations to existing structures and construction of new buildings occurring over time, a district's character must be respected.

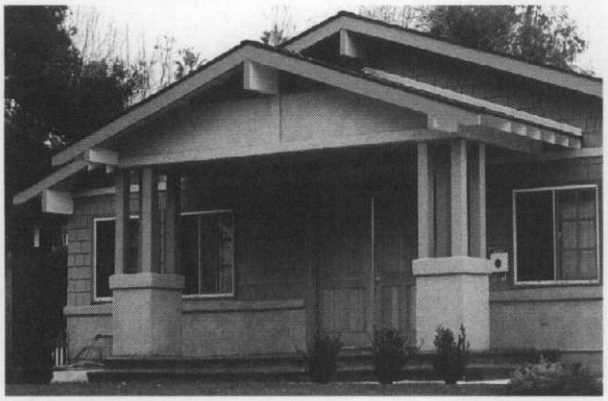
Preservation does not mean that a neighborhood or historic district must be "frozen" in time, but it does mean that, when new building occurs, it should be in a manner that reinforces the basic visual characteristics of a block or surrounding historic buildings. This does not imply, however, that a new building must look old. In fact, imitating historic styles is generally discouraged.

Rather than imitating older buildings, a new design should relate to the fundamental characteristics of the historic houses on a block while also conveying the stylistic trends of today. It may do so by drawing upon basic ways of building that make up a part of the character of the property. Such features include the way in which a building is located on its site, the manner in which it relates to the street and its basic mass, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally, and in the context of its district, visual compatibility results.

These basic design relationships are more fundamental than the details of individual architectural styles and, therefore, it is possible to be compatible with the historic context while also producing a design that is contemporary.

It is also important that a new building in close proximity not impede one's ability to interpret the character of a nearby historic house; therefore, a new structure should be compatible in scale, site relationship and style while not creating a false sense of history. If there are photos or plans of an historic structure that a property owner wants to reconstruct, confer with the Preservation Director about pursing this option. Simplicity and modesty in design are encouraged.

Rather than imitating older buildings, a new design should relate to the basic characteristics of the historic houses on a block while also conveying the stylistic trends of today. (These houses, for example, are contemporary interpretations of vernacular buildings and are appropriate.)



Design the porch of a new residence to be similar to those seen historically. This new house, for example, is an appropriate contemporary interpretation of Craftsman elements. (Pasadena, CA)

Orient the front of a house to the street and clearly identify the front door. This principle applies to multifamily structures as well.

Site Design

Maintain the pattern in which buildings relate to the street. All historic structures significantly contribute to the design character of Sacramento and should be preserved. Where new construction will occur, it should **not** be constructed to block views to a historic structure or visually distract from the historic structure. New construction should also maintain the setback of adjoining structures.

8.1 A building should fit within the range of yard dimensions seen in the block.

- The front yard setback should match the established range of adjacent traditional buildings.
- Where the setbacks are uniform, a building should be placed in general alignment with its neighbors.

8.2 Maintain the spacing of side yards.

- Side yard setbacks should be similar to others in the block, as seen from the street.

8.3 In some areas, setbacks vary, but generally fall within an established range.

- A greater variety in setbacks is appropriate in this case, but a building should be located within the average setback.

8.4 Orient the front of a house to the street and clearly identify the front door.

- A prominent entry will contribute to the "pedestrian-friendly" character of the street.
- Use a porch element to define the entry.
- Although some buildings were raised a few feet traditionally, a first floor or entrance that is raised an entire story—to accommodate a garage—is inappropriate.
- Orient front entry stairs and walkways to be consistent with adjacent structures.

8.5 Design a porch to be similar to those seen historically in the district.

- A new porch should not visually overwhelm the primary facade.
- Use materials similar to those seen historically in the district. Wood balustrades and porch posts (sometimes with brick piers) were most common.
- Porches should have open sides.

8.6 Porch posts or columns should be of a substantial enough size that the porch does not appear to float above the entry.

- Wood, brick or stone columns are best for most structures in the neighborhood.

Maintain the traditional character of a building's site. The progression of space on a property is an important characteristic in Sacramento, especially since most of the historic resources have residential characteristics, such as landscaped front, side and rear yards. These site characteristics are important and should be respected when new construction occurs.

8.7 Maintain a landscaped yard with the residential characteristics that existed historically.

- Do not pave this area with concrete so it effectively serves as a parking lot.
- Consider using brick or flagstone in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.

