

CITY OF SACRAMENTO

PRESERVATION BOARD

LISTED STRUCTURES PLAN

NON RESIDENTIAL BUILDINGS

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PRESERVATION BOARD
LISTED STRUCTURES PLAN
NON-RESIDENTIAL BUILDINGS

REHABILITATION: The process of maintaining or re-
turning a property to a state of utility, through
repair or alteration, which makes possible an ef-
ficient contemporary use while preserving those
portions and features of the property which are
significant to its historic, architectural and
cultural values.

While the major thrust of the residential guidelines are restoration, i.e., taking a building back to its original appearance, the guidelines for non-residential buildings encourage rehabilitation. The Preservation Board recognizes that the demands put on non-residential buildings may require more flexibility in design. Rehabilitation allows for different solutions to meet these demands.

Many of the Listed Structures, especially the commercial buildings, have undergone successive modifications. They are no longer evocative of one period in time, but rather are reflective of the evolution of a building to meet changing needs and tastes. Also, the Board recognizes that the primary purpose of commercial buildings is to produce income for their owners and for those businesses that occupy them. Therefore, these guidelines do not encourage an artificial reconstruction of something that never was, nor will they deprive any owner of a reasonable economic use of a building or property, rather they encourage the continuing use of sound buildings that enrich the built environment and contribute to our sense of history.

ADAPTIVE RE-USE

The Listed Structures are important contributors to the built environment, fulfilling basic cultural and social needs, and every effort should be made to retain them. Some of these buildings which appear to have outlived their usefulness will be proposed for demolition. Industrial buildings that were constructed for a specific purpose no longer needed are particularly vulnerable, as are small commercial buildings.

If the building remains structurally sound there is the potential for adaptive re-use - the conversion of a building to another use. The possibilities are endless as evidenced in other cities where churches have been converted to offices, garages to shopping malls, grain elevators to hotels, textile mills to apartment houses. These conversions provide tenants distinctive environments while at the same time protecting and utilizing important cultural resources. The Board encourages new and creative uses of existing buildings.

STANDARDS FOR ARCHITECTURAL REVIEW

When reviewing any proposal to alter a Listed Structure, the Board will consider the degree to which the building has been altered. Many Essential Buildings retain a high degree of design integrity, that is, they appear much as they did originally. Also, they are excellent examples of an architectural style. Alterations, particularly to the front elevation of these buildings should be avoided.

Other buildings have undergone varying degrees of modifications, some to the point where it would not be feasible nor appropriate to return to an original state. Proposals to alter these buildings could include horizontal and vertical additions and the use of contemporary design for alterations and additions.

The most important factor to remember is that any remodeling or alteration should enhance rather than weaken those qualities of the building that give it its historic or architectural significance. An additional factor to remember is that consideration must be given to the visual effects of additions and alterations on the surrounding streetscape. Visual compatibility with neighboring structures, with respect to scale, proportion, form, material and rhythm should be sought.

DESIGN GUIDELINES

In addition to the above stated standards, the Board will also use the guidelines that follow when reviewing projects. These guidelines are taken in part from the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures. They allow for the freedom and flexibility needed to encourage on site rehabilitation of existing non-residential buildings. The applicant should also consult the Alkali Flat Urban Guidelines for projects located within the Alkali Flat Redevelopment Area.

On an application by application basis the Board may wish to consider other factors affecting the project.

1. Building Design:

- a. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
- b. All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.
- c. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.
- e. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- f. Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- g. Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

2. Landscape:

The landscape shall be developed with due regard for the aesthetic qualities of the natural terrain. Damage to existing trees shall be minimal and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Landscaped areas shall not be limited to providing open space but shall be utilized for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking large expanses of paved areas, separating or screening parking lots from the streets and adjoining sites and separating building areas from paved areas. When structures are being relocated, recommendations from the City Department of Recreation and Parks, with respect to tree removal and trimming, will be considered prior to Board approval of the new site.

3. Drives, Parking and Circulation:

Consideration shall be given to location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement of parking areas. Walkways, interior drives and parking shall be safe and convenient and should not detract from the structure they service or neighboring properties.

4. Utility Service:

Electric and telephone lines may be underground. Any utility installations remaining above ground shall be located so as to have a harmonious relation to neighboring properties and the site.

5. Lighting:

Lighting on the exterior of buildings, including free standing pole signs and lights shall be so arranged or shielded as to prevent glare or reflection onto adjacent properties or public rights-of-way.

6. Advertising Features:

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall be coordinated with the building they service and shall not detract from the surrounding properties.

7. Special Features:

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

RELOCATION

Relocation is often less feasible with non-residential buildings which are generally larger than residential structures and not as practical to move. Also, non-residential buildings generally have stronger cultural ties to their original location. The intrinsic architectural value would not be lost with a new site. However, cultural significance, or the rationale for a building originally locating where it did would be lost forever. Therefore, it is the philosophy of the Board that whenever possible Listed Structures should be rehabilitated in their original location.

The Board recognizes, however, that under certain circumstances, the relocation of a structure may be a necessary alternative to demolition.

In order to preserve attributes of the structure that provide its significance, it is important that the proposed relocation site enhance these qualities. Areas possessing an environment and buildings that are compatible with the relocated structure with respect to architectural style, height, bulk and setback, materials, landscaping and overall street scene are most desirable.

The Preservation Board believes these qualifications are best met within the Old City. Additionally, the removal of large numbers of listed structures from the Old City would destroy the very qualities of the City that the Preservation Program has been working to preserve. Such depletion of these structures would be contrary to the intention of the City Council in the adoption of Chapter 32 of the City Code which established the Preservation Program.

DEMOLITION

The demolition of any Listed Structure is contrary to the principles of the Preservation Program. The destruction of great numbers of significant buildings would weaken the historic fabric of the City. The Board realizes, however, that it may be necessary to consider demolition requests on these buildings. Because buildings can often be saved by the owner and City pursuing alternatives to demolition, the Board is empowered to delay demolition of Listed Structures up to 180 days. Upon request of the Board, the City Council may invoke an additional 180 day delay. The purpose of such a delay is to allow the owner and the City time to consider alternatives to demolition. If alternatives are not feasible, a permit would be granted.

Because vacant, unimproved land will often become a blighting influence on an area and because vacant buildings will sometimes be rehabilitated, no demolition application should be made until preliminary drawings for new construction have been submitted to the Board for review and approval.