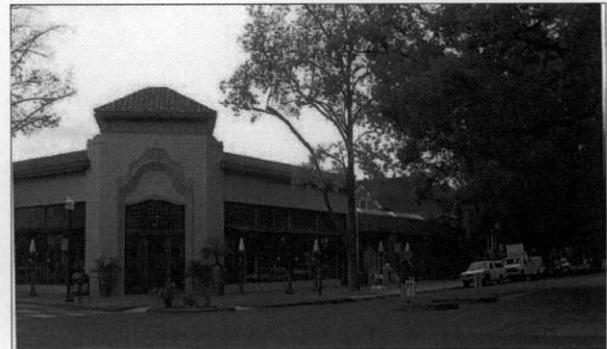


OTHER FEATURES

- Facade features and ornamentation provide texture and depth to structures.
- Windows are double hung, with substantial reveals and wide trim; bay windows (some box bays) are also present. These provide visual interest and scale.
- Decorative details appear frequently, particularly on Italianate and Queen Anne structures.
- Porches with steps and balusters are key features.
- Prominent gables or hipped roofs with dormers, balconies, roof decks and turrets.
- Residential structures are predominantly wood sided.



Upper floors are sometimes articulated by a change in materials or a slight offset in the wall plane, which helps to give a sense of scale to older buildings in the area.



Some commercial buildings with historic significance are found in the district and should be preserved.



Street trees, including palms, are key features of the district that should be preserved in the Capitol Avenue Historic District.



Parking should be accessed from the alley, rather than the street.

DESIGN STANDARDS

Following are key design standards for the Capitol Avenue Historic District:

Standards for the Streetscape

- Replacement street trees shall contribute to the canopy effect along the street maintaining the scale and height of the predominant street tree on the block. (Individual ornamental trees in yards may be removed or replaced as needed.)
- Promote maintenance of the streetscape, using appropriate techniques.
- Open and low wood or iron fences are compatible with the historic character.

Standards for Historic Uses

- Maintain mixed uses: single and multi-family residential, offices, shops, art galleries that contribute to the understanding of the historic mix of activities in the district.
- Improve the condition of local corner market structures as a part of the historic context.

Standards for New Construction

- Encourage infill that complements the existing design character; promote new buildings that are similar in massing, scale, roof form, and setbacks to those seen historically.
- Provide variety in form and massing on larger structures.
- Provide front facing entries that enhance visual interest at the street level.
- Promote use of windows that are authentic in scale and materials. Limit vinyl and false divided lights.
- Promote "eyes on the street," as a safety measure, by encouraging preservation and use of porches and landscape features in new construction that respect and relate to the sidewalk and street.

Building Scale

- A larger structure shall be articulated into "modules" to more closely reflect the scale of historic buildings in the district.

South Side Historic District

These design standards apply to the South Side Historic District, in addition to the other relevant sections of this document. The South Side Historic District is located in the southwestern quadrant of the Old City and includes approximately twenty-four blocks. It extends from 3rd Street on the western edge to 15th Street. The northern edge meanders from S Street to T Street. The southern edge is more varied, but portions extend as far south as W Street. T Street is a major axis running through the district and South Side Park is a focal point. West of the park, the area contains many simple, raised cottages, with a high percentage of contributing properties.

Overall, the South Side Historic District contains a diversity of building styles. Many raised Queen Anne style buildings exist throughout the district. Most structures are single family residences, although several historically significant commercial buildings and multifamily structures are also found. These provide a context for rehabilitation and new construction.

While there is diversity of styles, they share certain features in common: A rhythm of building spacing, similar heights, uniform setbacks, and consistent materials. Tree-lined streets are also unifying features. This pattern of development indicates a continuing evolution while maintaining an overall sense of continuity. This provides a basis for policies about future infill and development.

In terms of determining appropriateness of new construction, there are also several noncontributing buildings. These should not be considered part of the context. Many of these are out of scale with historic precedent. They lack an orientation to the street, which reflects neighborhood traditions.

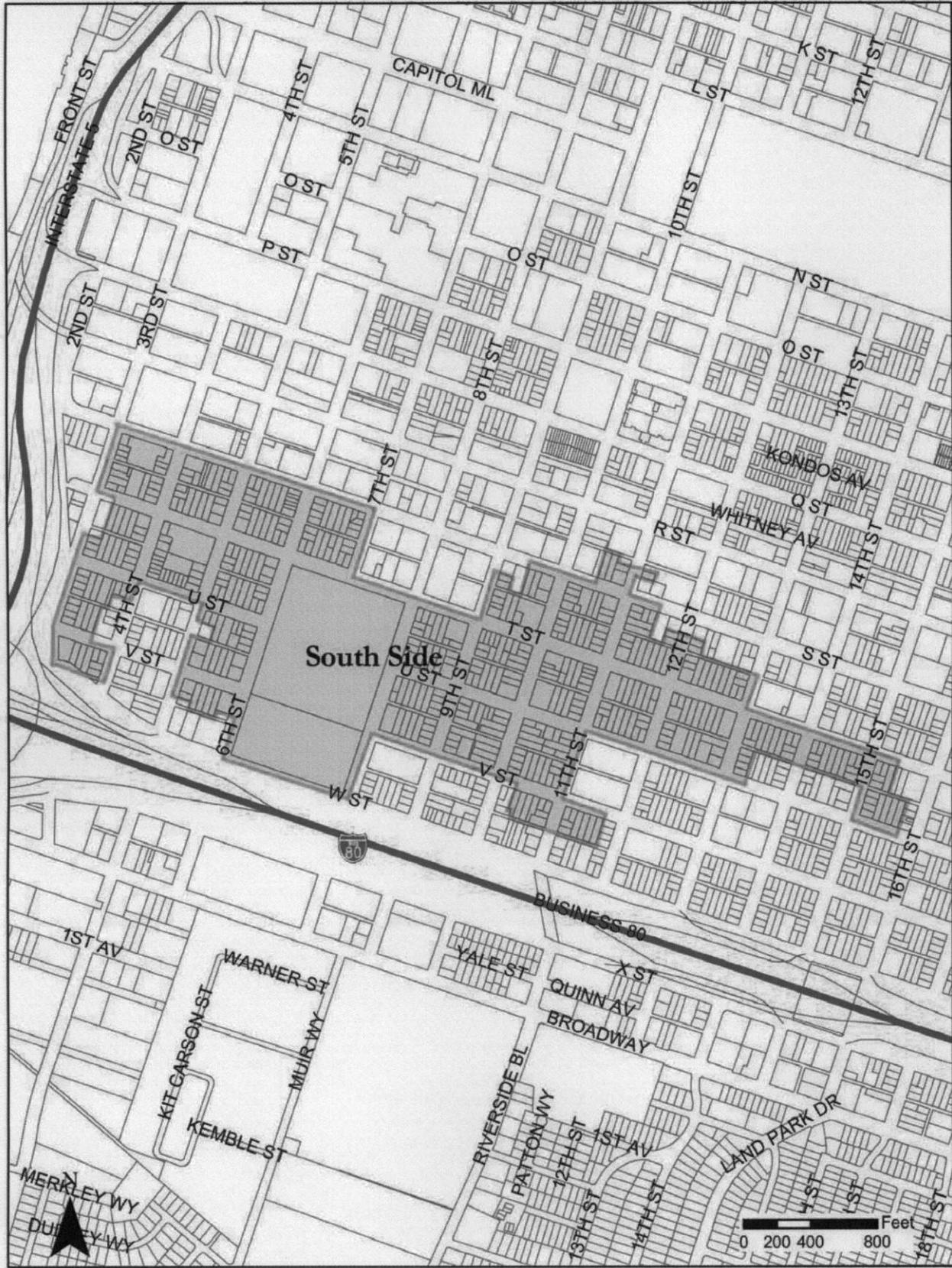
The R St. Corridor has influence on the area and lies to the north, one block out of the district area. It is a commercial and mixed-use street containing development that differs from the context of the district. Greater diversity of building types can be expected along this edge.