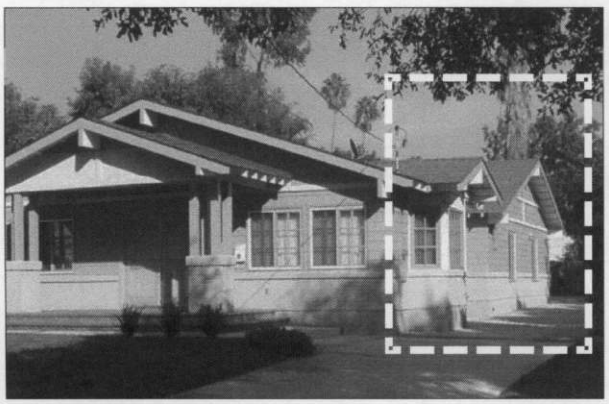
8.8 Maintain the traditional visual connection of the building to the street.

- A walkway should lead straight from the sidewalk to the main entry in most pre-WWII neighborhoods.
- Some neighborhoods with craftsman era homes may have different orientation.

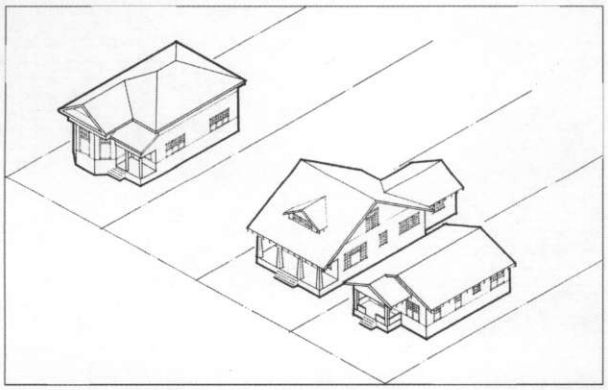
Maintain an attractively landscaped yard where residential characteristics existed historically.

A building should fit within the range of yard dimensions seen in the block.

Subdivide larger masses into smaller "modules." This single-family residence is broken into modules so it will not dominate the scale of the neighborhood.



Subdividing a larger building mass into smaller "modules" that are similar in size to buildings seen traditionally is encouraged. This new house is divided into modules, which is appropriate.



A new building should be similar to nearby historic homes in material, density and relationship to the street.

Building Mass, Scale and Form

Design a new building to reinforce a sense of human scale. The mass and scale of residential buildings are important design issues. The traditional scale of buildings—originally designed as single-family houses—still dominates and enhances the pedestrian-friendly character of the streets. To the greatest extent possible, new construction should maintain this human scale. For most historic single-family homes an open porch is a part of the design fabric of the district, this tradition should be continued. While new buildings are typically larger than many older houses, new construction shall not be dramatically larger and cause the visual continuity to be compromised, especially from the street view.

Also, while some larger institutional or multifamily structures were constructed historically, the tradition of single-family residences dominates the character of most neighborhoods. Traditional duplex or fourplex structures were designed similar in scale to larger single-family structures.

8.9 A new building should convey a sense of human scale. Consider the following techniques:

- Use building materials that are of traditional dimensions.
- Provide a one-story porch that is similar in size to that seen traditionally.
- Use a building mass that is similar to that seen traditionally in the district.
- Use window openings that are similar in size, proportion, shape, arrangement and location to those seen traditionally in the district.

8.10 A new building should not be significantly larger than those single-family structures seen traditionally.

- A new building should not be greater than the average height of the adjacent structures.
- Subdivide the mass of a larger building into smaller "modules" that are similar in size to historic buildings in the district.
- Other, subordinate modules may be attached to the primary building form on the rear or secondary facades.

8.11 Step a larger building down in height as it approaches a historic structure.

- This will diminish the impact a new structure may have on a smaller historic building.

Use building forms that are similar to those of historic residential buildings seen traditionally. A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form and orientation that is similar to historic buildings in the district.

8.12 Simple rectangular building forms with sloping roofs are preferred.

- "Exotic" building forms that would detract from the visual continuity of the streetscape are discouraged.
- Building forms should be similar in orientation and setback to those seen historically in the block or district.

