

Additional Design Standards for Historic Districts

Additional Design Standards for All Historic Districts

In addition to the standards set forth in other sections of this Citywide Infill Housing Design Standards, projects located in a historic district or a project involving a landmark must comply with the standards set forth in this section. If a conflict arises between other chapters in these standards and those set forth in this chapter governing development in a historic district, the standards in this chapter prevail. There is a technical appendix at the end of these standards to assist the project applicant with applying the standards.

SECTIONS:

- **Additions & Accessory Buildings for Contributing Resources**
- **Detached and Attached Accessory dwelling units, Garages, & Storage Structures**
- **Raising (Elevating) a Building**
- **New (Infill) Construction & Alterations to Non-contributing Resources**
- **Site Features & Landscaping**
- **Public Right-of-Way Site Elements**
- **Alley Facing Infill**

25 Additions & Accessory Buildings for Contributing Resources

Design Principle

Additions must be respectful of the existing character-defining features of the property and be designed in a manner that is compatible with the historic character of the contributing resource and the historic district. The impact to the individual resource's features and to the public view of the resource will be important factors in approving proposed designs. Appropriate scale and massing are important considerations to ensure that an addition does not overwhelm the primary building. Additions should be of their time and distinguished from the resource's historic features, yet not in a manner that distracts from the resource.

Rationale

This strategy maintains the historic visual impression of the building, as well as the overall streetscape pattern as experienced in the public realm. For a contributing resource to maintain its historic status, its historic and architectural integrity cannot be diminished or undergo significant impacts. A sensitive addition that respects the historic material, is compatible, and is differentiated helps the contributing resource retain its integrity.

Checklist Design Standards

- 25-1** Character-defining features listed in the Historic District Plan for the district shall not be obscured, altered, or demolished to accommodate new additions.
- 25-2** Alterations and additions shall not be visible from a public street.
- 25-3** Additions shall not be located on the primary façades—i.e., the facades with frontage on a public street.
- 25-4** An addition to the historic building shall be distinguished by a plane break or hyphen no less than 1-foot deep.
- 25-5** Side yard additions shall have a clear wall offset (plane break) no less than 1-foot deep from the primary façade to distinguish the historic building.
- 25-6** The door/window opening proportion to solid wall area square footage of an addition shall be equal to the contributing resource.

26 Detached and Attached Accessory dwelling units, Garages, and Storage Structures

Design Principle

Construction of detached accessory dwelling units, garages, and storage structures (accessory buildings) shall be designed in a manner that is compatible with and differentiated from the contributing resource in order to preserve the character of the historic district while increasing density or accommodating the property owner's needs.

Rationale

Property owners may wish to add a accessory dwelling unit or accessory building, such as a garage or storage structure, to a lot within a historic district. The addition of new secondary buildings or structures can have significant impacts on the historic spatial relationships and appearance of the contributing building. It is important to design such buildings so that the contributing building remains the primary focal point and its integrity is not impaired.

Checklist Design Standards

- 26-1** Detached and attached accessory dwelling units and accessory buildings located at the rear of the property and the new units shall be less than the height and width, of the contributing resource.
- 26-2** Attached accessory dwelling units and accessory buildings shall not obscure the contributing resource's identified in the Historic District Plan for the district on the primary façade visible from any public street.
- 26-3** Attached accessory dwelling units and accessory buildings shall not be flush with or extend beyond any portion of the contributing resource.
- 26-4** Accessory dwelling units and accessory buildings shall be less than the height and width, of the contributing resource.
- 26-5** Buildings taller than others on the same block shall be broken into smaller components that are no greater than 50% of the width of any contributing resources found on the same block.
- 26-6** Trash and recycling bins shall be provided a space where not visible from the street or alley.
- 26-7** Buildings taller than others on the same block shall be broken down into smaller components that are no greater than 50% of the width of any contributing resources and provide a varying depth of surface of between 1- and 6-feet deep
- 26-8** New accessory buildings and accessory dwelling units shall not directly align wall openings with wall openings of adjacent buildings.
- 26-9** Entrances, windows, and lighting must face the street or alley.

27 Raising a Building

Design Principle

Consider raising a historic building where a flood basement exists or where there is no other alternative to accomplish the project objectives. A building may be raised only if the overall character of the historic building will remain intact.

Rationale

Many buildings in Sacramento were constructed in the nineteenth century with a flood basement. This resulted in the city's distinctive "Delta style" house form in which primary residential spaces were located above a raised basement and accessed by a long wooden staircase leading up from the sidewalk. While there is a historic precedent for raising buildings in some of Sacramento's historic districts, this tradition only applied to certain architectural styles and would not be appropriate for architectural styles that did not feature vertical massing and tall heights. Raising a building also alters the arrangement and appearance of porches and front staircases, which are also prominent character-defining features in many historic districts.

Checklist Design Standards

- 27-1** If there is an existing flood basement identified as a character defining feature in the Historic District Plan for the district, the flood-basement appearance (stairs leading from the street to a second-floor entrance) shall remain intact if raised.
- 27-2** New window openings shall be aligned with historic window openings in the historic building.
- 27-3** The addition shall be differentiated from the historic building with material change, simplified window and door designs and trim, or bellyband.
- 27-4** The character-defining features located on the primary facade identified in the Historic District Plan for the district shall be preserved.
- 27-5** A modified staircase shall not change direction if that is not part of the original staircase design and work must not impact the character defining features of the site defined by the Historic District Plan for the district.

28 New Infill Construction & Alterations to Non-Contributing Resources

Design Principle

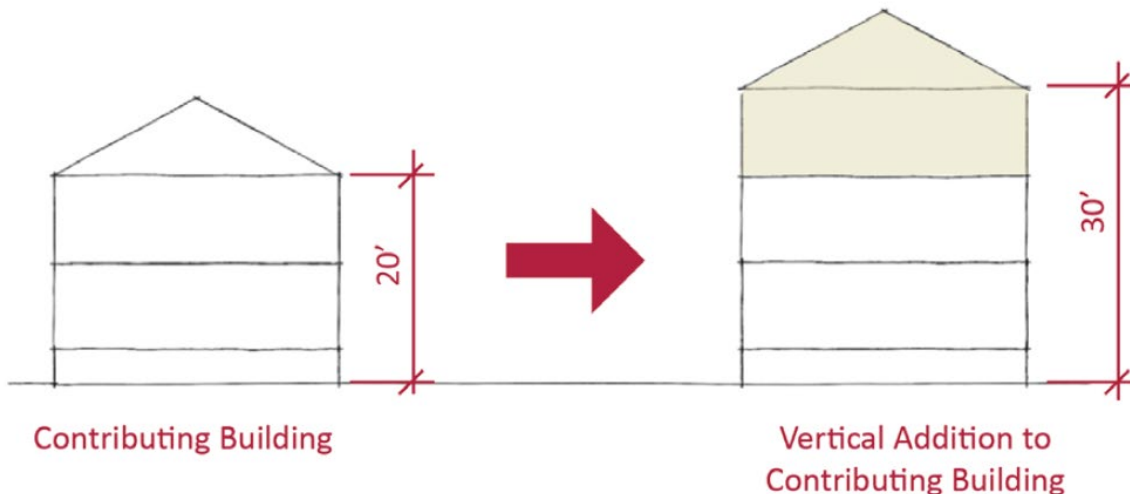
Construction of detached accessory dwelling units, garages, and storage structures (accessory buildings) shall be designed in a manner that is compatible with and differentiated from the contributing resource in order to preserve the character of the historic district while increasing density or accommodating the property owner's needs.

Rationale

Property owners may wish to add an accessory dwelling unit or accessory building, such as a garage or storage structure, to a lot within a historic district. The addition of new secondary buildings or structures can have significant impacts on the historic spatial relationships and appearance of the contributing building. It is important to design such buildings so that the contributing building remains the primary focal point and its integrity is not impaired.

Checklist Design Standards

- 28-1** Addition's height and width shall be no greater than 150% of the height of any contributing resources on the same block face.



- 28-2** Attached accessory dwelling units and accessory buildings shall not be visible from the view of any public street.
- 28-3** Attached accessory dwelling units and accessory buildings shall not be flush with or extend beyond the street-facing façade of a contributing resource.
- 28-4** Accessory dwelling units and accessory buildings shall be of a height and width that is smaller than the contributing resource or landmark.
- 28-5** Buildings taller than others on the same block shall break their mass into smaller components that are no greater than 80% of the width of any contributing resources found on the same block.

- 28-6** New accessory buildings and accessory dwelling units shall not directly align with bedroom windows of adjacent residences.
- 28-7** Windows and lighting must face toward the street or alley to provide safety and security in the public realm.

29 Site Features and Landscaping

Design Principle

Fencing and screening features must preserve historic patterns of visually separating public and private spaces while considering overall impacts on the historic district's streetscape.

Rationale

Fences are a character-defining feature of many of Sacramento's historic districts, particularly those that are primarily residential in nature. Historically, fences in Sacramento were generally low in height, approximately three-feet-tall; supported by low brick piers or mounted on a stone or concrete curb; and made of wrought iron, wire, or wood. The use of fences created a clear, visual delineation in the broader neighborhood streetscape between the public realm of the sidewalk and street and the private realm of an individual property while remaining subordinate in scale to the building itself. Most were designed to be transparent in nature and, because they were low in height, permitted views of the individual properties that contributed to the visual interest of the street. Because of the impact fences and other types of screening features can have on the overall character of a historic district, special consideration should be made when planning projects that involve these features.

Checklist Design Standards

- 29-1** New fencing designs shall allow views of the primary façade from the public right-of-way, as well as views of the street by the building occupants.
- 29-2** Taller portions of side property line fences shall be set back behind the front plane of the building.
- 29-3** The existing historic plantings including protected trees, shrubs, and garden designs identified as significant features in the Historic District Plan for the district shall be preserved and maintained.
- 29-4** New landscaping must be provided that will shade the southern and eastern elevation of a new building.
- 29-5** Historic lighting and signage identified as significant features in the Historic District Plan for the district shall be preserved and restored.
- 29-6** Historic signage on all visible facades of existing contributing resources shall be maintained and preserved including painted wall signs and "ghost" signs that may be located on secondary side or rear facades.
- 29-7** Damaged historic lighting or signage on existing contributing resources shall be repaired and not replaced unless deteriorated beyond repair.
- 29-8** Lighting and signage shall be designed and located so that it does not block, or obscure character-defining features identified as significant features in the Historic District Plan for the district.

- 29-9** Only fully shielded exterior light fixtures that emit no light upward and do not allow light trespass off the property are allowed.
- 29-10** Light Emitting Diode (LED) light fixtures and bulbs shall be “warm- white” or filtered LEDs.
- 29-11** Lawn, landscaping, or site features shall not be displaced with parking.
- 29-12** Driveways shall not be more than 10-feet wide.
- 29-13** New curb cuts in the Central City for vehicular access are not allowed on lettered streets.
- 29-14** Entrances to parking lots, garages, or service areas shall be located on the alley, or if no alley is present, to the rear of the property access via a side driveway.
- 29-15** Parking or service areas shall be screened with fencing, vegetation, or other landscaping features.
- 29-16** No parking is allowed in the front setback or between the primary (front) façade and the street.

30 Public Right-of Way Site Elements

Design Principle

Preserve and protect site elements in the public right- of-way that define the historic district's established and distinctive streetscape.

Rationale

Many site elements that are in the public right- of-way—such as sidewalks, walkways, and street trees—are vital to creating the unique character of Sacramento's historic districts. Although these elements are in the public-right-of-way and maintenance is often under the charge of the City, the relationship and potential effect of projects within historic districts are necessary to consider.