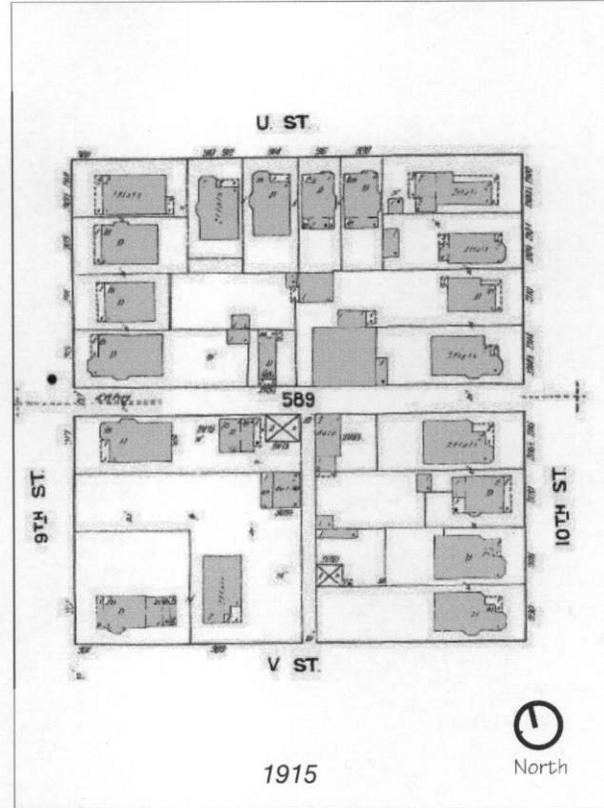
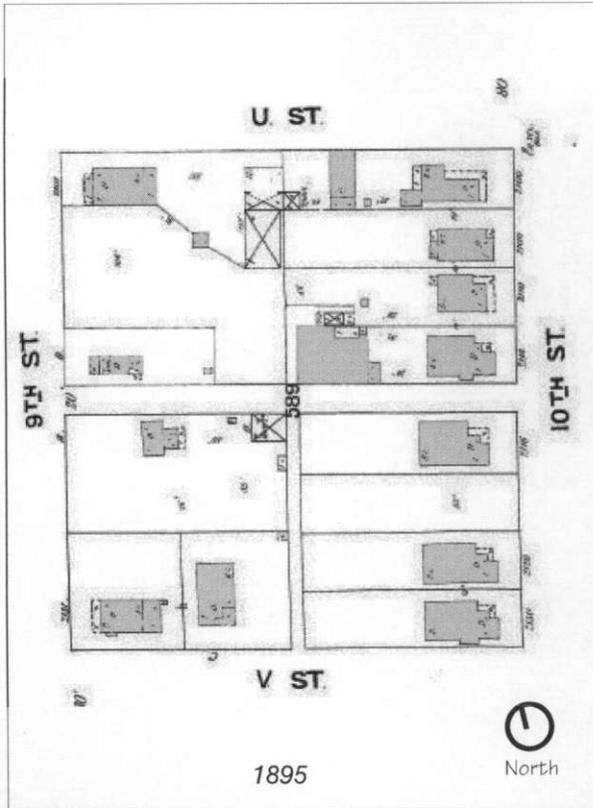


Front yards with modest landscaping, and low scale fences that define front property lines are part of the character of the South Side Historic District.



Raised cottages are typical of many streets within the South Side Historic District.





EVOLUTION AND CHANGE IN THE SOUTH SIDE HISTORIC DISTRICT

The South Side area developed somewhat later than other downtown neighborhoods. Its evolving character is illustrated in this pairing of historic maps. In 1895, (illustration above) the block framed by 9th, 10th, U and V Streets was sparsely developed. In some places, a single house stood alone, on a large lot. A more "urban" precedent had been established along 10th Street, where a row of houses were aligned with relatively similar setbacks. Note the prominent orientation to numbered, rather than lettered, streets.

The same two blocks in 1915 reflected substantial infill and increased density. More houses had been constructed along U and V Streets. Many appeared to be similar in design and were evenly spaced, with uniform front yard setbacks. Lots along U Street were carved from lots that originally faced 10th Street. The newer lots were shorter in depth. Many secondary structures had been added along alleys. Most of these are marked as garages, but a few were dwelling units.

Comparing these two maps reveals the nature of change in the district: Parcel arrangements have been altered, and density has increased. Simultaneously building with a sense of continuity in character and scale, as seen from the street. These factors have created distinct character of the neighborhood. These are cues to the design standards addressing infill for the district. They anticipate continuing investment in the area, but in a manner that reinforces its established character.



Palms exist in some of the tree lawns. This characteristic should be maintained.