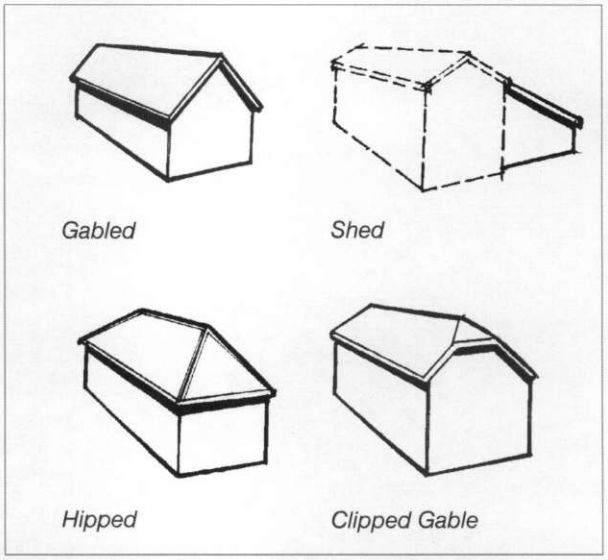
8.13 Pitched gable and hip roofs are encouraged where they exist on surrounding historic houses.

- Shed roofs are appropriate for porches or on small additive forms attached to a building.

8.14 Open porches are an appropriate traditional design element and should be continued on new construction.

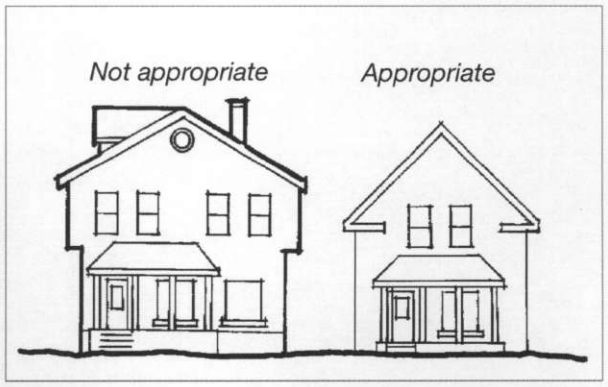
- A sense of transparency is important for new porches; they should be open on three sides, except where flush with facade.

Use building forms that are similar to those of residential buildings seen traditionally. These new structures in Memphis, Tennessee, reflect the mass and scale of historic houses in the area.



Pitched gable and hip roofs are encouraged where they exist on surrounding historic houses.

Pitched gable and hip roofs are encouraged where they exist on surrounding historic houses. The structure to the left in the photo is not appropriate.



A new building should appear similar in mass and form to that of a single family structure seen traditionally in Sacramento, such as the one on the right.

Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally. The cementitious siding in these two photos conveys a lap dimension similar to that used historically and is appropriate on these new buildings.

Building Materials

Use building materials that appear similar to those used traditionally in the district. Building materials of a new structure should be compatible with adjacent historic houses. They should appear similar to those seen traditionally to establish a sense of visual continuity.

8.15 Horizontal lap siding should be applied in a manner similar to that seen historically in the district or on the block.

- New materials shall relate to the lap exposure, texture and finish of traditional wood siding.
- The use of trim boards, that show depth and typify high-quality construction, is encouraged.
- All wood siding should have a weather-protective, smooth painted finish. No rough-sawn or raised grain materials are allowed.
- Use of highly reflective materials, such as glass or polished metal, is inappropriate as a primary building material.
- Use of galvanized or corrugated metal is also not appropriate in most pre-WWII districts.

8.16 The use of masonry that appears similar in character to that seen traditionally is also appropriate.

- Brick shall have a modular dimension and finish similar to that used traditionally.
- Smooth, steel troweled stucco may be appropriate on building styles that typically incorporate this material.

8.17 New materials that are similar to traditional materials may be considered.

- Alternative materials that appear similar in scale, proportion, texture and finish to those used traditionally will be considered.
- They also should have a proven durability in locations that have a similar climate.
- For pre-WWII neighborhoods milled lumber, not rough boards, shall be used for all trim elements.
- Window and or trim should reflect traditional dimensional materials. Foam sprayed stucco trim is not allowed.

Use roof materials that are similar to those used traditionally.

8.18 Roof materials should convey a scale and texture similar to those used traditionally.

- Roof materials should be earth tones and have a matte, non-reflective finish.
- Roof style should be one that was found historically in the block or district.
- Tile may also be considered if it is integral to an architectural style, such as Spanish Eclectic.
- Replacement roofing materials shall match original or a new material with similar characteristics may be considered. No roller-barge boards will be allowed except if using traditional Spanish tile or on a traditional "thatch" roof form.

Roof materials for new construction should convey a scale and texture similar to those used traditionally. This concrete tile, for example, conveys a character similar to original tile roofs seen on this building type.

