

CITY OF SACRAMENTO

California

PRESERVATION BOARD

LISTED STRUCTURES PLAN

RESIDENTIAL BUILDINGS

ADOPTION

The Listed Structures Plan was adopted by the Preservation Board, Resolution 6, on December 27, 1976, pursuant to Section 32.503 of the Sacramento City Code.

RESIDENTIAL BUILDING SURVEY

This Plan includes, by reference, all materials contained in the Sacramento Old City Residential Building Survey, prepared for the City of Sacramento by Charles Hall Page and Associates (September 9, 1976), as well as any later amendments made by the Preservation Board or the City Council.

BACKGROUND

The Sacramento preservation program was formally established with the adoption of Ordinance 3469-4th Series (Chapter 32, City Codes), on January 18, 1975. This ordinance created the Preservation Board as the public body responsible for the City's preservation efforts within the Old City and established the protection and preservation of historically, architecturally, and culturally significant structures as a City policy and goal.

The Preservation Board's initial responsibility has been to oversee a comprehensive survey of residential structures built prior to 1920 within the Old City in order to develop an Official Register of significant residential buildings and preservation areas. The Listed Structures Plan has been developed to delineate the measures necessary to protect and preserve the structures included on the Register. The consulting firm of Charles Hall Page and Associates, was hired by the City to conduct the survey, recommend candidate structures for inclusion on the Register, propose preservation areas, and provide materials for the Listed Structures Plan which is contained in this document.

GUIDELINES FOR RELOCATION OF STRUCTURES

It is the philosophy of the Preservation Board that whenever possible, listed structures should be rehabilitated in their original location. This conclusion is based on the following reasons:

1. Relocation involves additional costs not involved in on-site rehabilitation, including utility line removal, moving expenses, additional building code requirements, tree trimming, and traffic control.
2. The structure may become damaged or weakened in transit.
3. The appearance of the original neighborhood may be damaged by the removal of one of its integral elements.

However, the Board recognizes that, under certain circumstances, the relocation of a structure may be necessary in order to preserve it.

In order to preserve attributes of the structure that provide its significance, it is important that the proposed relocation site enhance these qualities.

Neighborhoods possessing an environment and buildings that are compatible to the relocated structures 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.

In addition to the previously listed criteria and standards, proposed relocations of listed structures will be evaluated upon the following criteria:

1. Compatibility of recipient neighborhoods. The relocation of listed structures will be approved when the recipient neighborhood and adjacent properties contain structures which are compatible with the listed structure with respect to height, bulk, setback, architectural period or style and overall street scene.
2. Tree Removal and Trimming. Damage to existing City trees should be minimized. Recommendations from the City Department of Recreation and Parks will be considered prior to Board approval of the new site.

3. Review of Landscape: The landscaping shall be developed with due regard for the aesthetic qualities of the natural terrain and landscape by minimizing tree and soil removal, 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 or 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.
4. Relation of Proposed Buildings to Environment: Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.
5. Drives, Parking and Circulation: With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, consideration shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.
6. 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.
7. Advertising Features: The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties. The size, height, and location shall not inhibit the view of adjacent buildings or streets. The design, color and texture shall be coordinated with the building on the site to which it is advertising. All signs shall conform to the regulations for any redevelopment area or special sign district in which such signs are located.
8. 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.
9. Lighting: Review of all lighting on the exterior of the building including free-standing pole signs and lights shall be to insure that they are so arranged or shielded to prevent glare or reflection onto adjacent properties or public rights-of-way.

LISTED STRUCTURES PLAN

PURPOSE AND PHILOSOPHY

Purpose of Listed Structures Plan

The purpose of the preservation program is to protect and maintain the character of architecturally, historically and culturally significant structures within the City of Sacramento. To this end, the Preservation Board has been given the responsibility of reviewing all projects involving exterior remodeling of buildings included on the Official Register as Essential or Priority structures, or those proposed by the Board for such designation.

The Board must review and approve any alteration, repair or addition to the exterior of a listed structure prior to the issuing of a building permit or sign permit.

The Listed Structures Plan has been developed to provide guidelines to owners who may be considering exterior rehabilitation of such properties and to set forth the criteria and procedures to be followed by the Preservation Board when reviewing these projects.

Guidelines that provide Procedures and Criteria for the Relocation of Listed Structures are to be found in the Relocation of Structures Guidelines section.

Exterior Rehabilitation

While a large portion of rehabilitation work occurs on the interior of a building, the exterior work will have the broadest impact on the visual appearance of the City. Any exterior improvements to the structure should restore or retain the original design to the greatest extent possible. This is desirable in order to retain or develop the full market value of a house as well as provide architectural and historical integrity within the surrounding neighborhood.