Checklist Design Standards

- 30-1** The existing pattern of street trees and park strips shall be preserved and maintained.
- 30-2** No hard or impervious surfaces are allowed in areas that have been planted such as park strips.
- 30-3** Park strips that have been interrupted by driveways or paving shall be restored by removing driveways or other paving and reintroducing traditional curb and gutter alignments to match surrounding parkstrip width and depth.
- 30-4** Historic sidewalks and granite curbs shall be preserved.
- 30-5** The existing historic pattern of public sidewalks running parallel to streets shall be maintained.
- 30-6** Only those portions of historic sidewalks or street curbs that are deteriorated beyond repair may be replaced.
- 30-7** New sidewalk shapes and patterns must match to historic patterns.
- 30-8** Historic hitching posts, upping stones, and cobblestone shall be maintained and preserved.
- 30-9** No new hitching posts, upping stones, or other elements that are not original to the property are allowed.
- 30-10** Above-ground power transformers shall not be placed along primary streets or located within secondary streets, alleys, or landscaped areas.
- 30-11** Above-ground utility boxes shall be screened or masked from views along sidewalks or primary streets.
- 30-12** Back-flow prevention devices, water meters, or electric power boxes shall not be placed on primary facades.

31 Alley Facing Infill

Design Principle

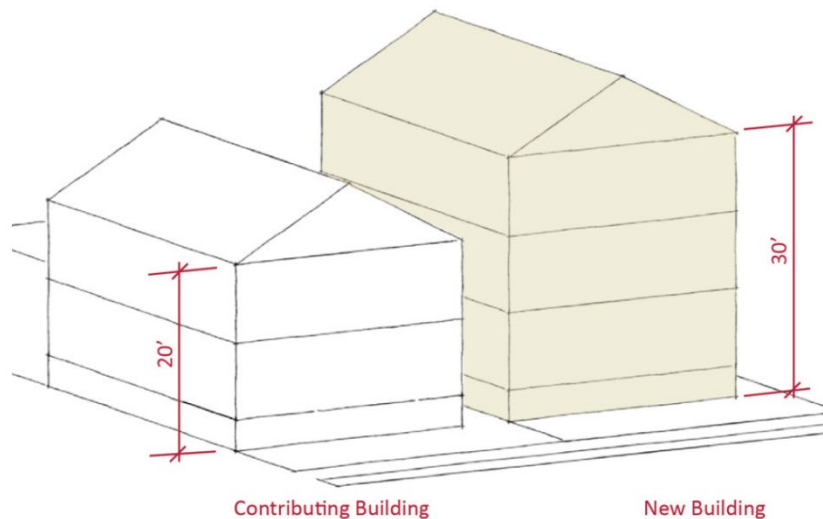
New alley infill, whether on a contributing or non- contributing parcel, must be carefully and thoughtfully designed to demonstrate an understanding of the district's historic context, architectural styles and features, and pattern of spatial arrangements.

Rationale

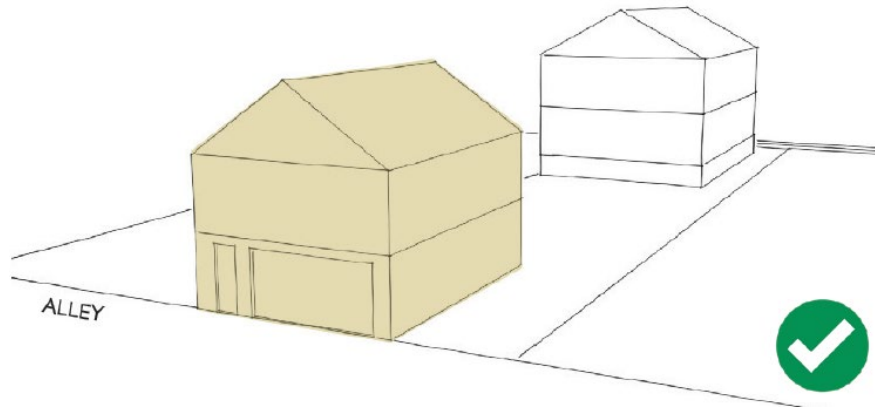
Alleys in the Central City were an integral part of the plan for Sacramento's original, nineteenth-century street grid. The plan called for each city block to be bisected by an alley, which provided dedicated space for auxiliary uses and structures, as well as modestly- sized houses for the city's residents. The pattern of spacing between the main building on a lot and buildings located on alleys varied from neighborhood to neighborhood, resulting in neighborhoods with greater lot density than others. As Sacramento's population grows and development pressures increase, understanding this historic pattern of development and the historic context of the neighborhood can be used to sensitively address the need to increase density in the city's historic districts while preserving the character of these special places.

Checklist Design Standards

- 30-1** New buildings on an alley shall not be more than 150% of the height of adjacent contributing buildings.



- 31-2** The height of a taller new alley building may not be in excess of 20% greater than the height of adjacent contributing resources.



- 31-4** There shall be at least 30-feet between the rear of new alley infill buildings and the rear of existing buildings.
- 31-5** Windows, balconies, and lighting of new buildings shall be oriented toward the alley.
- 31-6** Windows, stairs, and balconies shall be located no closer than 10-feet from any property line for each floor of height (i.e., one floor tall equals minimum 10-feet, two floors tall equals 20-feet, etc.) to minimize views into adjacent residential properties.

Design Standards for Individual Historic Districts

The City has developed Citywide objective design standards for infill housing in the City of Sacramento. Projects must comply with those standards as noted in the following pages (located after the Historic District standards). The City has developed additional objective standards for projects located in historic districts that immediately follow. Where a conflict may arise between the two standards the Historic District Objective Standards will prevail.

For the purposes of objective standard review of projects, the “Character Defining Features” identified for each district in the Historic District Plan are defined as “objective standards” and are to be used as part of this document.

SECTIONS:

- **1200-1300 “Q” Street Historic District Plan**
- **20th and “N” Streets Historic District Plan**
- **Alkali Flat Central Historic District Plan**
- **Alkali Flat North Historic District Plan**
- **Alkali Flat South Historic District Plan**
- **Alkali Flat West Historic District Plan**
- **Boulevard Park Historic District Plan**
- **Bungalow Row Historic District Plan**
- **C Street Commercial Historic District Plan**
- **C Street Industrial Historic District Plan**
- **Capitol Historic District Plan**
- **Capitol Mansions Historic District Plan**
- **Cathedral Square Historic District Plan**
- **Central Shops Historic District Plan (In Progress)**
- **East End Historic District Plan**
- **Fremont Park Historic District Plan**
- **Historic City Cemetery Historic District Plan (Forthcoming)**
- **Marshall Park Historic District Plan**
- **New Washington School Historic District Plan**
- **Newton Booth Historic District Plan**
- **North 16th Street Historic District Plan**
- **Oak Park Historic District Plan**
- **Old Washington School Historic District Plan**
- **Plaza Park [Cesar Chavez] Historic District Plan**
- **Poverty Ridge Historic District Plan**
- **R Street Historic District Plan**
- **South Side Historic District Plan**
- **Winn Park Historic District Plan**

32 - 1200-1300 Q Street

Design Principle

Carefully and thoughtfully plan projects in the 1200-1300 Q Street Historic District to minimize visual impacts that would disrupt the highly cohesive character of the district contributors.

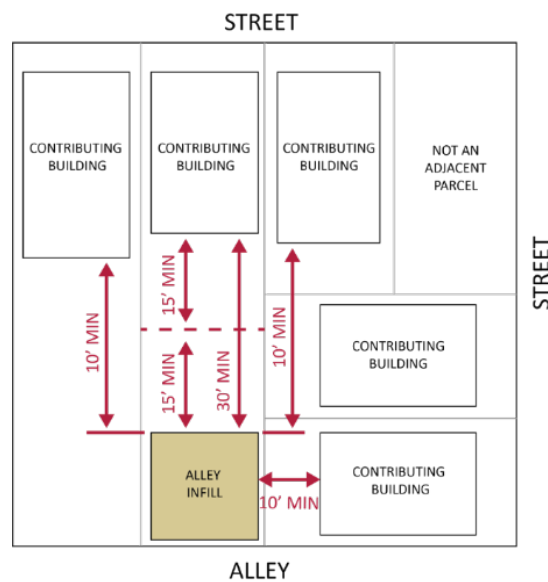
Rationale

The 1200-1300 Q Street Historic District contains a particularly cohesive grouping of houses, the majority of which share a similar architectural style, building scale, massing, use of materials, siting, and landscaping. Because of the small geographic scale and high level of architectural uniformity of the district, any physical changes will have disproportionate impact on the consistency and character of the district.

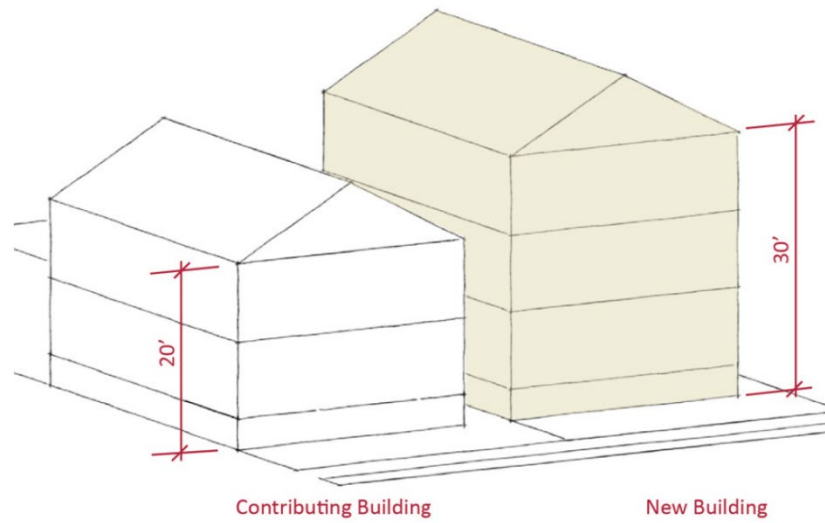
Checklist Design Standards

32-1 In the 1200-1300 Historic District, the following setbacks shall apply for new alley infill:

2-3



32-4 New buildings shall not be more than 150% of the height of adjacent contributing building.



- 32-5** New buildings must have front-facing gabled roofs.
- 32-6** Open porches and front-facing stairways shall be incorporated into new projects.
- 32-7** Driveways and parking access must be located only on numbered streets or at the rear of lots via Quill Alley.

33 - 20th and N Streets Historic District

Design Principle

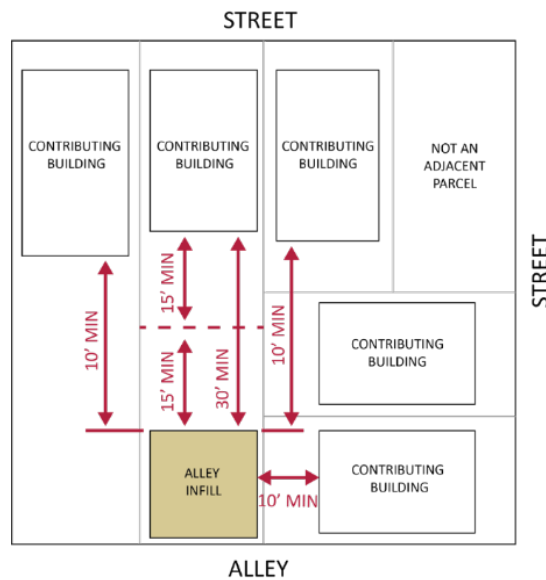
Protect the integrity of contributing properties in the district by respecting their historic fabric and the character-defining features of the historic district.