Raised house forms occur throughout the district. Typically, the lower level is shorter than the primary floor level above. In some cases, these have been raised further to provide a full floor height at grade level. To the extent feasible, the ground level should appear subordinate to the upper floor.

CHARACTER-DEFINING FEATURES OF THE SOUTH SIDE HISTORIC DISTRICT

These are key features of the district that should be respected:

SITE AND ORIENTATION

- Many front setbacks are within a range of ten to fifteen feet.
- Buildings and parcels align with the street grid.
- Sidewalks are detached, separated from the curb with a planting strip, which contains street trees.
- Side yards are typically three to eight feet.
- There are few curb cuts.
- Most parking is accessed from an alley. Other parking is on the street.

LANDSCAPE FEATURES

- Along many blocks, mature street trees create a canopy effect.
- Low, transparent fences occur in some front yards.
- Fronts of buildings are generally exposed, with only modest landscaping; accent planting typically flanks stairs.
- Some foundation plantings exist.

BUILDING FORM & SCALE

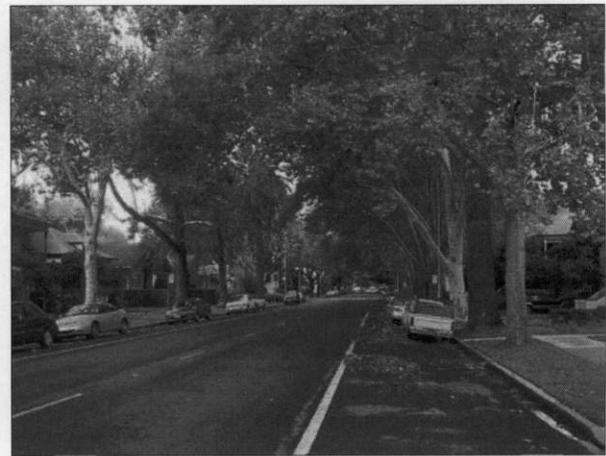
- A diversity of building forms exists.
- Hip and gable roof forms with moderate slopes are typical.
- Front building faces are typically 30 feet wide.
- Wood siding is the predominant material, although historic stucco finishes also exist.
- Most houses are raised, with steps facing the street. Historically, these steps were constructed in one continuous run.
- Building heights vary. Many are one story, raised cottages, but one-and-a-half and full two story buildings also occur throughout the area.

OTHER FEATURES

- For many buildings, the front porch is inset under the primary roof, or it appears to be part of the primary building plane, rather than project from it.
- Raised first floors are typical. The raised basement is shorter than the main floor, and there is no slab on grade construction.



Fences define front property lines in some blocks of the South Side Historic District.



A planting strip, with evenly spaced street trees, is a key feature in the South Side Historic District.



Sloping roof forms are typical along the street face.

DESIGN STANDARDS FOR THE SOUTH SIDE HISTORIC DISTRICT

This section describes some recent trends that should be considered when planning improvements for the district. It also presents issues related to development that should be avoided or mitigated. Finally, design goals specifically related to the district are defined. This information should be considered when applying the standards to this chapter, as well as applying other relevant standards throughout this document to projects within the South Side Historic District.

DESIGN TRENDS

- Mixed use infill
- Higher density residential infill projects
- Adding secondary units to existing structures

DESIGN ISSUES

- Inappropriate windows, aluminum or vinyl on front facade
- Slow investment in restoring buildings, may be due to economic issues in the neighborhood
- Minimizing the visual impacts of on-site parking
- Minimizing the visual impacts of new infill buildings that may be larger than those traditionally seen in the neighborhood
- Assuring that new construction is compatible in character with historic buildings in the area while accommodating new, contemporary design approaches
- Increasing density is affecting the sense of open space in the interior of the block.

DESIGN GOALS

When evaluating the application of the design standards in this document to the South Side Historic District, the following goals shall be considered:

- Assure that new construction is compatible with the key character defining features of the district, including building mass, scale and materials.
- To allow for an evolution that accommodates contemporary expression and architectural vocabulary, while maintaining the scale, form, materials and articulation that relates to context.
- Provide for contemporary needs, such as granny units, in new and existing structures
- Maintain the diversity of building types seen in the district
- Encourage rehabilitating of historic "contributing" properties in the district.

SPECIAL DESIGN STANDARDS FOR THE SOUTH SIDE HISTORIC DISTRICT

These standards apply to all historic resources and districts presented throughout this document.

Curb Cuts

12.1 Avoid creating curb cuts onto the street.

- Alley access shall be used for parking to the extent feasible.

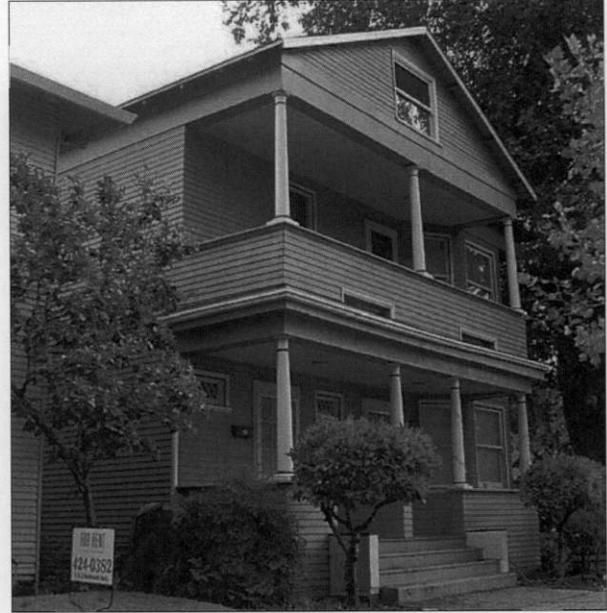
New Construction

12.2 A new building should appear historically similar in mass to those seen in the district.

- The length of a side wall should not exceed that seen historically in the neighborhood.
- Longer buildings should have setbacks in wall planes to minimize the visual impacts.

12.3 Noncontributing buildings in the district should be treated as "new construction," in terms of applying the design standards in this document.

- When improving a non-contributing structure, do not apply ornamental details that misrepresent the history of the building.



Double-decker porches are rare, but do occur in the district.



Wood lap siding is the predominant building material in the South Side District.



Corner stores are a part of the historic context of the South Side District.