Good rehabilitation decisions and quality workmanship are important to the ultimate visual character of a house. The first and lasting impression of a structure is created by its exterior appearance.

Exterior design considerations are not totally dependent on budget. Many well intentioned homeowners have spent a lot of money on inappropriate features when rehabilitating their older homes, with the result that the value of their property was lessened rather than increased. Good rehab work often follows the simplest course, maintaining the original design integrity of the building, and applying the basic principles of architecture to make changes that are suited to the owner's budget, tastes and life style.

Since the 1950's there has been pressure to "modernize" houses that were built before the turn-of-the-century. This trend was characterized by excessive use of aluminum windows and asphalt or asbestos shingles. Changes of this type often removed the individuality and charm of neighborhoods and de-characterized and confused the design intent of many houses.

Unfortunately, many building products have appeared not because they were needed, but just because it was technically possible to make them. There are, however, many products that are well designed and can be used quite handsomely in restoration work. The trick is being able to choose compatible elements, suitable in both material and design.

Good design must also relate to its surroundings. Neighborly environmental consideration in residential architecture does not require a bland and sterile duplication of facades or paint colors. It does require that each building respect its neighbors when considering similar or contrasting design elements. Similar color tones, building proportions and shapes with contrasting details provide interest and a subtle focus on the finer points and special design considerations of each structure.

In many existing neighborhoods it is obvious that the relationship of buildings to each other has already been determined. This relationship is guided by the building's basic proportions, height and form and the building's position in relationship to the street and adjacent structures.

However, major exterior alterations or additions to a building can change a building's overall feeling and its relationship to its surroundings. Concern for the standards contained in this Plan when exterior rehabilitation is being considered will greatly reduce the visual confusion often seen in neighborhoods and will help create good design that has a positive impact on its surroundings and protect the substantial investment an owner has in his or her property.

LISTED STRUCTURES PLAN
STANDARDS AND CRITERIA FOR ARCHITECTURAL REVIEW

The Preservation Board shall evaluate each application for architectural review in accordance with the standards and criteria listed herein, and any applicable land use plans. These standards are intended to provide a frame of reference for the applicant as well as a method of review for the Board. These standards and criteria shall not be regarded as inflexible requirements nor are they intended to discourage creativity, invention and innovation. The goal is to preserve the character of the structures being reviewed while enhancing their value and economic life.

General Design Rules for Alterations

The following rules set forth criteria that should be followed in altering, remodeling, repairing or adding to the exterior of a listed structure. In evaluating each application, the Board shall consider the extent to which these criteria are met. Deviations from these rules should not be permitted, except where there are special design conditions affecting the building or where it would be impractical to comply with these rules.

1. A house should not be made to look either younger or older than when it was built.
2. If old and new design and/or materials are mixed, the original character or design of the house should be retained.
3. As many original exterior materials should be retained as is economically and/or functionally feasible.
4. Imitation materials or design elements for exterior walls should be avoided whenever possible. Synthetic materials may be used discreetly for maintenance purposes only. Types of material that should be avoided are asphalt and asbestos shingles or siding, aluminum siding, aluminum windows and doors and aluminum awnings.
5. The roof should be a neutral-toned material. Roofing is generally not considered to be part of the color scheme of the house except when it constitutes a major visual aspect of the structure.
6. Windows should be replaced only if rehabilitation of existing material is not functionally feasible. New windows should generally be of the same size, material, and type as the old ones. Metal awnings, metal sash windows, non-functional decorative shutters, unless architecturally accurate, and other modern types of window treatment should be avoided.

7. Original doors should be retained. The size and/or location of doorways should not be changed or relocated except for restoration to original condition. Door treatment not in keeping with the original architectural style, and aluminum screens should be avoided. In all cases, the original "arrangement and proportion of doors and windows" should be retained.
8. Front porches, entrance porticos and exterior stairways, which were part of the original design, should not be removed. Alterations and indiscriminate changes usually destroy the original design integrity and visual balance of a building facade. Original materials should be retained or architecturally accurate replacements should be used in repairing or reconstructing porch posts and railings. Updating wooden porches with wrought iron or brick generally destroys visual harmony and should be avoided. If porches are enclosed, it can be done harmoniously if the original shapes and sizes of the openings are respected.
9. For an effective color scheme, use of more than five colors should be avoided. Walls should utilize one major color with two or three colors used in the trim. Wall colors should be in harmony with the streetscape. Bright colors should be used sparingly, for accent, if at all. A palette of suggested colors will be available from the Preservation Director.
10. A house should relate positively to its visual environment. A facade should harmonize with the neighboring buildings. Major elements of design should unify a house with its surroundings.
11. Planting, paving, fences, and other features of the grounds of the house should blend with the surrounding environment. Existing landscape elements should be utilized, including types of trees, hedges, and fences; their repetition can identify and unify a neighborhood and enhance the listed structure by providing an appropriate setting.