Rationale

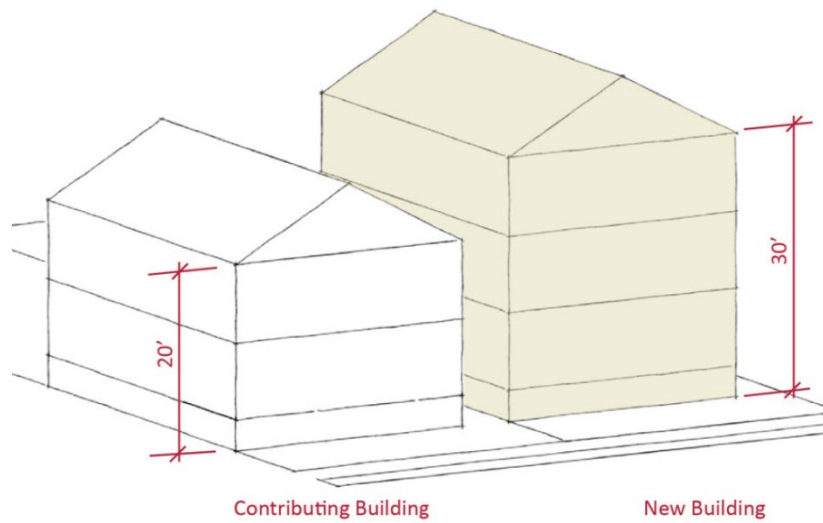
The 20th and N Streets Historic District contain a grouping of historic single-family residences, a number of which have been converted for commercial use. Many of the buildings have been physically altered, but collectively the character-defining features, including setback and landscaping, remain intact so that the character of the historic district is preserved.

Checklist Design Standards

33-1 In the 20th and N Street Historic District the following setbacks shall apply to new alley infill:



33-2 New buildings shall not be more than 150% of the height of adjacent contributing building.



- 33-3** New infill buildings must match the existing depth of contributing resources front setbacks on N Street and existing shallower contributing resource setbacks along 20th Street.
- 33-4** Historic hitching posts and carriage barns shall be preserved and maintained in their original locations.
- 33-5** No new curb cuts are allowed on N Street.

34 - Alkali Flat Central, North, South, and West

Design Principle

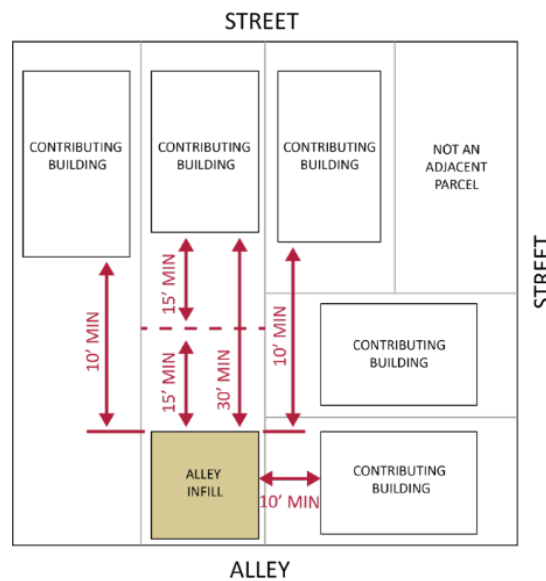
Design alterations, additions and infill shall seamlessly blend into this grand historic residential neighborhood.

Rationale

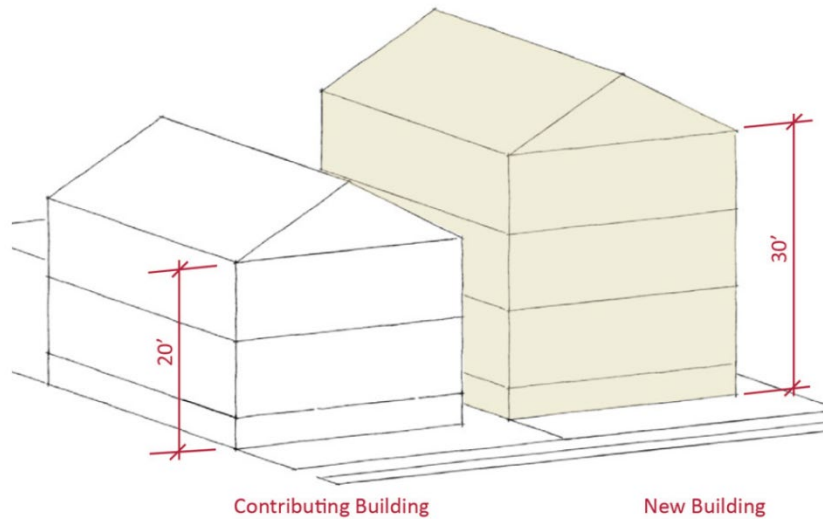
Alkali Flat Central is the largest of the historic districts in the Alkali Flat neighborhood, which was once the neighborhood of choice for many of Sacramento's most prominent citizens. The historic district contains a large collection of residential buildings, which exhibit several architectural styles, proportions, massing, and landscaping that is unified by an overall high quality of design and architectural detailing. The existing neighborhood is a well-preserved area of Sacramento.

Checklist Design Standards

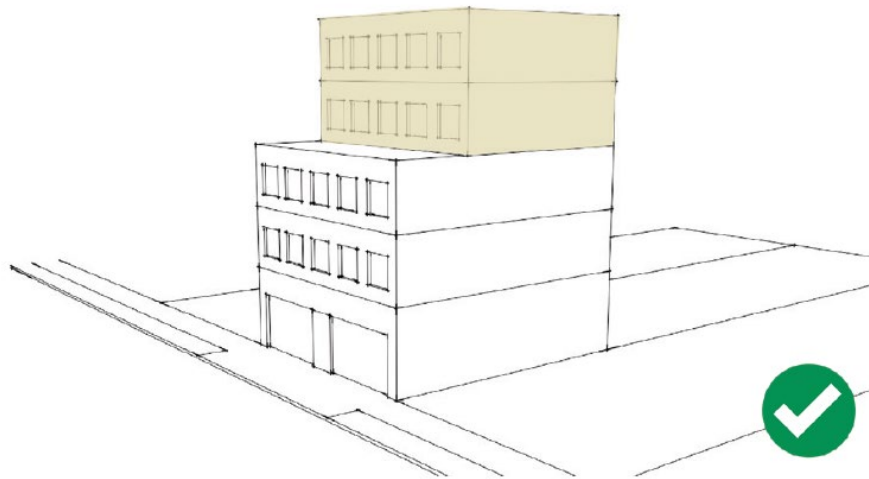
34-1 In all Alkali Flat Historic Districts, the following setbacks shall apply to alley infill:



34-2 New buildings shall not be more than 150% of the height of adjacent contributing building.



- 34-3** Covered front porches or entries shall be provided at new infill development.
- 34-4** Stepbacks on front facades shall be within 10% of the height of the existing street façade height of existing buildings.



- 34-5** Buildings wider than 40-feet shall have the plane of the primary facade broken in not wider than 40-foot elements.
- 34-6** Front setback areas for residential properties on D and 11th Streets shall include landscaping.

35 – Boulevard Park

Design Principle

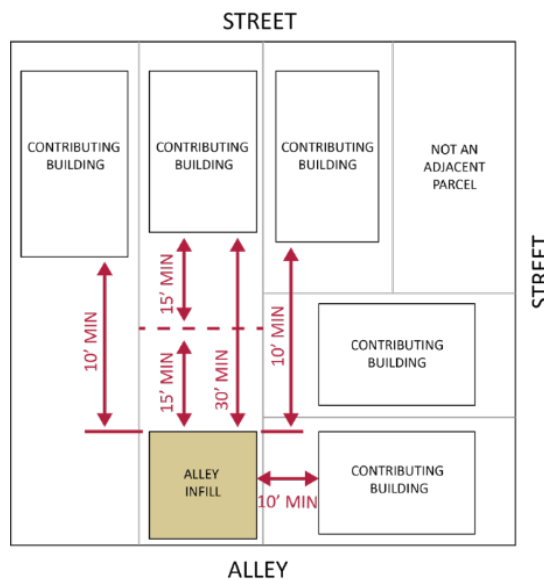
Maintain the unique site plan aspects the Boulevard Park Historic District and encourage design that supports the highly cohesive architectural character and significant landscape features of the historic district.

Rationale

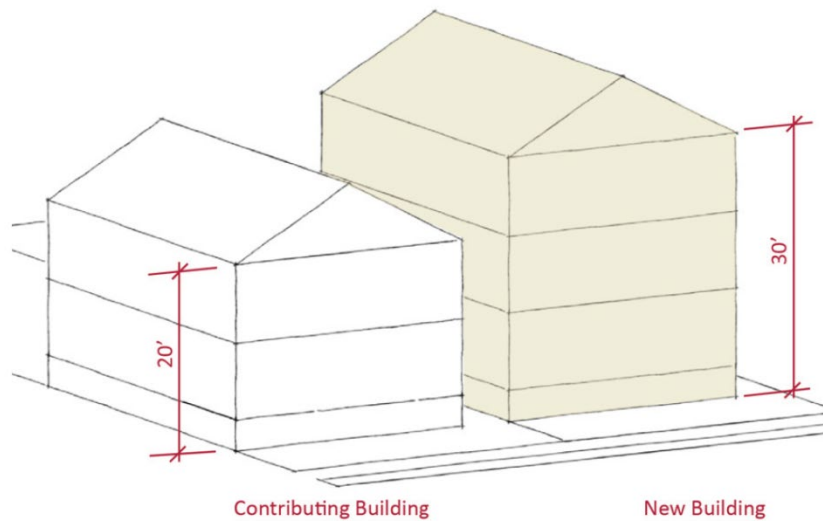
The Boulevard Park Historic District is a visually cohesive residential district aligned along two landscaped boulevards, a planned residential community from the early twentieth century featuring lot sizes and open space amenities not found in other areas of Sacramento. Large Classic Box houses and Victorian-era houses predominate along blocks in the south end of the district, while smaller, single-story bungalows and Craftsman style houses are more common north of E Street. In spite of this scale variation, Boulevard Park is one of the city's most visually cohesive historic districts because of the consistent use of architectural styles, materials, siting, and landscaping. Additionally, the district contains few non-contributing resources. Because of the high level of integrity, visual uniformity, and defined scale of the district, physical changes may have a disproportionate impact on the character of the district.

Checklist Design Standards

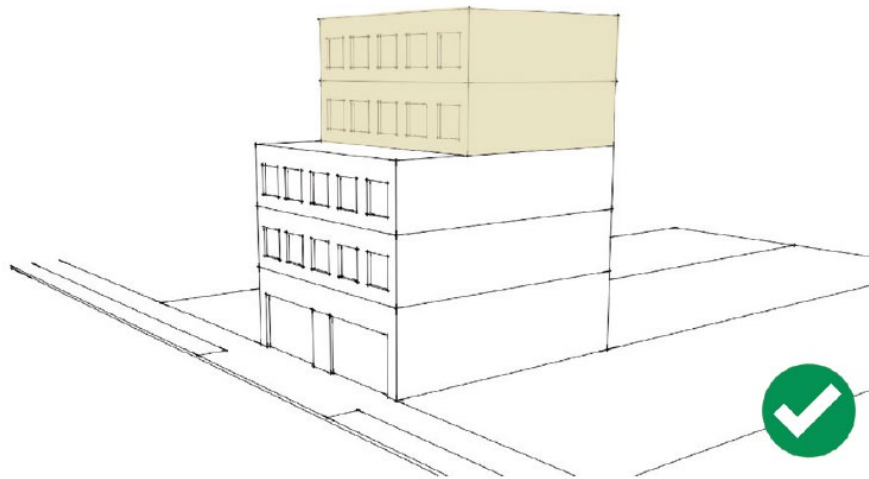
35-1 In the Boulevard Park Historic District, the following setbacks shall apply to new alley infill:



36-2 New buildings shall not be more than 150% of the height of adjacent contributing building.



- 35-4** No construction is allowed in rear or side yards that extend into historic alley parks.
- 35-5** Front façade setbacks of at least 5-feet must be included if buildings are taller than adjacent contributing structures.



- 35-6** The height of new buildings shall be no more than 150% of the height of surrounding contributing buildings.
- 35-7** If proposed new buildings are more than 40-feet wide, they must front H Street and 21st and 22nd streets south of F Street.
- 35-8** Buildings must be wider than they are tall and be less than 40-feet wide if they are located on lettered streets or 21st/22nd streets north of F Street.