Using contemporary interpretations of historic styles is encouraged for new buildings. Although these infill bungalows do not have raised foundations, they do relate to many of the design traditions seen historically in Sacramento.

Using contemporary interpretations of historic styles is encouraged for new buildings.

New interpretations of traditional building styles are encouraged.

Architectural Character

Design a new building to be visually compatible with nearby historic houses. Features such as one-story porch elements which define entries, columns, posts and brackets contribute to the sense of character of the street and add visual interest to pedestrians. Their continued use in new construction is encouraged.

8.19 Use simplified interpretations of architectural features that are common to traditional buildings in Sacramento.

- These include porch columns, balustrades, brackets, rafter ends, windows, doors and other trim elements.
- Historic details that were not found in Sacramento are not appropriate, such as stone masonry on front facade.
- Other styles that would also be misleading about the history of Sacramento are inappropriate, such as saltboxes or brownstone rowhouses.

8.20 Using contemporary interpretations of historic styles.

- A new building should not convey a false construction date.
- The exact copying or replication of historic styles is discouraged unless documentation exists of its building plan, but may be considered on a case-by-case basis.
- A new building should be complementary and compatible to the streetscape. Styles and orientations that deviate significantly from the historic context are inappropriate.

8.21 Building components, such as trim, eaves, windows and doors, should be similar in scale to those used in the surrounding historic context.

8.22 Maintain the alignment of horizontal elements along the block.

- Window sills, moldings and eave lines are among those elements that should align whenever possible with similar elements on adjacent historic properties.
- Maintain proportions and arrangements of voids and walls, mass to glass ratio.
- Innovative contemporary translation of the principles above can be compatible.

Windows and Doors

Windows and doors should be used in a manner similar to those seen traditionally. Windows and doors are some of the most important character-defining features of houses. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window design often defines a historic building style. Usually they are inset into openings or they have surrounding casings and sash components which have substantial profile dimensions. Because windows and doors so significantly affect the character of a house, their design is a very important consideration.

8.23 Design windows and doors to be of a traditional size and placement in a similar solid-to-void relationship as historic buildings.

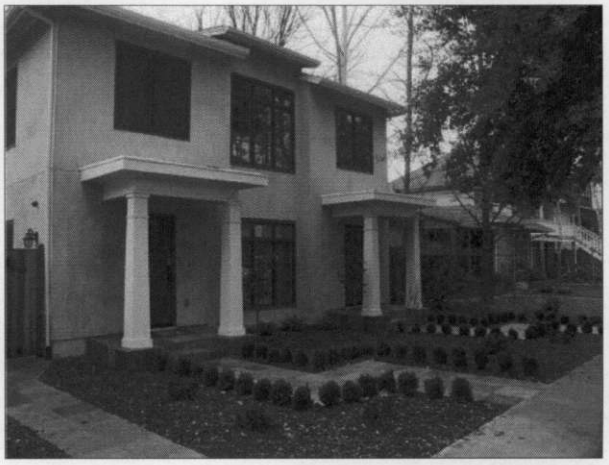
- Windows should be simple in shape, arrangement and detail.
- Unusually shaped windows, such as triangles and trapezoids, may be considered as accents only.
- The number of different window styles should be limited.

8.24 Continue the traditional development pattern of primary entrance doors facing the street.

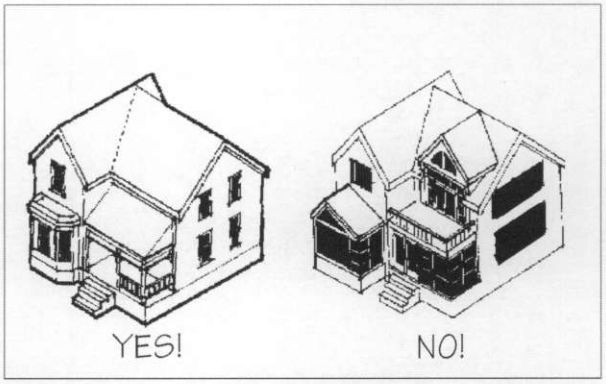
- Some variants on this style include bungalow court with doors facing an interior courtyard.

8.25 Windows and doors should be finished with trim elements similar to those used traditionally.

- This trim should have a dimension and profile similar to that used historically.



Windows and doors should be of a traditional size and should be placed in a similar solid-to-void relationship as historic buildings.



Windows and doors should be placed in a similar solid-to-void relationship as historic buildings.