Some commercial storefronts exist on corner buildings, and may have taken on historic significance.



South Side Park is a focal point in the district. Maintaining the character of historic buildings that face the park is especially important.



The tree canopy exists along some streets in the district and should be maintained.

Washington Historic District

These design standards apply to the Washington Historic District, in addition to the other relevant sections of this document. The Washington Historic District lies in the north central quadrant of the Old City. It extends north to C Street and the eastern edge runs between 15th and 16th Streets. The southern boundary is the center of G Street. The western boundary jogs along property lines between 12th and 13th Streets. (The Alkalai Flat Historic District abuts this western edge.) The Washington Historic District is primarily single family residential, although some apartment buildings and corner stores exist in the area.

Many historic buildings date from the 1870s and 1880s with others from the 1890s and 1900s. The district is part of the grid system of the Old City. Primary block faces run east-west, along the lettered streets. Alleys exist in all blocks and also are oriented in the same direction. Lots range in width from 20 to 80 feet along the lettered streets, and are generally 160 feet in depth, while parcels facing the numbered streets tend to be shorter, generally about 80 feet in depth.

Architectural styles include Italianate, Eastlake, Queen Anne, Colonial Revival and a variety of vernacular building types that span a period of 60 years. For all the variety there is still a strong sense of visual continuity, resulting from consistency in development patterns. Single family structures predominate; there are several multifamily properties that are designed to be similar in scale and character to these buildings.

CHARACTER-DEFINING FEATURES OF THE WASHINGTON HISTORIC DISTRICT

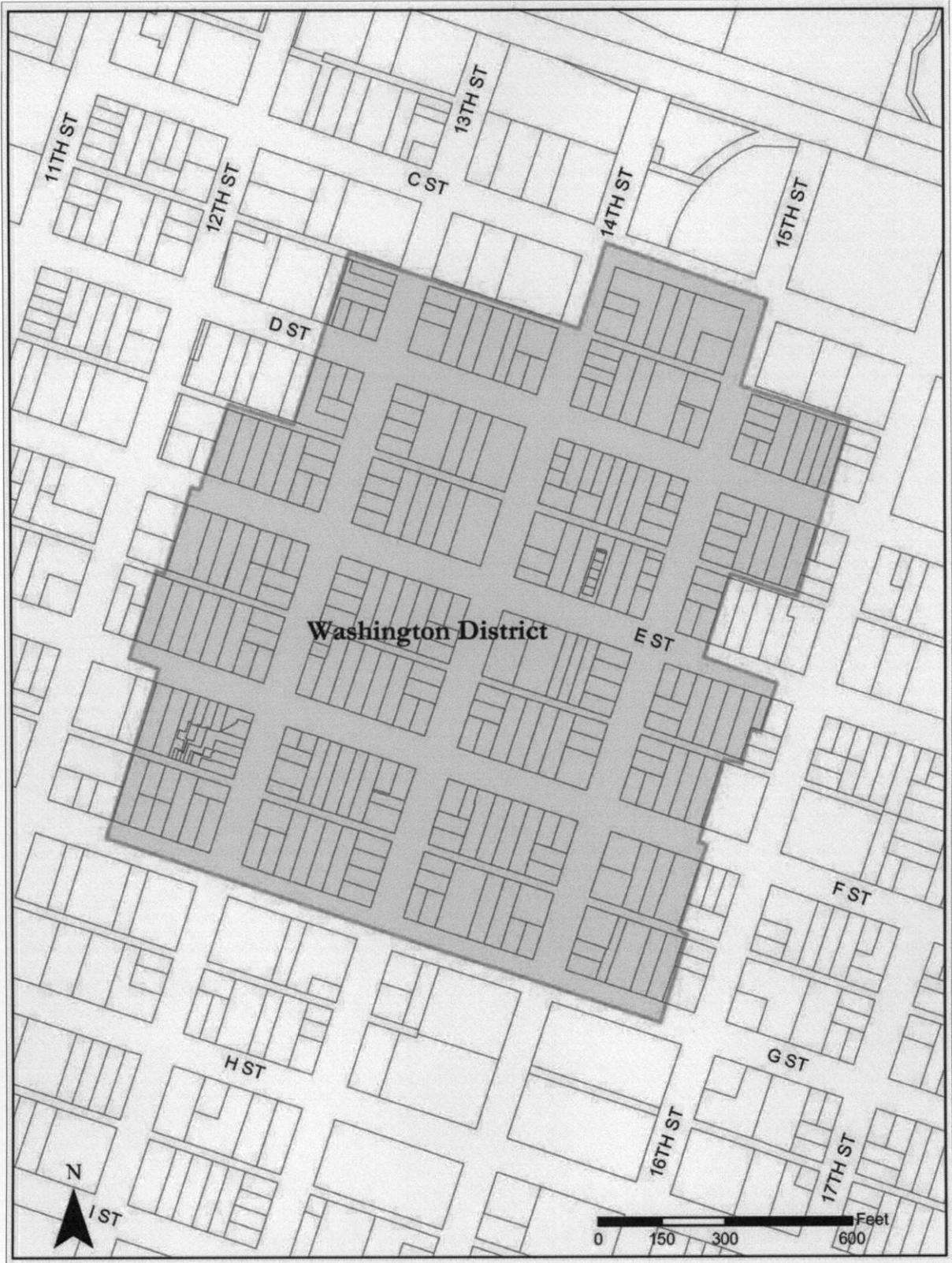
These are other key features that should be respected:

SITE AND ORIENTATION

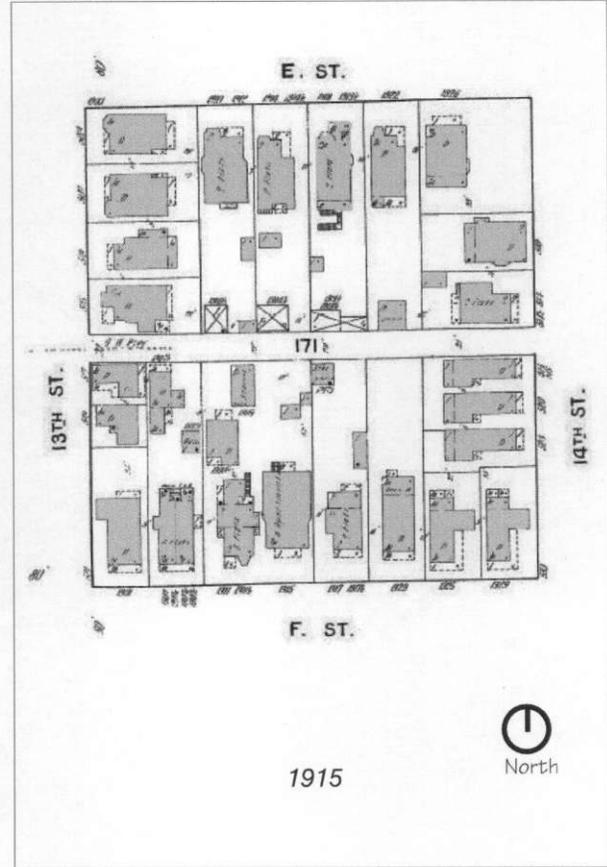
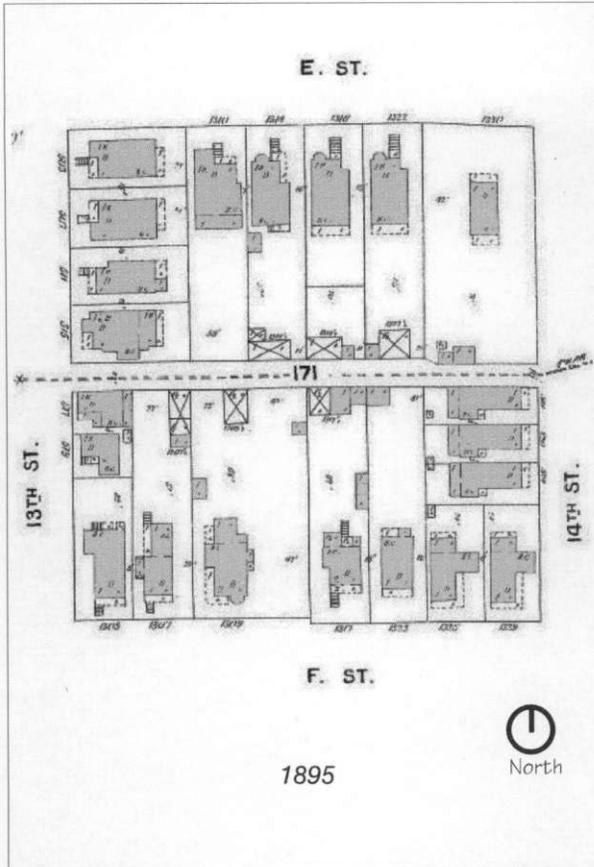
- Views along 11th Street to the Capitol are important.
- Development aligns with the street grid.
- Sidewalks are detached, separated from the curb with a planting strip, which contains street trees.
- Along many blocks, mature street trees create a canopy effect.
- There are few curb cuts along most blocks. Most parking occurs on street, or is accessed from alleys.



Most houses are raised, with steps facing the street. Historically, these steps were constructed in one continuous run. This is a key pattern of development that should be maintained, to the extent feasible, in rehabilitation and infill projects.



The Washington District extends north to C Street and the eastern edge runs between 15th and 16th Streets. The southern boundary is the center of G Street. The western boundary jogs along property lines between 12th and 13th Streets.



EVOLUTION AND CHANGE IN THE WASHINGTON HISTORIC DISTRICT

In 1895, maps document emerging development patterns in what would become the Washington Historic District. Building setbacks are uniform for sets of buildings, but not throughout the block. Lot sizes and orientation also vary. The proportion of building size to lot size also varies. Many lots face the lettered streets, but several orient to the numbered streets. These are shallower in depth. The ratio of building footprint to lot size also varies. On the northeast corner, a relatively small cottage occupies a double lot. On F Street, a larger single family house also occupies two lots.

Compare with the same area, upper right image, in 1915. By then, the block had increased in density, especially along F and 14th Streets. In the center of F Street, the double lot that once had one primary structure now has two facing the street, and a third to the center of the parcel. A second unit has also been added to the rear of the lot just to the left.

In the northeast corner, a double lot has been divided, creating two small lots facing 14th Street and leaving one facing E Street. Where once there was one house, there are now three.

These new buildings appear to be similar in scale to their neighbors and generally match the earlier setbacks.

These two maps reflect the evolving nature of the district's history and suggest that other compatible changes are also possible.



Porches are distinctive features on most residential structures in the historic district. They occur in a variety of forms. This range of porch types is a distinctive feature of the district.



The Washington Historic District includes a mix of residential building types, including some multifamily apartments.



Stucco is a finish material that is seen on some historic structures in the neighborhood. This material, as well as wood siding, may be considered for new infill construction here. New materials that convey the scale, texture and finish of these historic materials may also be considered.

BUILDING FORM & SCALE

- Building setbacks are relatively uniform, usually about 25 feet from the curb.
- Side yards typically vary from 3 to 14 feet.
- Front building faces typically vary between 16 and 30 feet wide.
- Wood siding is the predominant building material, although several historic stucco finishes also exist.
- Most houses are raised, with steps facing the street. Historically, these steps were constructed in one continuous run.
- Building heights vary. Many are one story, raised cottages, but one-and-a-half and full two story buildings also occur throughout the area. A few historic buildings are a full three stories tall.

DESIGN TRENDS AND GOALS FOR THE WASHINGTON HISTORIC DISTRICT

This section describes some recent trends that should be considered when planning improvements in the district. It also presents issues related to development that should be avoided or mitigated. Finally, design goals specifically related to the district are defined. All of this information should be considered when applying the guidelines in this chapter as well as other relevant guidelines throughout this document to projects within the Washington Historic District.

DESIGN ISSUES

These design issues should be considered when planning improvements:

- Minimizing the visual impacts of on-site parking
- Minimizing the visual impacts of new infill buildings that may be larger than those traditionally seen in the neighborhood.
- Assuring that new construction is compatible in character with historic buildings in the area while accommodating new, contemporary design approaches.

DESIGN GOALS

When evaluating the application of the design standards in this document to the Washington Historic District, the following goals shall be considered:

- Maintain the diversity of building types seen in the district.
- Assure that new construction is compatible with the key features of the district, including building mass, scale and materials.
- Encourage rehabilitating of historic "contributing" properties in the district.