- 35-9** Buildings on H Street must have a 20-foot- deep front yard setback.
- 35-10** Buildings on 21st and 22nd streets must have a 12- to 16-foot-deep front yard setback.
- 35-11** New infill development must include covered front porches or entries.
- 35-12** Historic landscape features and plantings of the landscaped medians on 21st and 22nd streets shall be preserved, maintained, or repaired.
- 35-13** Alley parks open, planted character shall be preserved and maintained.
- 35-14** Pathways, park seating and pedestrian-oriented features must be included within the alley parks.
- 35-15** Historic hitching posts and carriage barns shall be preserved in their original locations.
- 35-16** Accessory dwelling units shall include windows and entries facing alleys and alley parks.
- 35-17** No curb cuts or driveways are allowed in front of properties along 21st and 22nd streets.

36 – Bungalow Row

Design Principle

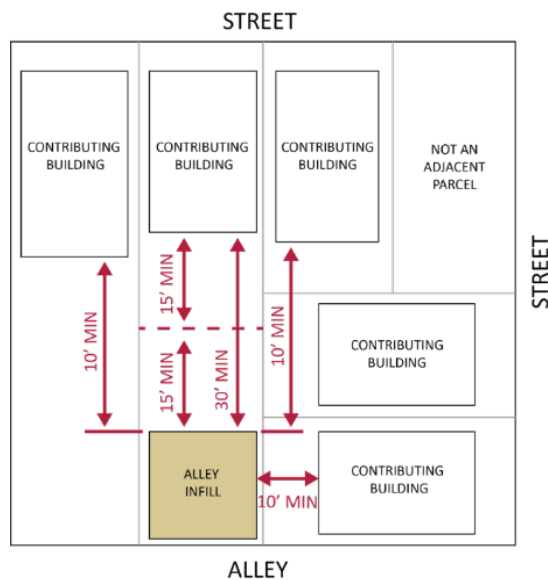
Protect the existing residential character of the Bungalow Row Historic District, a highly cohesive collection of one-story Craftsman bungalow buildings in a setting in which design changes could be highly visible.

Rationale

The Bungalow Row Historic District is one of Sacramento's most visually cohesive districts, consisting of a group of Craftsman bungalow buildings that were built side-by-side over a short time period on little more than a one-block area. The properties share a similar architectural style, building scale, massing, use of materials, siting, and landscaping that is more consistent than many other historic districts in the city. Because of the high level of integrity, visual uniformity, and small geographic scale of the district, any physical changes will have disproportionate impact on the cohesiveness of the district.

Checklist Design Standards

36-1 In the Bungalow Row Historic District the following setbacks shall apply to alley infill:



- 36-2** Additions and accessory structures shall have height and width no greater than any contributing resources on the same block to emulate typical district massing.
- 36-3** No raised individual houses or building rooftop additions are allowed if they cause structures to be taller than adjacent contributing structures.
- 36-4** Additions shall be placed at the rear of the property.
- 36-5** New buildings shall be no taller than the average of heights of surrounding contributing buildings.
- 36-6** New buildings shall include covered front porches or entries.

37 -C Street Commercial

Design Principle

Preserve and maintain the existing historic character of the C Street Commercial Historic District while encouraging rehabilitation and development that improves connections from 12th Street and surrounding residential neighborhoods.

Rationale

The C Street Commercial Historic District contains a collection of historic buildings related to the development of C and 12th streets as major transportation and light industrial corridors. The buildings share similar materials, features, and zero lot-line siting that unifies the grouping. Due to its high integrity, continued use, and proximity to the 12th Street corridor and Alkali Flat and the Washington neighborhoods, the district has the potential to maintain its historic significance as a working example of Sacramento's commercial heritage, while providing opportunities to enhance connections to the surrounding neighborhood.

Checklist Design Standards

- 37-1** Additions shall be designed with wider than they are tall,, and oriented with the long side toward the street.
- 37-2** Additions shall be placed on rear and side elevations.
- 37-3** New buildings must be sited with a zero-lot-line setback from the street.
- 37-4** Materials on new buildings must include brick, corrugated metal, or steel casement windows.
- 37-5** Roofs must be designed to include clerestory, sawtooth, or flat roofs with square, stepped, or rounded parapets.
- 37-6** Awnings must be incorporated on the primary façade.

39 – Capitol

Design Principle

Preserve and enhance the historic relationships and interplay between building architectural styles, siting, landscaping, and overall composition that contribute to the Capitol Historic District's central role in Sacramento.

Rationale

The Capitol Historic District is the focal point of Sacramento, containing the city's most recognizable landmark in the State Capitol and a high-integrity grouping of state government buildings arranged around Capitol Park. Minimal infill has taken place in the historic district, preserving the pattern of early state government related development in Sacramento with few modern intrusions.

Checklist Design Standards

None

40 – Capitol Mansions

Design Principle

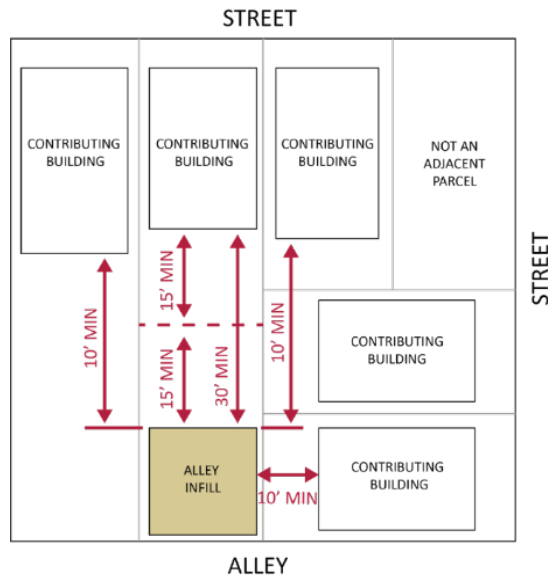
Treatment of contributing resources and new development in the Capitol Mansions Historic District must respect and draw inspiration from the precedents of scale, massing, setback, materials, and landscaping set by the contributing historic buildings in the district.

Rationale

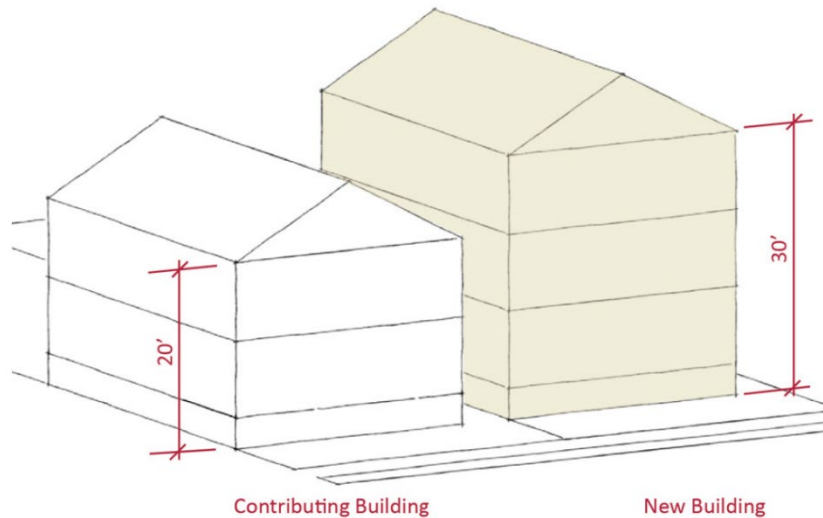
The collection of large, Classic Box style houses that line Capitol Avenue are the most well-known feature of the Capitol Mansions Historic District. However, the district also contains a mixture of late nineteenth and early twentieth-century houses and a few historic churches and apartment buildings that add to the variety of architectural styles, heights, and massing in the district. In spite of the differences between individual properties, the district maintains a feeling of cohesiveness due to overall similarities in scale, setback, common design features, and landscaping.

Checklist Design Standards

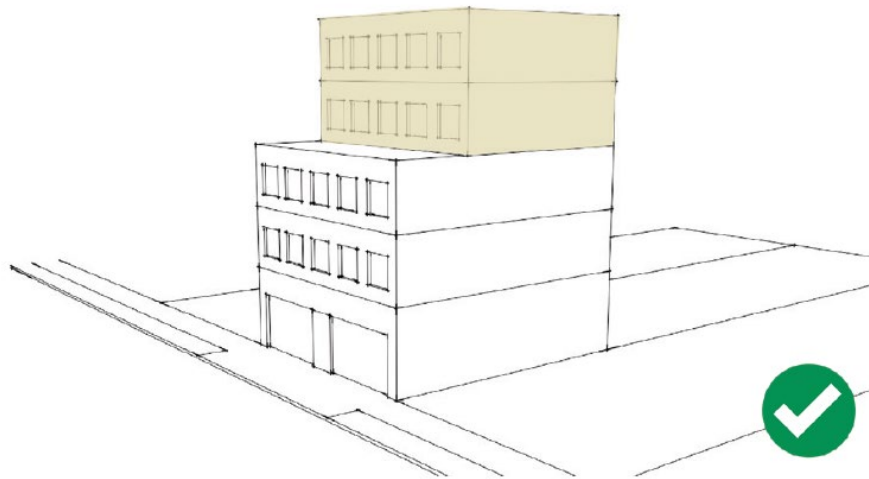
40-1 The following setbacks shall apply to new alley infill in the Capitol Mansions Historic District:



40-2 New buildings shall not be more than 150% of the height of adjacent contributing building.



- 40-3** New buildings and additions shall be vertically massed so they are taller than they are wide, and oriented with the short side toward the street.
- 40-4** On new buildings or roof top additions, a minimum of 5-foot setbacks must be used on front facades so that the building is no taller than adjacent contributing resources.



- 40-5** Covered front porches or entries must be present on front facades.
- 40-6** The existing pattern of front setbacks and wide front lawns along Capitol Avenue shall be maintained.

41 – Cathedral Square

Design Principle

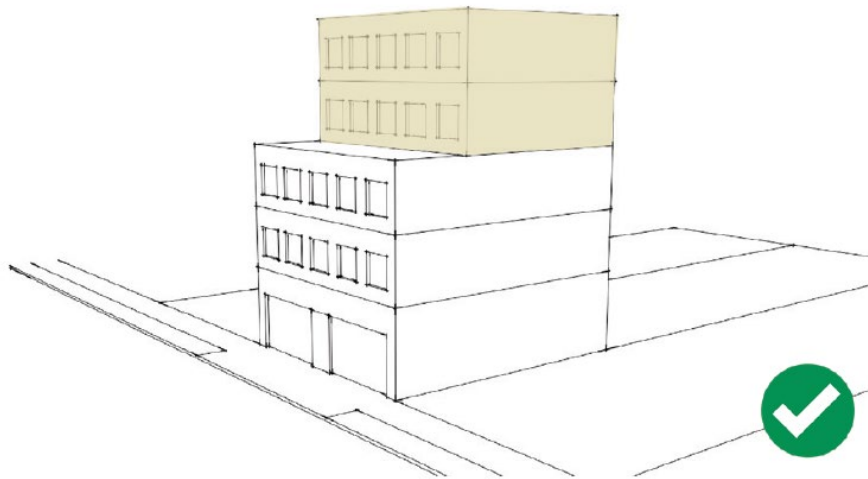
Maintain and preserve the historic character of the district while integrating new development and uses that enhance K Street's role as part of Sacramento's premier, historic cultural, retail, and entertainment corridor.

Rationale

The Cathedral Square Historic District contains a concentration of grand commercial and institutional buildings that reflect K Street's historic role as Sacramento's commercial and cultural center from the late nineteenth to the mid-twentieth centuries. The spires of the Cathedral of the Blessed Sacrament and Capitol building form visual focal points to the north and south and influence the scale and grandeur of the contributing buildings in the historic district, many of which were designed in the Renaissance Revival style.