Specific Alterations of the Structures

Exterior alteration of listed structures shall substantially conform to the following standards:

1. Height: Listed structures should respect the height and scale of neighboring buildings, particularly the adjacent structures, to maintain a street's unity. An added upper floor which raises the height of a listed structure above that of its neighbors will generally not be approved. This may be permitted, however, if the addition is set back from the front facade of the listed structure so that it is not noticeable from the street. Structures may be raised (lifted) if appropriate to the building proportions and the surrounding neighborhood.

2. Spacing: Uniform spaces between buildings lend a rhythm and harmony to the streetscape when viewed in sequence. A side addition to a listed structure which changes the rhythm of a row of buildings should not be permitted.
3. Materials and Texture: Renovations to a listed structure should utilize existing dominant materials and textures within a streetscape and the original design character of the structure. For example, a brick stairway should not be constructed within a row of wooden entrance stairs unless appropriate to the architectural style of the listed structure.
4. Color: Although no specific color palette is required, exterior colors used on a listed structure will be submitted for review, in order to assure that colors used contrast or blend harmoniously with neighboring structures. Extremely bright colors should be avoided, particularly when used as the primary color of the walls.
5. Windows and Doors: If windows and doors are redone or altered, the existing proportion of the area of the openings to the area of the walls shall be retained.
6. Architectural Details: Fences, roofs, chimneys, cornices, windows, entrances, awnings, porches, garage doors and other accoutrements should be appropriate to styles which are already part of the listed structure.
7. Significant Architectural Details: All architectural features specifically included in the description of the structure set forth in the adopted survey card for the structure shall be retained, except where alteration or removal is required by law or where there is no feasible alternative to the proposed alteration or removal.
8. Signs: Signs must comply with all applicable City Ordinances. In addition, signs must be compatible with the architecture of listed structures and should never detract from the significance of the building.

LISTED STRUCTURES PLAN
PROCEDURES

Review

Any proposal to alter; remodel, repair or add to the exterior of a listed structure will be subject to review under the provisions of this article prior to the issuance of a building permit, a sign permit, of the commencement of work. An application for architectural review of a listed structure will be filed with the Preservation Director.

Application for Review

Applications for Board review shall be submitted to, and be in the form required by the Preservation Director.

Content of Applications

Applications will include the following when appropriate:

1. One copy of site plan
 - a. Location of existing and/or proposed structures, including signs;
 - b. Location of existing trees or landscaping;
 - c. Location of existing and/or proposed off-street parking, if any;
 - d. Location of adjacent public and private rights-of-way;
 - e. Location of points of entry and exits for vehicles and internal circulation patterns;
 - f. Location of existing and/or proposed walls and fences and the indication of their height, and material of construction;
 - g. Exterior lighting standards and devices, if any;
 - h. Grading and slopes showing their effect and relationship to the buildings and the site;
2. One copy of architectural drawings, including:
 - a. Plans to scale;
 - b. Elevations of all sides of the structure;
 - c. Roof details indicating the location and size of mechanical equipment, if any.
3. Drawings indicating the location, size, color, shape and type of illumination of each proposed sign, if any.

Procedures

4. Preliminary landscaping plan when applicable.
5. Site photographs.
6. Proposed color, materials and texture palette.
7. Survey card (to be provided by Director).
8. Other information which is pertinent and which the Board may, by resolution, require all applicants to furnish.

Notice - Hearings

Following receipt of the application, the Director will schedule a hearing before the Board and notify the applicant of the time, date, and location. Hearings shall be conducted for the consideration of applications for architectural review in accordance with the provisions of Chapter 32 of the City Code and the criteria set forth in this plan. The applicant, or other interested parties, may address the Board during the hearing if they wish. The Preservation Director will prepare a recommendation on the project for the Board.

Decisions and Notification

After consideration of the plans at the hearing, the Board will make a determination to approve, approve with conditions, or disapprove the plans. This determination will be made publicly and also transmitted to the applicant in writing. Decisions of the Board may be appealed to the City Council, if appealed within 10 days of the Board's ratification of the Findings of Fact.

Final Plan and Certification

- a. When the Board approves the architectural plan and the applicant has been informed and has accepted the conditions of approval which may be imposed by the Board, the applicant shall file final working drawings, and a landscaping plan, when applicable, with the Preservation Director.
- b. The Preservation Director, upon receipt of said drawings and plans, shall certify that the final plans submitted under this section are in accord with the architectural or landscaping plans as approved by the Board. After such certification, the Director will transmit final approval to the Building Department. Any permits or entitlements may thereafter be issued in accordance with the provisions of the Sacramento City Code.