In a classic raised cottage, the basement level is lower than the main floor. The siding skirting the basement is often slightly different from the main floor, helping to create a sense of the building sitting on a podium. This characteristic should be maintained in rehabilitation of historic buildings and in the construction of new residences.



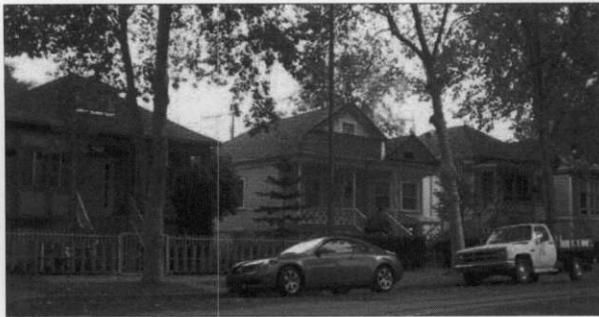
Porches are key features in the district that should be preserved.



Some corner stores exist in the Washington District that have historic significance. These buildings should be preserved, and new commercial buildings may be considered in similar locations that reflect this tradition.



Hip roof forms are typical of many structures in the Washington District. These distinctive shapes should be preserved on contributing properties. This also is an appropriate form for new infill buildings.



A rhythm exists along many streets, created by the uniform spacing of buildings with similar widths. This is a feature of the district that should be maintained. New infill buildings and additions to existing structures should be positioned such that they maintain this pattern.



Ornamental details on porches and in gables are distinctive features that should be preserved.



A basement level that is set below the grade of the lot is a good approach. This helps to keep the overall scale of the building in proportion.

Appendix

Preservation Briefs

The National Park Service publishes a series of Preservation Briefs that provide more detailed information related to the treatment of materials, windows, doors and their components. Below is a full list of the briefs that are currently available. This list is constantly being updated and expanded. See the National Park Service web site for the most current information:

<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

- 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 02: Repointing Mortar Joints in Historic Masonry Buildings
- 03: Conserving Energy in Historic Buildings
- 04: Roofing for Historic Buildings
- 05: The Preservation of Historic Adobe Buildings
- 06: Dangers of Abrasive Cleaning to Historic Buildings
- 07: The Preservation of Historic Glazed Architectural Terra-Cotta
- 08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 09: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 11: Rehabilitating Historic Storefronts
- 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
- 13: The Repair and Thermal Upgrading of Historic Steel Windows
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete: Problems and General Approaches
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
- 19: The Repair and Replacement of Historic Wooden Shingle Roofs

- 20: The Preservation of Historic Barns
- 21: Repairing Historic Flat Plaster - Walls and Ceilings
- 22: The Preservation and Repair of Historic Stucco
- 23: Preserving Historic Ornamental Plaster
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs
- 26: The Preservation and Repair of Historic Log Buildings
- 27: The Maintenance and Repair of Architectural Cast Iron
- 28: Painting Historic Interiors
- 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30: The Preservation and Repair of Historic Clay Tile Roofs
- 31: Mothballing Historic Buildings
- 32: Making Historic Properties Accessible
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- 35: Understanding Old Buildings: The Process of Architectural Investigation
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 40: Preserving Historic Ceramic Tile Floors
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- 43: The Preparation and Use of Historic Structure Reports
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

PRESERVATION DEVELOPMENT STANDARDS

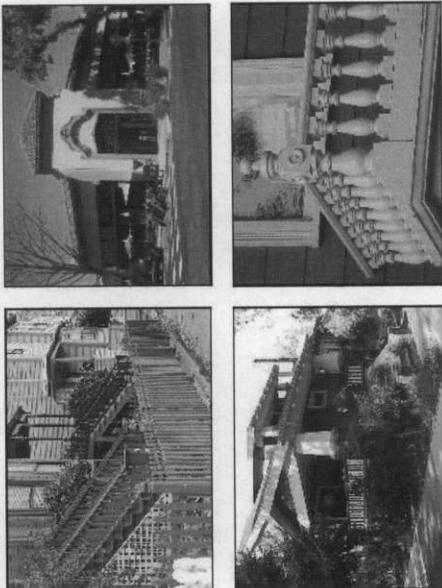
for Historic Residential & Neighborhood Commercial Properties

PUBLIC REVIEW DRAFT

- Rehabilitation
- Alterations
- Adaptive Re-Use
- Additions
- Infill New Construction
in Historic Districts

City of Sacramento

Residential and Neighborhood Commercial Preservation Development Standards
For Rehabilitation, Adaptive Reuse, Infill and New Construction Projects Involving Landmark Properties and Properties within Historic Districts



Public Review Draft
November 2007

PRESERVATION DEVELOPMENT STANDARDS

For Use When Contemplating Work on Residences or Neighborhood Commercial Properties Involving:

- **Landmarks** – Individually Listed Properties
- **Property in Historic Districts**
 - Contributing Resources, Non-Contributing Resources, or Vacant Lots



PRESERVATION DEVELOPMENT STANDARDS

■ **PURPOSE:**

A user-friendly document that provides greater clarity, predictability and understanding of the:

- **Secretary of the Interior's Rehabilitation Standards** and how to apply the Standards
- **Infill New Construction Standards** for Historic Districts and how to apply the Standards

■ **USERS:**

For use by property owners, design professionals, contractors, the public and City staff when contemplating or evaluating work proposed for properties requiring Preservation approval.

PRESERVATION DEVELOPMENT STANDARDS

DOCUMENT'S ORGANIZATION:

- The City's Preservation Project Review Process
- The Secretary of the Interior's Standards
- Guiding Principles for Preservation Projects
- Application of the Standards, including Standards for Infill New Construction in Historic Districts
- Standards Specific to 4 "Pilot" Historic Districts – Boulevard Park, Capitol Avenue, Southside & Washington Historic Districts

PRESERVATION DEVELOPMENT STANDARDS

CHAPTER 1:

The Preservation Development and Review Process

- Project concept & design development
- Use of design and construction professionals
- City regulations, zoning and building codes, including the California Historical Building Code
- Site and context issues
- Preservation review application materials
- Review & MATRIX process, levels of review

Chapter 2:

Principles to Guide Historic Preservation Projects

- Respect the historic design, style and character-defining features of a property
- Maintain original fabric, details and stylistic elements that convey the significance of the property
- Preserve the key form and character of the property or the district
- Repair deteriorated historic features and replace only those where repair is infeasible