Checklist Design Standards

- 41-1** On new buildings or roof top additions, stepbacks must be used on front facades within 10% of the height of the existing street façade height.



- 41-2** Design shall not block the view of the Capitol building or Cathedral of the Blessed Sacrament from the public right-of-way.

42 – East End

Design Principle

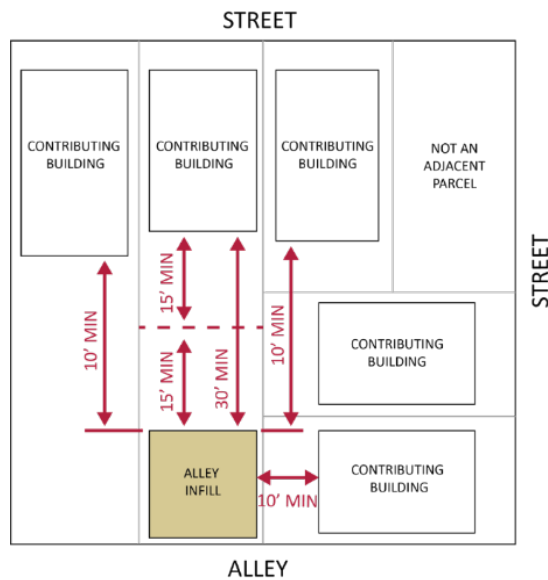
Projects in the Capitol Avenue District shall minimize impacts to the integrity of contributing properties and the overall district.

Rationale

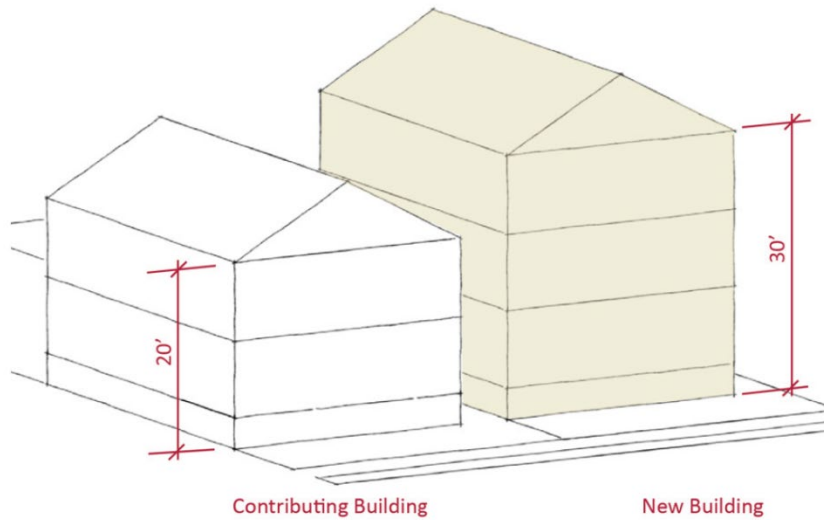
The East End Historic District contains a mixture of moderately scaled single- and multi-family residential buildings, alley commercial uses, and commercial buildings which exhibit varying architectural styles, proportions, massing, and landscaping. New development on the perimeter of the historic district and on 18th Streets highlights the need to protect the remaining historic character of this district. At its northern end, Capitol Avenue provides a variety of uses and a direct visual connection to the Capitol. The district also contains a number of neighborhood serving corner store retail uses.

Checklist Design Standards

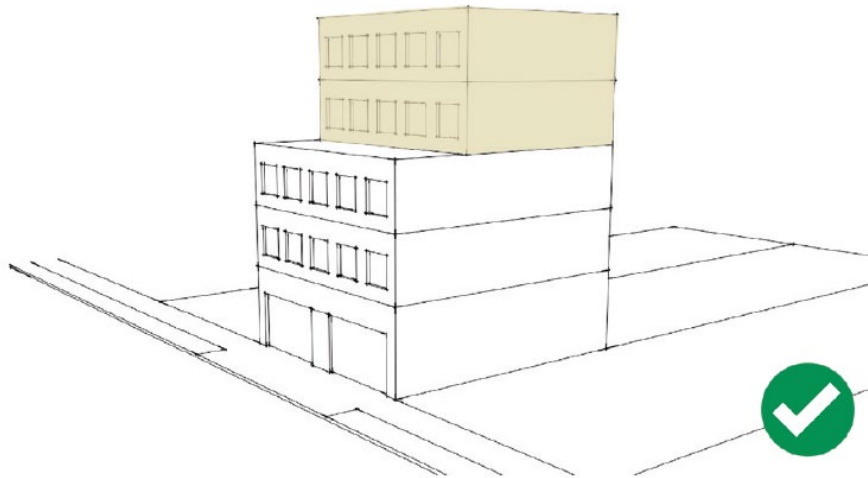
42-1 In the East End Historic District, the following setbacks shall apply to new alley infill development:



42-2 New buildings shall not be more than 150% of the height of adjacent contributing building.



42-3 On new buildings or roof top additions, a minimum of 5-foot setbacks shall be used on front facades so the building façade is no taller than the adjacent contributing resources.



42-4 On Capitol Avenue, new buildings shall be no more than the average height of the existing façade heights of existing contributing buildings within the same block.

42-5 Covered porches or entries shall be included on front facades.

43 - Fremont Park

Design Principle

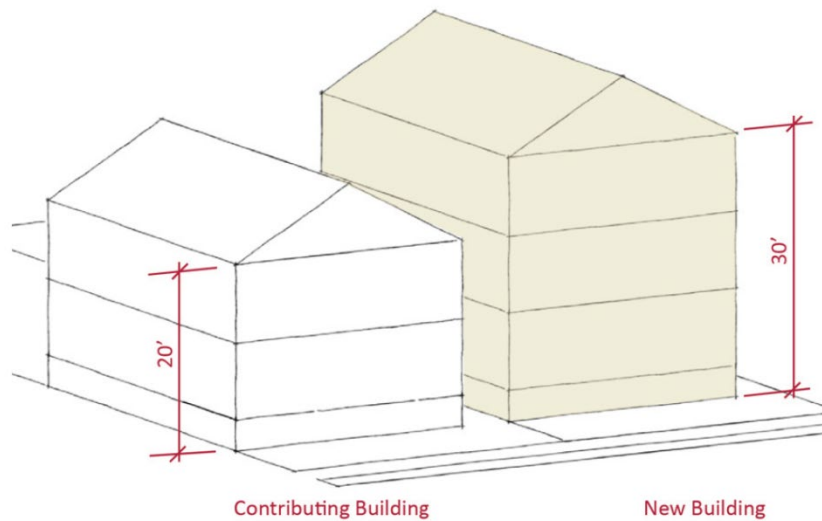
Projects in the Fremont Park Historic District must minimize further impacts on the integrity of contributing properties in the district and sympathetically integrate the historic district with the transportation-related development on Quill Alley, commercial development on 16th Street, and orientation of buildings toward Fremont Park.

Rationale

The Fremont Park Historic District contains a grouping of historic single-family residences oriented to face Q Street and Fremont Park, many of which have been converted for commercial use. Many of the buildings have been physically altered, but in general, the character-defining features, including setback and landscaping, remain intact so that the character of the historic district is preserved.

Checklist Design Standards

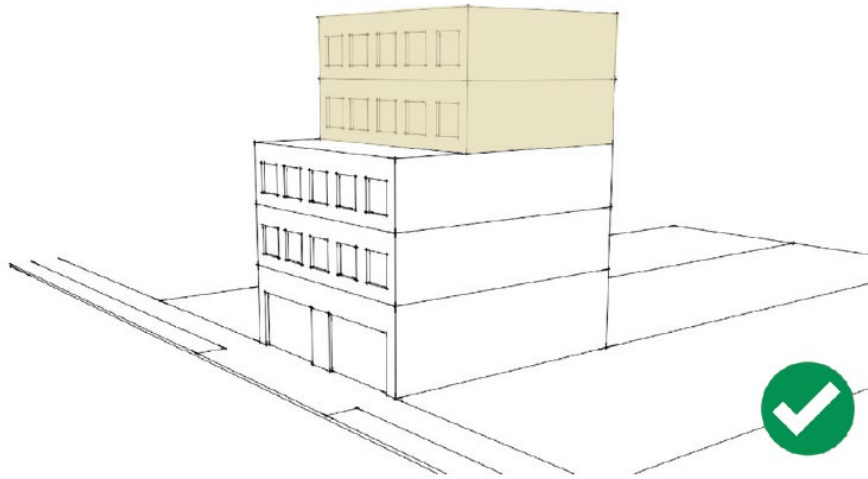
43-1 New buildings shall not be more than 150% of the height of adjacent contributing building.



43-2 New buildings on Q Street must have vertical massing, so they are taller than they are wide, and oriented with the short side toward the street.

43-3 New buildings on 15th and 16th streets must have horizontal massing, so they are longer than they are tall, and oriented with the long side toward the street.

43-4 Stepbacks must be used on front facades within 10% of the height of the existing street façade height.



43-5 Accessory dwelling units facing Quill Alley must have windows and doors facing the alley.

44 – Marshall Park

Design Principle

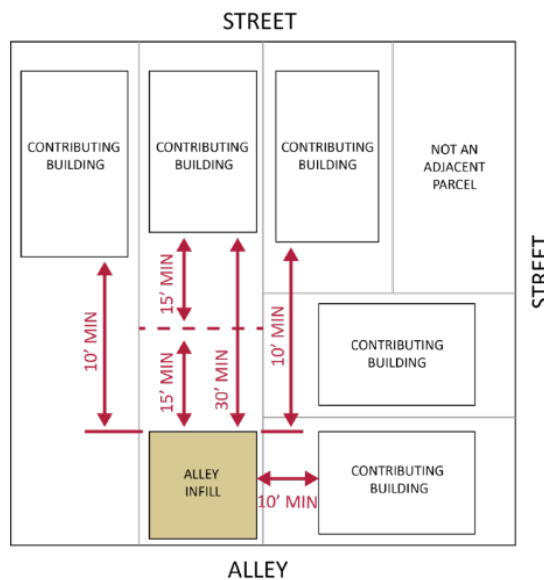
Alterations or additions to contributing properties and new infill development must seamlessly blend with the well-preserved historic architecture of the historic district.

Rationale

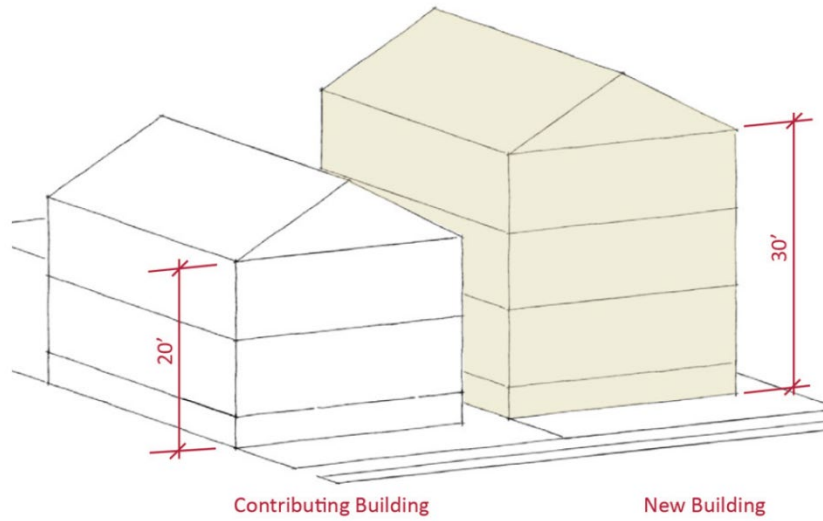
The Marshall Park Historic District contains a grouping of historic single-family residences clustered around Marshall Park, some of which have been converted to multi-family use. Some of the buildings have been physically altered, but in general, the character defining features, including setback and landscaping, remain intact so that the character of the historic district is preserved.

Checklist Design Standards

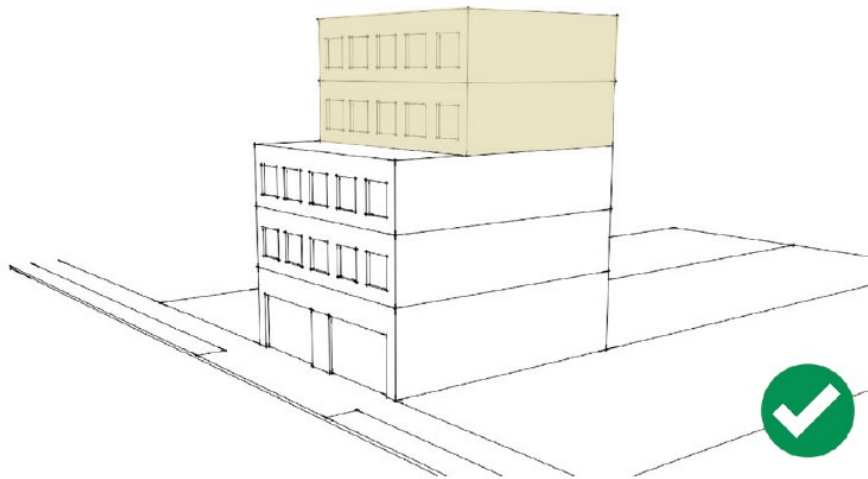
- 44-1** In the Marshall Park Historic District the following setbacks shall apply to new alley infill development:



- 44-2** New buildings shall not be more than 150% of the height of adjacent contributing building.



44-3 On new buildings or roof top additions, a minimum of 5-foot setbacks shall be used on front facades so that the height of the primary façade is no taller than adjacent contributing resources.



45 – Merchant Street

Design Principle

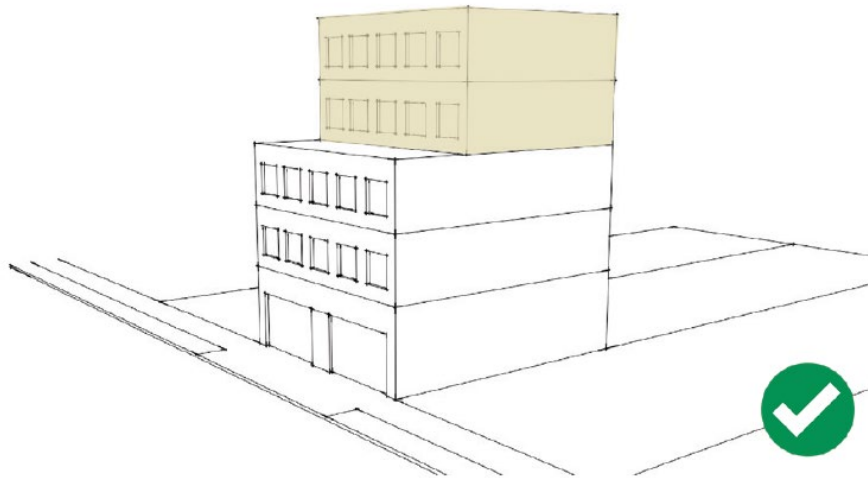
Maintain and preserve the contributing resources in the historic district while encouraging the integration of new uses that enhance its character as part of the historic heart of commercial activity in Sacramento.

Rationale

The Merchant Street Historic District contains a group of commercial buildings that date from the late nineteenth and early twentieth centuries, many of which are related to the history of banking in Sacramento. The contributing buildings vary in scale and height, but share a similar commercial focus, zero-lot-line setback, and use of high-quality masonry materials. The district also contains Ali Youssefi Square, the former site of a church and federal post office. As Downtown Sacramento continues to evolve and grow, the contributing buildings in the district provide opportunities to introduce new uses that enhance the character of J and K Streets the historic center of commercial and cultural activity in Sacramento.

Checklist Design Standards

- 45-1** On new buildings or roof top additions, a minimum 5-foot setbacks shall be used on front facades so that the primary façade is no taller than adjacent contributing resources.



- 45-2** New buildings shall have a zero-lot-line setback from the street.

- 45-3** Awnings shall be incorporated on front facades.

46 – Newton Booth

Design Principle

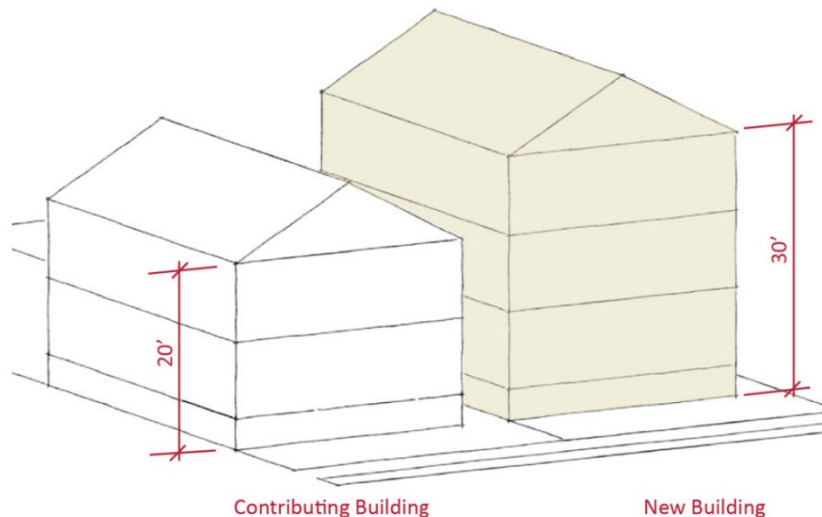
Preserve and maintain the contributing resources and features that define the district while encouraging new development that enhances its historic residential character and livability.

Rationale

The New Washington School Historic District contains a collection of single- and multi-family residential buildings that are part of a historic neighborhood that dates back to the late nineteenth century. It also includes Washington Park and the Washington School. While the contributing buildings exhibit a mix of architectural styles, the similar use of materials, scale, setback, landscaping, and siting unite the grouping as a whole. The district's location between two major transportation corridors, 16th Street and the railroad tracks between 19th and 20th streets, introduce potential development pressures to the east and west.

Checklist Design Standards

- 46-1** For unsplit parcels there shall be a minimum of 30 feet from the existing building on the parcel and the new building.
- 46-2** For a parcel that is split, the alley infill building shall be setback a minimum of 15 feet from the rear yard property line.
- 46-3** New buildings shall not be more than 150% of the height of adjacent contributing building.



- 46-4** New buildings shall have front setbacks that are the average setback of adjacent contributing buildings.
- 46-5** Front yards must be landscaped.
- 46-6** Driveways, if provided, shall be a maximum width of 10-feet.

47 – New Washington School

Design Principle

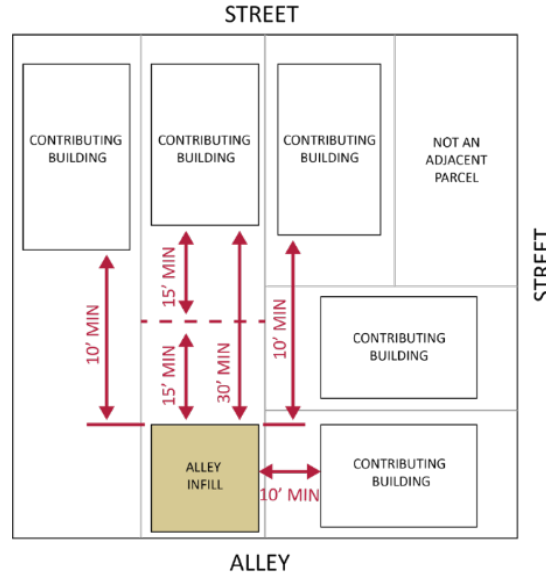
Preserve and maintain the contributing resources and features that define the district while encouraging new development that enhances its historic residential character and livability.

Rationale

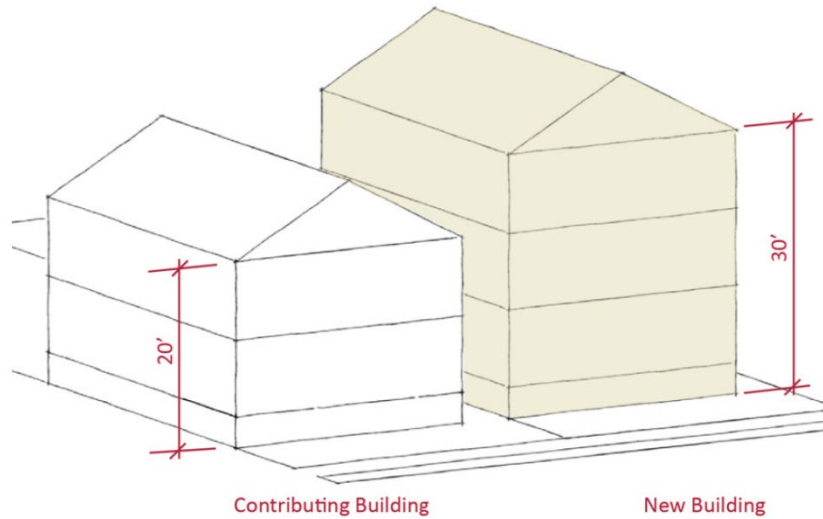
The New Washington School Historic District contains a collection of single- and multi-family residential buildings that are part of a historic neighborhood that dates back to the late nineteenth century. It also includes Washington Park and the Washington School. While the contributing buildings exhibit a mix of architectural styles, the similar use of materials, scale, setback, landscaping, and siting unite the grouping as a whole. The district's location between two major transportation corridors, 16th Street and the railroad tracks between 19th and 20th streets, introduce potential development pressures to the east and west.

Checklist Design Standards

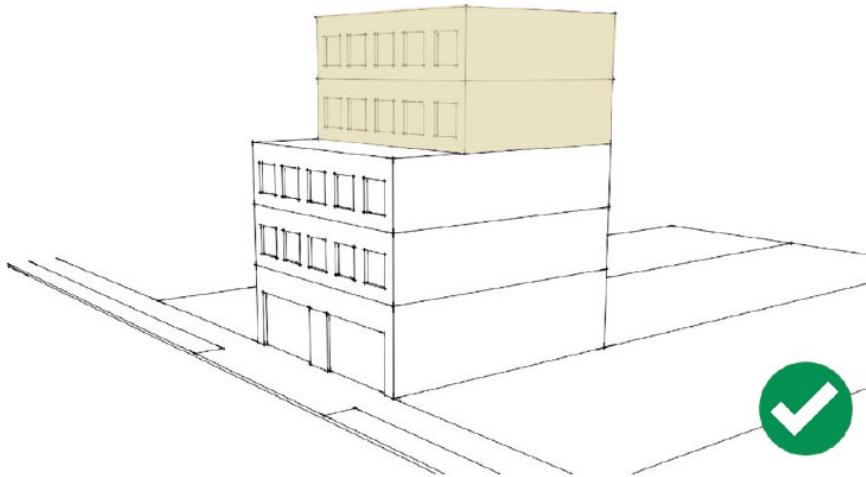
47-1 In the New Washington School Historic District, the following setbacks shall apply to new alley infill development:



47-3 New buildings shall not be more than 150% of the height of adjacent contributing building.



47-4 Stepbacks of no less than 5-feet shall be used for new taller buildings and additions to existing buildings that maintain the existing street façade height.



47-5 Historic pattern and articulation of long, narrow 40-foot x 160-foot parcels shall be preserved.

47-6 Covered porches or entries shall be provided on front facades.

48 – North 16th Street

Design Principle

Preserve the defining visual characteristics of this historic industrial and commercial corridor while encouraging a diverse range of businesses and mixed-use development that increases use and improve safety and walkability.