PRESERVATION DEVELOPMENT STANDARDS

Chapter 3:

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC BUILDINGS

- Reconstruction
- Restoration
- Preservation
- Rehabilitation

There are also Standards
for Landscapes and other
Resource Types

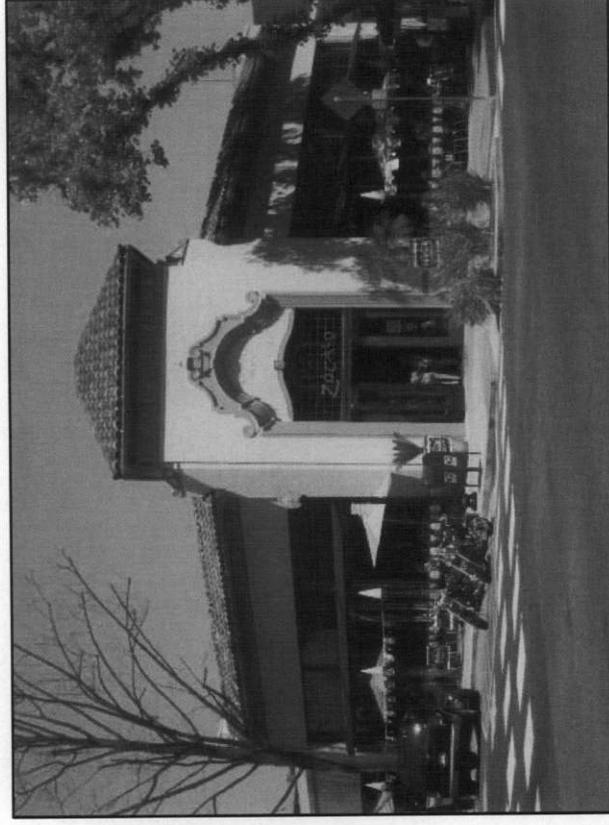
Meet these Standards for:

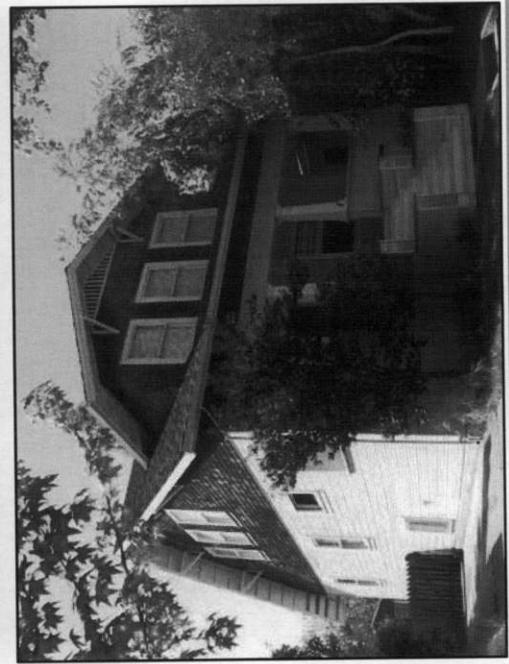
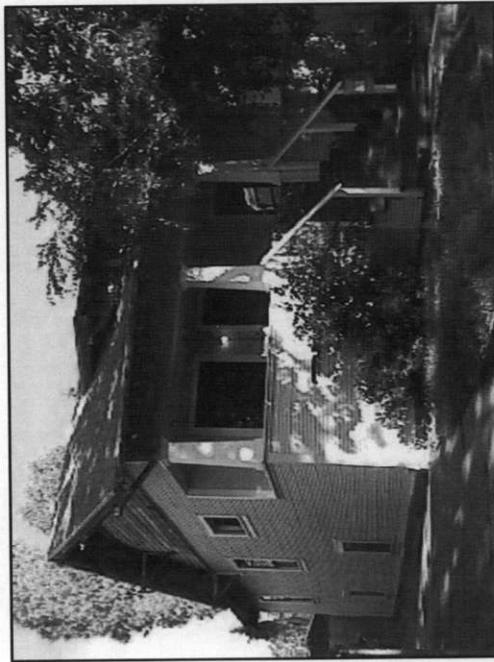
- Federal Historic
Rehabilitation Tax Credits
- “Less than Significant
Impact” for CEQA and
NEPA purposes
- “Certificate of
Appropriateness” for City
Preservation Projects
- Maintain eligibility for
listing in Registers

PRESERVATION DEVELOPMENT STANDARDS

Chapter 4: REHABILITATION STANDARDS

Provides standards for repair, alterations or additions to historic properties – to maintain a property, allow new uses or to meet contemporary needs, while retaining the property’s historic character and fabric.



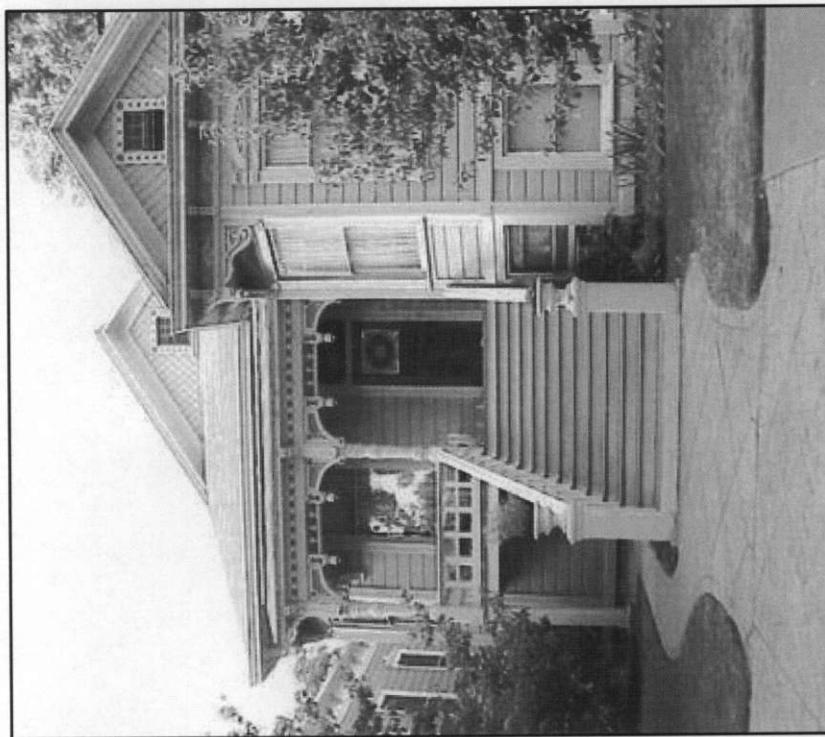


Chapter 5: Additions to Historic Structures

It is important that new additions be designed in a manner that respects the character of the original structure, its character-defining features and historic fabric.