Rationale

The North 16th Street Historic District contains a significant concentration of industrial and commercial buildings related to Sacramento's railroad and agricultural history that has the potential to become a vibrant mixed-use neighborhood like the R Street Historic District. While the buildings are generally large in scale and share similar utilitarian materials and design features, they also exhibit a variety of floorplan shapes, roof forms, and façade treatments that create a visual richness from which future development in the area could draw inspiration. Underutilized buildings, vacant parcels, and parking lots in the historic district present opportunity sites for future development; however, the district's location along a busy arterial highway, presence of homeless services and tent cities, and minimal streetscape improvements has historically depressed development that would increase foot traffic and introduce new uses to the area.

Checklist Design Standards

- 48-1** The taller building masses and primary facades of new construction shall face toward North 16th Street.
- 48-2** Awnings shall be incorporated on front facades.
- 48-3** Roofs shall be designed to include gabled, flat, or rounded form form.
- 48-4** Any surviving physical elements that are associated with the railroad spurs that historically serviced the area shall be preserved.

49 – Oak Park

Design Principle

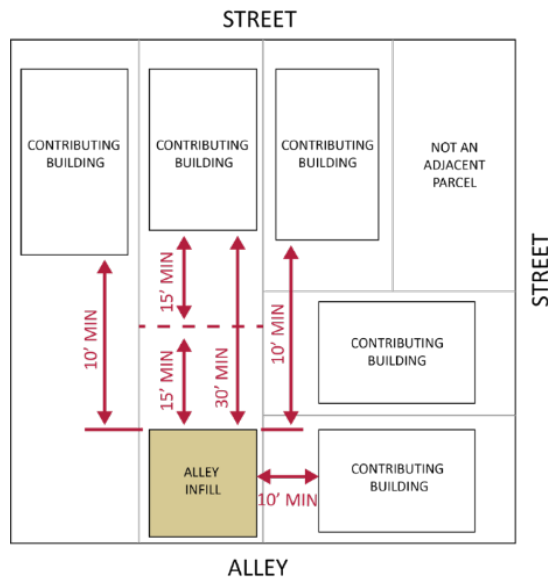
Preserve and maintain the historic character of the Oak Park Historic District as the core of Sacramento's earliest streetcar suburb outside the Central City, while encouraging compatible new development that enhances this character.

Rationale

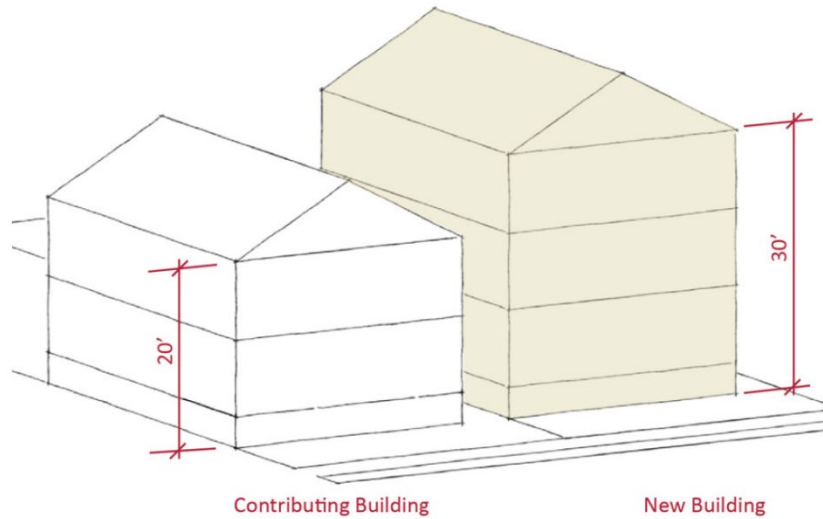
The Oak Park Historic District preserves the historic commercial core and several adjacent residential properties of the Oak Park neighborhood, a streetcar suburb that developed outside Sacramento's original street grid in the late nineteenth century. The contributing buildings in the district are well preserved and many have been continuously adapted and re-used, forming a vibrant cultural and commercial center for the surrounding neighborhood. The district has experienced an increase in recent development and reinvestment, which, along with the strong stock of historic buildings and number of vacant parcels and parking lots, present the opportunities that are likely to continue to attract new development to the area.

Checklist Design Standards

49-1 In the Oak Park Historic District the following setbacks shall apply to alley infill development:

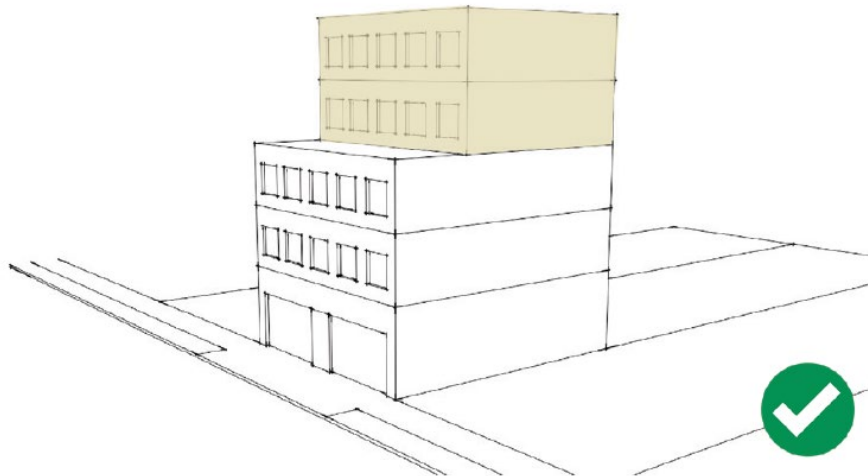


49-2 New buildings shall not be more than 150% of the height of adjacent contributing building.



49-3 Additions must be placed on secondary, rear, and side elevations.

49-4 Where rooftop additions are proposed, stepbacks of no less than 5-feet must be incorporated to maintain the existing street facade height of adjacent contributing buildings.



49-5 Stepbacks a minimum of 5-feet shall be used on front facades to ensure the primary façade is no taller than adjacent contributing resources.

49-6 Historic horse rings shall be preserved and maintained in their historic locations.

50 – Old Washington School

Design Principle

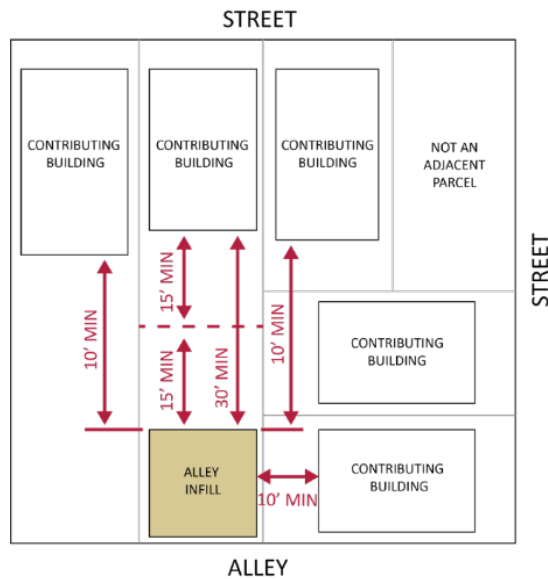
Preserve and maintain the contributing resources and features that define the district while encouraging new development that enhances its historic residential character and livability

Rationale

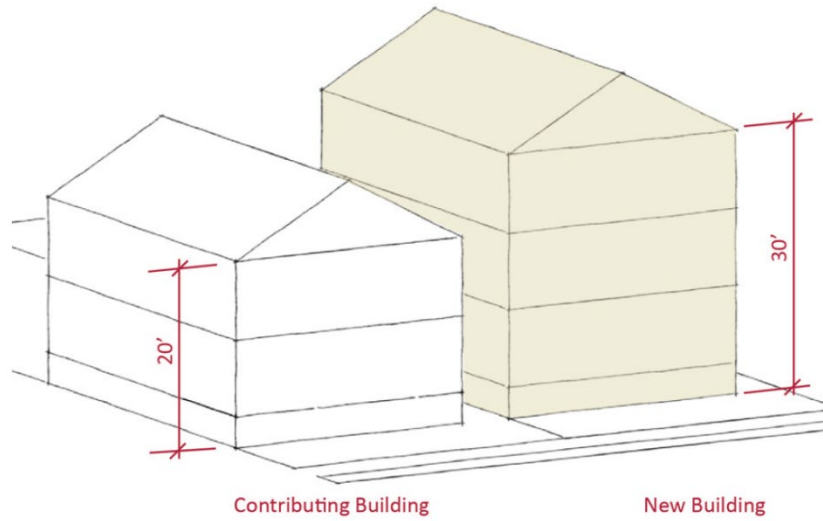
The Old Washington School Historic District contains a large collection of single- and multi-family residential buildings that are part of a historic neighborhood, dating back to the late nineteenth century. While the contributing buildings exhibit a mix of architectural styles, the similar use of materials, scale, setback, landscaping, and siting unite the grouping as a whole. Recent development on the edges of the district highlights the need to balance the preservation of the character of the district with increasing housing density.

Checklist Design Standards

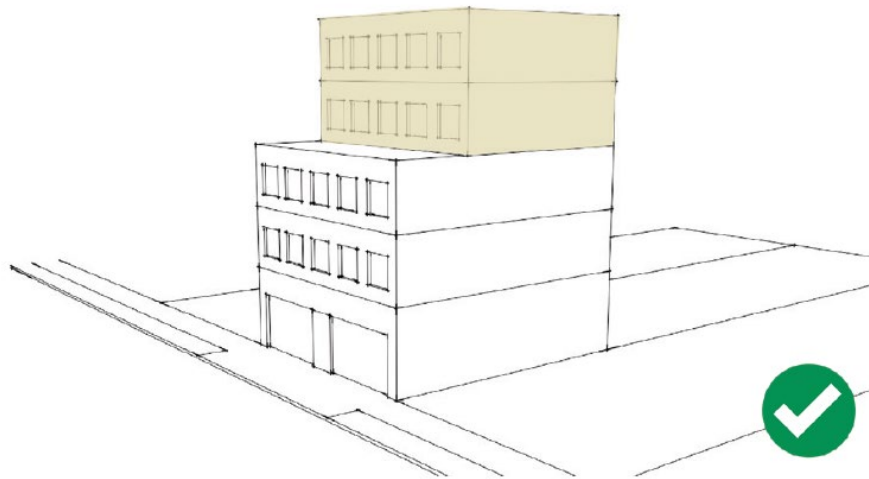
50-1 In the Old Washington School Historic District, the following setbacks shall apply to alley infill development:



50-3 New buildings shall not be more than 150% of the height of adjacent contributing building.



50-4 On new buildings or roof top additions, a minimum 5-foot setbacks shall be used on front facades to ensure the primary façade is no taller than any adjacent contributing resources.



51 – Plaza [Cesar Chavez Plaza]

Design Principle

Maintain and strengthen the grand civic and commercial character of this district as part of Sacramento's historic civic core.

Rationale

The Plaza Park [Cesar Chavez Plaza] Historic District contains many of the city's most iconic civic and commercial resources, ranging from Sacramento's first civic institutions and its first developed park in the late nineteenth century to iconic commercial buildings constructed in the early and mid-twentieth century. The area represents the city's symbolic center, consisting of a variety of buildings and public spaces that contained the activities that defined city life. The district continues to serve as the city's civic core and is connected by important commercial and transportation corridors along 9th and 10th streets to the Capitol and J and K streets to Downtown, the intermodal transit facility, outlining freeways, and the city's outlining neighborhoods. The preservation of the contributing resources which convey the district's historic significance, and the strengthening of its civic identity is vital for a thriving downtown.

Checklist Design Standards

- 51-1** On new buildings or roof top additions, a minimum 5-foot setback shall be used on front facades to ensure the primary façade is not taller than adjacent contributing buildings
- 51-2** New buildings shall have a zero-lot-line setback from the street.
- 51-3** New buildings adjacent to 926 J Street shall be lower in height and set back at least 5-feet to protect visibility of the contributing high-rise building.
- 51-4** Existing historic cobblestones and street paving must be maintained and preserved.
- 51-5** Historic lighting and signage features must be maintained, preserved, and, where necessary, repaired and restored.

52 – Poverty Ridge

Design Principle

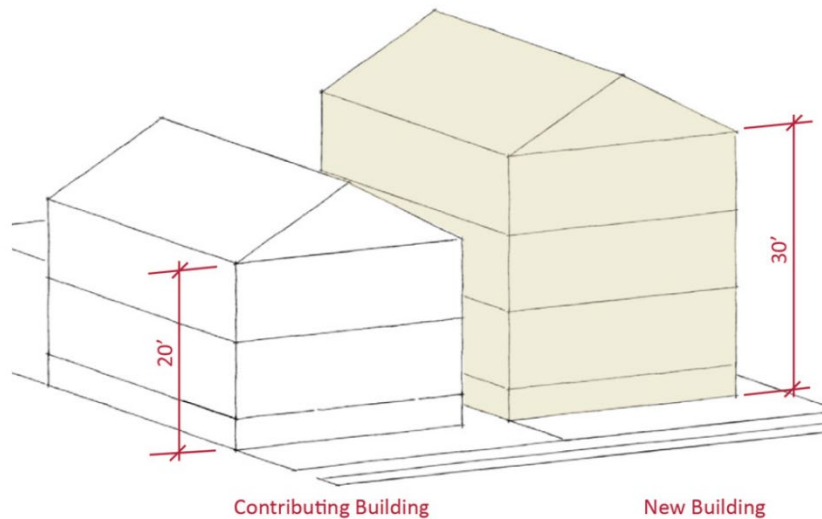
Projects in the Poverty Ridge Historic District must result in minimal visual impacts that will not disrupt the highly cohesive architectural character and significant streetscape design of the historic district.

Rationale

While the north and west boundaries of the Poverty Ridge Historic District have been impacted by modern infill development, the majority of the historic district retains a remarkable level of integrity. Continuous rows of stately houses with deep setbacks and large front lawns create a sense of visual uniformity, even as the architectural styles vary from block to block. As indicated by the historic district's name, topography is also a significant character-defining feature of Poverty Ridge. The neighborhood's elevated topography contributed historically to the presence of sloped lawns, retaining walls, streets, and alleys, which create a streetscape environment that is unlike any other in Sacramento.

Checklist Design Standards

52-1 New buildings shall not be more than 150% of the height of adjacent contributing building.



52-2 On new buildings or roof top additions shall have a minimum 5-foot setbacks on front facades to ensure the primary façade is not taller than any adjacent contributing buildings.

52-3 New buildings shall be located to align with the front setback of adjacent contributing buildings.

52-4 The historic open, planted character and grade of front lawns must be preserved.

52-5 Front or side lawns shall not be paved.

52-6 Hitching posts and upping stones shall be preserved and maintained in their historic locations.

53 – R Street

Design Principle

Preserve and maintain the contributing resources of the R Street Historic District while encouraging compatible new uses and development in the area that enhance its character as a historic industrial and transportation-related corridor.

Rationale

The R Street Historic District preserves a historic industrial and transportation corridor that developed along the route of two parallel railroad tracks from the nineteenth to mid-twentieth centuries. Adaptive reuse and redevelopment of the historic industrial buildings that line the corridor and sensitively designed infill projects have helped transform the area into one of Sacramento's most vibrant commercial, cultural, and entertainment centers. With interest and investment in the area expected to continue, it will be crucial to balance new development with the preservation of the contributing resources and historic character of the district.

Checklist Design Standards

- 53-1** On new buildings or roof top additions, stepbacks shall be used on front facades to bring the adjacent 10-feet within 10% of the height of the existing street façade height of adjacent contributing buildings.
- 53-2** New buildings must align with the setback of adjacent contributing buildings.
- 53-3** New buildings must have a zero-lot-line setback from the street.
- 53-4** Any surviving physical elements that are associated with the railroad spurs that historically serviced the area must be preserved including track alignments and loading bays that open onto tracks.

54 – South Side

Design Principle

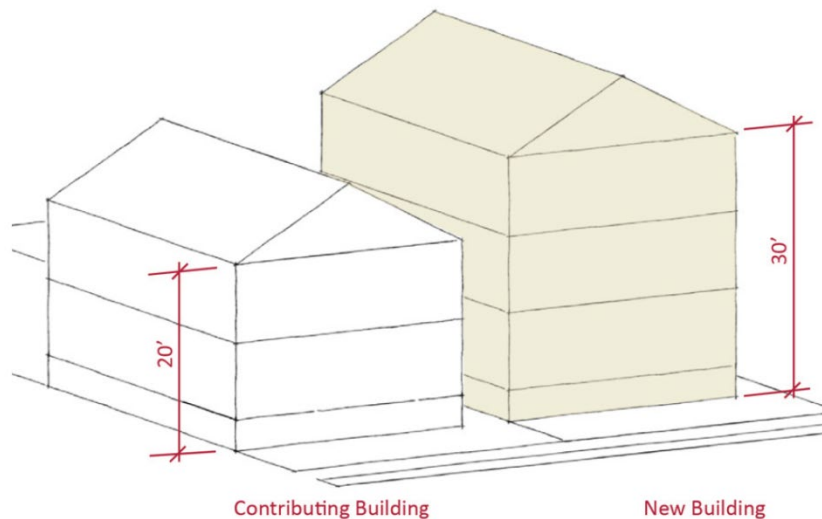
Preserve and maintain the existing historic character of the South Side Historic District as one of Sacramento's most architecturally and ethnically diverse neighborhoods while encouraging compatible new development that enhances this character and improves the historic district's connection to surrounding neighborhoods.

Rationale

The South Side Historic District is one of Sacramento's largest and most ethnically and architecturally diverse historic districts, consisting of a collection of historic residential, commercial, civic, and institutional buildings, dating from the late nineteenth to mid-twentieth centuries. The neighborhood is somewhat cut off from other parts of the city by Highway 50 to the south and larger scale commercial development and parking lots that spill over from the R Street corridor to the north. South Side retains a broad feeling of visual coherence, in spite of its wide range of architectural styles and building types, due to a similar use of materials and landscaping and the gradual shift in building scale, massing, and architectural styles as the historic district progresses from west to east.

Checklist Design Standards

54-1 New buildings shall not be more than 150% of the height of adjacent contributing building.



54-2 On new buildings or roof top additions, a minimum 5-foot setbacks shall be used to ensure the front façade is no taller than the height of adjacent contributing buildings.

54-3 A side setback of 5-feet or more must be provided where commercial properties are sited directly adjacent to residential properties so that there are no solid walls facing residential properties.

54-4 Covered porches or entries must be included on front facades.

55 – Winn Park

Design Principle

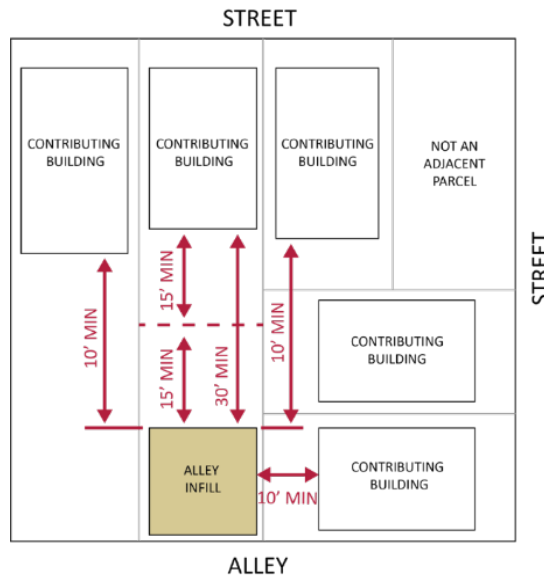
Projects in the Winn Park Historic District shall minimize further impacts on the historic district's overall integrity by respecting and drawing design inspiration from its existing contributing resources and character-defining features.

Rationale

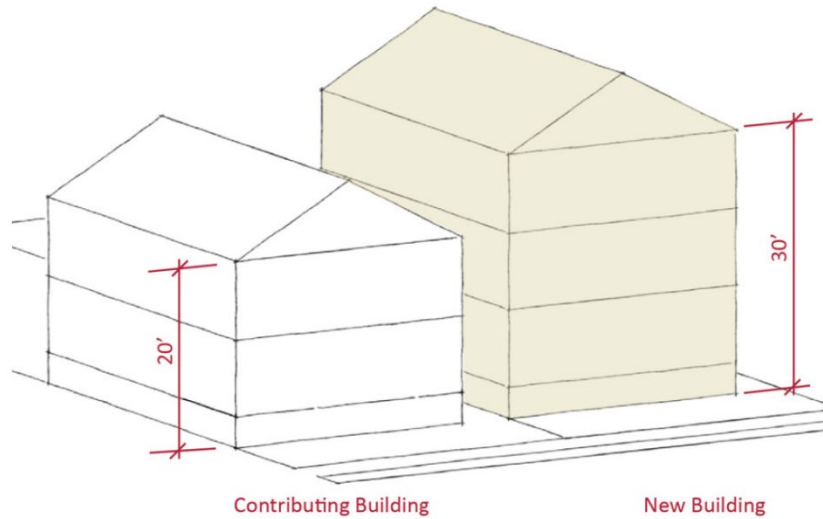
Winn Park is one of Sacramento's largest and most architecturally varied historic districts, with a collection of historic houses and apartment buildings dating from the late nineteenth to mid-twentieth centuries situated around a public park and the historic Fremont School building. Perhaps to a greater degree than many of Sacramento's other historic districts, Winn Park has been impacted by the construction of apartment buildings during the mid-twentieth century. However, in spite of the addition of newer buildings and variety of architectural styles, Winn Park's streetscapes retain a broad feeling of visual coherence due to a similar use of materials, building scale and massing, setbacks from the street, and landscaping that visually tie its contributing resources together

Checklist Design Standards

55-1 In the Winn Park Historic District, the following setbacks shall apply to alley infill development:



55-4 New buildings shall not be more than 150% of the height of adjacent contributing building.



- 55-5** On new buildings or roof top additions, setbacks shall be used on front facades to bring the adjacent 10-feet within 10% of the height of the existing street façade height of adjacent contributing buildings.
- 55-6** Covered porches or entries shall be provided on the front facade.
- 55-7** Historic brick patios in front of properties must be preserved, maintained, repaired, or restored.

DEFINITIONS:

- A. Consolidate: To strengthen loose or deteriorated materials in place.
- B. Dismantle [or deconstruction or disassembly]: To disassemble and detach items by hand from existing construction to the limits indicated, using small hand tools and small one-hand power tools, so as to protect nearby historic surfaces; and legally dispose of dismantled items off-site, unless indicated to be salvaged or reinstalled.
- C. Existing to Remain: Existing items that are not to be removed or dismantled.
- D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance which are important to the successful **[preservation] [rehabilitation] [restoration] [and] [reconstruction]** as determined by Architect.
- E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.
- F. Reconstruct: To remove existing item, replicate damaged or missing components, and reinstall in original position.
- G. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.
- H. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
- I. Remove: Specifically for historic spaces, areas, rooms, and surfaces, the term means to detach an item from existing construction to the limits indicated, using hand tools and hand-operated power equipment, and legally dispose of it off-site, unless indicated to be salvaged or reinstalled.
- J. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. Includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
- K. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.
- L. Replicate: To reproduce in exact detail, materials, and finish unless otherwise indicated.
- M. Reproduce: To fabricate a new item, accurate in detail to the original, and in either the same or a similar material as the original, unless otherwise indicated.
- N. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.
- O. Retain: To keep existing items that are not to be removed or dismantled.
- P. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.
- Q. Salvage: To protect removed or dismantled items and deliver them to Owner **[ready for reuse]**.
- R. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.