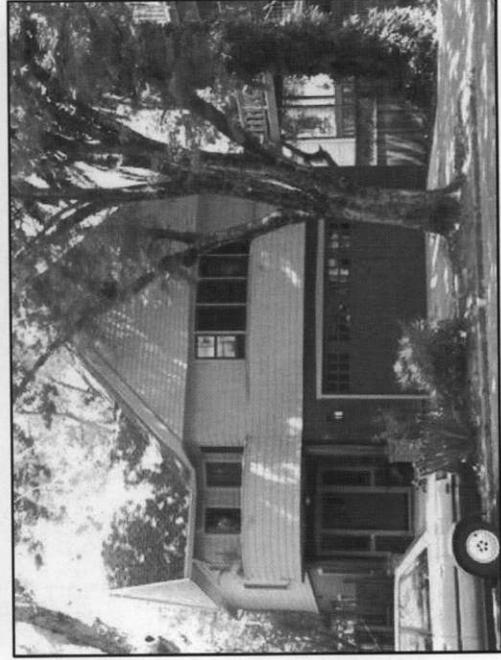
PRESERVATION DEVELOPMENT STANDARDS

- Chapter 6: Seismic Retrofitting
- Chapter 7: Site Features, Landscaping and Other Features



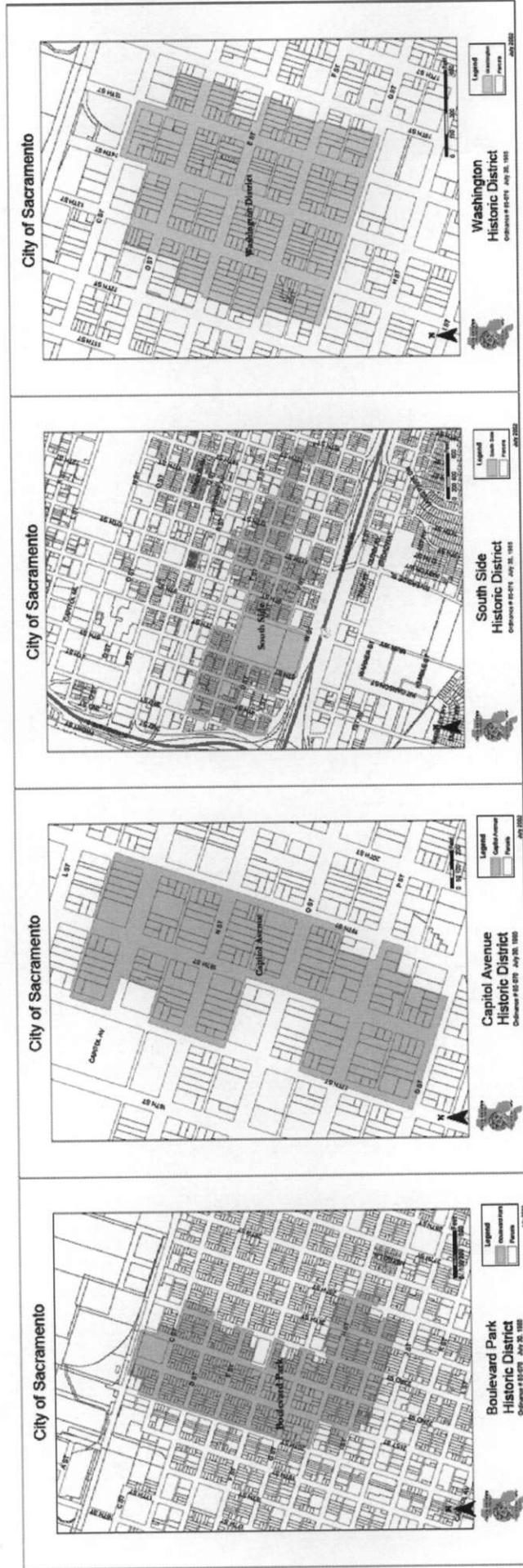
PRESERVATION DEVELOPMENT STANDARDS

Chapter 8: Infill New Construction And Alterations to Non-Historic Structures Within Historic Districts



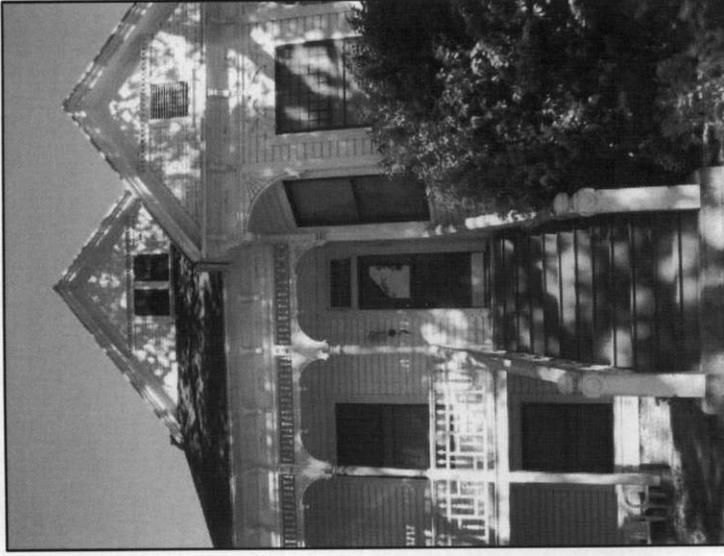
PRESERVATION DEVELOPMENT STANDARDS

Chapter 10: "Pilot" Historic Districts



PRESERVATION DEVELOPMENT STANDARDS

The
PUBLIC REVIEW DRAFT
with links to provide
COMMENTS
is available on-line at:



[http://dspd.cityofsacramento.org/dspd/planning/
preservation/development-standards/](http://dspd.cityofsacramento.org/dspd/planning/preservation/development-standards/)